CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION

MEETING AGENDA

"We are a vibrant, livable, and inclusive community dedicated to quality services, safety, financial strength, sustainability, preservation, and progress with equal representation for our community."

City Council Chamber
225 Second Street
Claremont, CA 91711

Wednesday
October 28, 2026
7:00 PM

COMMISSIONERS

JOHN NEIUBER
CHAIR

LISA CASTILLO **JENNIFER DEAL**

JESSE EMMERT **ROBERT PERRY** **GEORGEANN SPIVACK** **LAUREL TUCKER**

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: https://zoom.us/j/98460848259. To listen via telephone dial (213)338-8477, Webinar ID: 984 6084 8259. The recorded meeting will be uploaded to the City website and archived.

OPTIONS FOR PUBLIC COMMENT:

Public comment may be provided by one of the following methods. Each speaker will be given up to three (3) minutes to provide their comment.

IN-PERSON LIVE COMMENTS

When the item you wish to speak to is announced, please proceed to the speaker's podium one by one.

E-MAIL/MAIL

Written comments sent to the Architectural and Preservation Commission will be distributed to the Commission and imaged into the record of the meeting. Email: abennett@claremontca.gov. Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - www.claremontca.gov.

For assistance, comments, or more information please contact Anne Bennett, Commission Secretary, (909) 399-5485.

CALL TO ORDER THE MEETING OF THE ARCHITECTURAL AND PRESERVATION COMMISSION

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the Commission. Members of the public will have the opportunity to address the Commission regarding all items on the agenda at the time the Commission considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the Commission from taking action on oral requests relating to items that are not on the agenda. The Commission may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The Commission may act on these items by one motion following public comment. Only Commissioners may pull an item from the Consent Calendar for discussion, reading of resolutions and ordinances will be waived.

1. ARCHITECTURAL COMMISSION MEETING MINUTES OF SEPTEMBER 09, 2026

Recommendation: Staff recommends the Architectural Commission approve and file the regular Architectural Commission meeting minutes of September 09, 2026

Attachment(s): DRAFT APC Meeting Minutes of September 9, 2026

PUBLIC HEARING

2. ARCHITECTURAL AND SITE PLAN REVIEW #26-A08, PRELIMINARY REVIEW OF TWO PROPOSED ACADEMIC BUILDINGS, RECORDS HALL AND ACADEMIC II, LOCATED SOUTH OF NINTH STREET BETWEEN MILLS AVENUE AND CLAREMONT BOULEVARD - APPLICANT: CLAREMONT MCKENNA COLLEGE - (FUNDING SOURCE: PRIVATELY FUNDED BY APPLICANT)

Recommendation: Staff recommends the Architectural and Preservation Commission:

A. Review the submitted materials, take public comment, and provide detailed, actionable comments and direction regarding the project to staff, the applicant, and project designers; and

B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s): Preliminary Project Plans - Records Hall and Academic II
Conceptual Landscape Plan
CMC 2012 Master Plan - Revised 2021
MMRP - Claremont McKenna College Master Plan FEIR

ADMINISTRATIVE ITEMS

CONTINUED PUBLIC COMMENT

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

REPORTS

Staff

Commission/Committee

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION IS SCHEDULED FOR NOVEMBER 11, 2026, AT 7:00 PM, WHICH IS A FEDERAL HOLIDAY AND CITY OFFICES WILL BE CLOSED. THEREFORE A SPECIAL MEETING OF THE ARCHITECTURAL AND PRESERVATION COMMISSION WILL BE HELD ON MONDAY, NOVEMBER 9, 2026, AT 7:00 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT 0F 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 “VOICE” OR 1-800-735-2929 “TT/TTY” AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, ANNE BENNETT, ADMINISTRATIVE ASSISTANT OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON THURSDAY, NOVEMBER 22, 2026, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: OCTOBER 29, 2026

Claremont Architectural and Preservation Commission

Agenda Report

File #: 6216 **Item No:** 1.

TO: ARCHITECTURAL COMMISSION

FROM: DAVID CRABTREE, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

DATE: OCTOBER 28, 2026

SUBJECT:

ARCHITECTURAL COMMISSION MEETING MINUTES OF SEPTEMBER 09, 2026

RECOMMENDATION

Staff recommends the Architectural Commission approve and file the regular Architectural Commission meeting minutes of September 09, 2026

CEQA REVIEW

This item is not subject to environmental review under the California Environmental Quality Act (CEQA).

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the Commission Secretary, Anne Bennett at abennett@claremontca.gov.

Submitted by:

David Crabtree
Interim Community Development Director

Reviewed by:

Christopher Veirs
Principal Planner

Prepared by:

Anne Bennett
Administrative Assistant

Attachment:
Draft Architectural Commission Meeting Minutes of September 09, 2026

ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES

Wednesday, September 9, 2026 – 7:00 PM
Video Recording is Archived on the City Website
https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting

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CALL TO ORDER

Chair Neiuber called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT	COMMISSIONER: CASTILLO, DEAL, EMMERT, NEIUBER, SPIVACK
ABSENT	COMMISSIONER: PERRY, TUCKER
ALSO PRESENT	Christopher Veirs, City Planner; Alisha Patterson, City Attorney; Daniel Kim, Assistant Planner; Jordan Goose, Associate Planner; Anne Bennett, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 01:20 in the archived video.

City Planner Veirs introduced Commission Secretary, Anne Bennett, and new Commissioner, Jesse Emmert, to the Commission.

1. Selection of Chair and Vice Chair

   City Planner Veirs called for nominations for the position of Chair.

   Commissioner Spivack nominated Chair Neiuber as Chair of the Architectural and Preservation Commission.

   City Planner Veirs invited public comment.

   There were no requests to speak.

   City Planner Veirs closed public comment.

Commissioner Castillo moved to appoint Chair Neiuber as Chair of the Architectural and Preservation Commission; seconded by Commissioner Deal, there were no objections; and carried by roll call vote as follows:

AYES: Commissioner – Castillo, Deal, Emmert, Neiuber, Spivack
NOES: Commissioner – None

Chair Neiuber called for nominations for the position of Vice Chair.

Commissioner Spivack nominated Vice Chair Castillo as Vice Chair of the Architectural and Preservation Commission.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Emmert moved to appoint Vice Chair Castillo as Vice Chair of the Architectural and Preservation Commission; seconded by Commissioner Deal, there were no objections; and carried by roll call vote as follows:

AYES: Commissioner – ***Castillo, Deal, Emmert, Neiuber, Spivack***
NOES: Commissioner – ***None***

2. Annual Training on Open Meeting Laws, Public Records Act, Conflict of Interest Rules, and Claremont's Elected and Appointed Officials' Handbook. Presented By Alisha Patterson, City Attorney.

   Approved and filed.

   This item starts at 07:02 in the archived video.

   City Attorney Patterson presented a PowerPoint presentation.

PUBLIC COMMENT

This item starts at 30:26 in the archived video.

Chair Neiuber invited public comment.

Commission Secretary Bennett announced that one written general public comment had been received and distributed.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 32:30 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Spivack moved to approve the Consent Calendar, seconded by Vice Chair Castillo; and carried by roll call vote as follows:

AYES: Commissioner – Castillo, Deal, Neiuber, Spivack
NOES: Commissioner – None
ABSENT: Commissioner – Tucker, Perry
ABSTENTION: Commissioner – Emmert

3. Architectural and Preservation Commission Meeting Minutes of July 29, 2026
   Approved and filed.

PUBLIC HEARING

This item starts at 00:34:12 in the archived video.

4. Review of Historical Property (Mills Act) Agreement Request #26-MA04 between the City and the Owner of the Property Located at 1399 Via Zurita Street. Applicant and Property Owner(s) – Alan C. Miller and Kristin J. Miller

   Assistant Planner Kim gave a PowerPoint presentation.

   Assistant Planner Kim answered Commissioners' questions regarding changing out the windows and its effect on budget; comparisons between fiberglass and vinyl; colors; and the planned use of casement windows.

   The Applicant, Kristin Miller, gave a presentation.

   Chair Neiuber invited public comment.

   There were no requests to speak.

   Public comment was closed.

Commissioner Spivack appreciates the thorough submission, including its description of the Via Zurita neighborhood. The proposal is very much within the purview of the Mills Act. She thanked the applicant for their commitment to maintaining the home and keeping it beautiful.

Commissioner Deal said this was one of the best presentations she has seen. It is a beautiful home, and she is happy that it is being maintained in the way it deserves.

Commissioner Emmert said this is a great project. He pointed out that historical revival homes typically use a mixture of window styles. He suggests talking to Amy Berssen, the applicant's designer, about this. He appreciates the effort that is going into this project. Marvin is a good quality window. He recommends using dark brown for the window frames, rather than black; and recommends against using a bright white for the house exterior.

Vice Chair Castillo stated that the project clearly meets the criteria.

Chair Neiuber reinforces Commissioner Emmert's point about not using black for the windows on a Spanish revival; better colors would be brown, green, red, or terracotta. He suggests looking at historic photos of Spanish Revival houses. Claremont Heritage has photos and can make suggestions. This is an important house because of its age, design, and the people associated with it. Try to keep the exterior true to the nature of the house. This will help maintain the look of the Via Zurita neighborhood, which is one of Claremont's most important and historic neighborhoods.

Vice Chair Castillo moved to adopt Resolution No. 2026-08, a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #26-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1399 VIA ZURITA STREET. APPLICANT AND PROPERTY OWNER(S) – ALAN C. MILLER AND KRISTIN J. MILLER; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Spivack; and carried on a roll call vote as follows:

AYES: Commissioner – Castillo, Deal, Emmert, Neiuber, Spivack
NOES: Commissioner – None
ABSENT: Commissioner – Perry, Tucker

The motion passed unanimously.

Chair Neiuber announced this decision can be appealed within ten calendar days.

ADMINISTRATIVE ITEM

This item starts at 1:02:05 in the archived video.

5. Local Register Listings Committee Recommendations for Improvements to Register Listings

Associate Planner Jordan Goose gave a PowerPoint presentation summarizing the Committee's work and addressed Commissioners' questions about the nature of the consensus reached regarding the number of homes to be reviewed at one time.

City Planner Veirs elaborated, stating that the Committee agreed that a block of ten might be brought to the APC, grouped together by a common thread such as architect, architectural style, street, or neighborhood. It also had been agreed that 79 was too much.

Associate Planner Goose and City Planner Veirs also addressed a question pertaining to utilizing the City's public information officer and website to enhance the public's awareness of historic preservation and the City's processes and policies regarding that.

Chair Neiuber invited public comment.

There were no requests to speak.

Public comment was closed.

City Planner Chris Veirs clarified some aspects pertaining to the Community Engagement Plan, outreach, and historic preservation.

Commissioner Deal finds that the Committee's proposals are very thorough, and she agrees with the Committee's recommendations.

Commissioner Emmert thinks that the documents are very successful and that the community engagement plan, including the website aspect of it, will work well. He supported, as many as ten properties reviewed at a time as a possibility. He supports the proposed actions and the dissolution of the Committee.

Commissioner Spivack described the nature of the work that the Committee did over its five meetings. She is thrilled that they came up with usable documents, namely the Frequently Asked Questions and Community Engagement Plan. How to engage the community in a collaborative effort, rather than imposing historic designation upon them, was something they spent much of their time discussing. She wants to highlight the importance of the DPR document. Ideally this would be more of a living document that is maintained over time. One problem with the original proposal was that many of the DPR documents were nearly blank, whereas others were very

thorough. She suggested community involvement with building and maintaining DPR documents and also making use of more outside resources so as not to overburden City staff. She thinks that the Committee achieved their goals. It is not clear, however, which homes will be reviewed and when. She would like more clarity on what the prioritization for review will be.

Vice Chair Castillo appreciates all the work the Committee did. The FAQ document is fantastic; it answers many of the questions people had. She sought clarification on the number of homes that might be brought to the Commission and thinks that ten is too many at one time considering Commissioners' time constraints.

City Planner Veirs noted that when agenda items have hundreds of pages of documents, an effort is made to get materials out to Commissioners weeks in advance to allow extra time for review.

Commissioner Castillo does not want the Commission to be a rubber stamp and emphasized that they need ample time to review.

Chair Neiuber thinks the Committee did their job well and good criteria were established. The FAQ is good; the process now allows more time for review. He agrees with Commissioner Spivack that the DPRs need to be much better than they were. Anything coming forward must have complete and thorough DPRs. He suggests implementing a preliminary review process.

City Planner Veirs echoed Chair Neiuber's suggestion for a preliminary review process and described the contexts in which they are currently used.

Commissioner Spivack likes this idea. It addresses several concerns and allows the homeowners to participate more. She suggests a thirty-day notice period.

City Planner Veirs stated that a preliminary review would address Commissioner Spivack's concern regarding noticing.

Commissioner Emmert added that reviewing groups of homes helps grow the list of properties of architectural merit that in turn protects these properties.

Chair Neiuber is concerned about the number of properties that should be on the list but that are not, and the problem of inadequate DPR forms. The Commission needs to review more than one property at a time. He is willing to go with no more than ten at a time. He also supports the idea of a preliminary review, which would create an ample notification period.

Commissioner Castillo is in agreement and adds that if ten are reviewed at a time, there can be individual properties that are not approved within that group; there is no blanket approval of an entire group.

The Commissioners were all in agreement about grouping homes to review in a subject-based way; by architect especially, but also grouping could be by street, neighborhood, architectural style, and so on.

Commissioner Emmert said that condition is more important than alteration when reviewing a property.

City Planner Veirs agrees that Commissioner Emmert's point about condition, alteration, and general historic integrity should be memorialized in the Commission's recommendations regarding DPR forms.

Commissioner Spivack would like to see current photos be required, along with any historic photos. She reiterated her concern that the burden should not fall exclusively on City staff to accomplish everything, particularly with DPRs and documentation.

Chair Neiuber said that we could work with Claremont Heritage to get volunteers trained to do DPRs. Also, however, it is not within the Commission's purview to direct how staff does their work.

Commissioner Emmert has a concern about the DPR being editable by too many people; this can be potentially dangerous.

Chair Neiuber agreed saying that the form has to be as objective as possible.

City Planner Veirs added that older historic photos are often the most important as they reflect the original condition and intent of the structures. While later photos may show current conditions or create a record of modifications, they often obscure important historic information.

Vice Chair Castillo moved to Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT APPROVING OF THE DISSOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION'S LOCAL REGISTER LISTINGS COMMITTEE AND THE UTILIZATION OF THE ESTABLISHED COMMUNITY ENGAGEMENT MATERIALS BY STAFF FOR FUTURE REGISTER LISTINGS DESIGNATIONS with additions as amended; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA); seconded by Commissioner Spivack; and carried on a roll call vote as follows:

AYES: Commissioner – Castillo, Deal, Emmert, Neiuber, Spivack
NOES: Commissioner – None
ABSENT: Commissioner – Perry, Tucker

The motion passed unanimously.

REPORTS

This item starts at 02:09:09 in the archived video.

Staff

City Planner Veirs reported on items of interest from the previous City Council meeting, described future items coming before the Commission, and encouraged Commissioners to attend the annual Commission Recognition Dinner on September 14.

Commission/Committee

Commissioner Spivack had a question about APC representation on the Public Art Committee, now that there is a vacancy. Commissioner Emmert said that he would consider serving on that Committee.

Chair Neiuber pointed out that he wrote an article for the Courier about the artistic merit of Claremont's bus shelters.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 9:19.

_____
Chair

ATTEST:

_____
Administrative Assistant

Claremont Architectural and Preservation Commission

Agenda Report

File #: 6215 **Item No:** 2.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION

FROM: DAVID CRABTREE, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

DATE: OCTOBER 28, 2026

SUBJECT:

ARCHITECTURAL AND SITE PLAN REVIEW #26-A08, PRELIMINARY REVIEW OF TWO PROPOSED ACADEMIC BUILDINGS, RECORDS HALL AND ACADEMIC II, LOCATED SOUTH OF NINTH STREET BETWEEN MILLS AVENUE AND CLAREMONT BOULEVARD - APPLICANT: CLAREMONT MCKENNA COLLEGE - (FUNDING SOURCE: PRIVATELY FUNDED BY APPLICANT)

SUMMARY

The applicant, Claremont McKenna College (CMC), has requested a preliminary design review of two proposed three-story academic buildings with a total floor area of approximately 71,000 square feet. The project design pairs the two rectilinear buildings around the North Mall between Bauer Center and the Robert Day Sciences Center. Due to the change in grade the buildings appear as two stories when viewed from Ninth Street but three stories when viewed from the south. The design is modern with clay tile roof, stucco and clay tile siding, and Mediterranean colors. The design details are similar to those found on Roberts Hall North and South, located further to the west along the North Mall. At its closest point, the north building (Academic II) is approximately fifteen feet south of Ninth Street, a private street owned in part by both CMC and Pitzer College. The project site is currently occupied by the Bauer Parking lot, which is identified as Lots 88 and 89 in the CMC parking plan. This parking will be relocated to a newly constructed parking structure in the East Campus Sports Complex, which is located approximately 850 feet east of the site, across Claremont Boulevard.

The project is consistent with the Claremont McKenna College 2012 Master Plan, which was modified through an administrative adjustment reviewed by the Architectural Commission on July 28, 2021. The adjustment redistributed previously approved, but not yet constructed, academic and administrative buildings contained in the plan and modified the design of the planned upgrade to Claremont Boulevard to make the design safer for pedestrians and cyclists. The project also appears to be consistent with the Environmental Impact Report completed for the Master Plan as all mitigation measures and applicable conditions of approval will be applied.

Because this is a preliminary review, the Architectural and Preservation Commission is not making a final decision on the project; rather, the Commission is being asked to provide direction to the

applicant so that the plans can be modified, finalized, and returned in the future for a final decision by the Commission. The preliminary plans include site plans, architectural elevations, floor plans, and perspective renderings for the new portions of the development (Attachment A). A conceptual Landscape Plan is Attachment B.
A copy of the adjusted CMC Master Plan is Attachment C. The applicant and design team will be available during the Commission meeting to answer questions regarding the project.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission:

A. Review the submitted materials, take public comment, and provide detailed, actionable comments and direction regarding the project to staff, the applicant, and project designers; and

B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

ALTERNATIVE TO RECOMMENDATION

This is a preliminary review; there are no alternatives to the staff recommendation.

FINANCIAL REVIEW

Claremont McKenna College is responsible for all costs associated with the City's review of this project. The costs of City staff, City Attorney, and consultant time spent on this project are charged against a deposit paid by the applicant.

ANALYSIS

Background

2012 Campus Master Plan

The Master Plan provides for the planned expansion of the college campus for a thirty-year period beginning in 2012. Commissioner comments should focus on how the proposed development implements the vision of the campus master plan and design-related elements of the project. Staff requests that the Commission focus on site plan, architectural design, building massing, building height, circulation, general landscape concepts, materials, colors and the relationship of the design to surrounding development.

East Campus

Development of the CMC East Campus is intended to free up more centralized areas of the existing campus for development of new academic facilities. The two proposed new academic buildings are proposed to be located on the existing Bauer Center parking lot. That parking will be relocated to the East Campus. Phase 1 of the East Campus Sports Bowl is nearing completion and will be dedicated in early November 2026. The facility includes a surface parking lot and two-level parking structure, baseball field, softball field, batting cage, football field/track with stadium seating and press box, a golf practice area, and approximately 30,000 square feet of fieldhouse and storage facilities. This new parking is connected to the CMC main campus via an improved crosswalk at Ninth Street and Claremont Boulevard or by a subterranean arcade that crosses under Claremont Boulevard just south of the recently completed Robert Day Sciences Center.

Claremont Boulevard Redesign

The East Campus subdivision map and related development agreement required CMC to construct public improvements for the east side of Claremont Boulevard (east of center line). Prior to constructing those improvements, CMC and TCCS approached the City to update the street plan to further improve safety for students, staff, and faculty crossing the street by including new design strategies consistent with the City's "Complete Streets" Policy. The new design incorporates narrowed vehicle travel lanes, protected bicycle lanes, improved pedestrian crossings at Sixth and Ninth Streets and corner bulb-outs, enlarged parkways, and new landscaping. High voltage power lines on the east side of Claremont Boulevard are also being undergrounded. All of these improvements are under construction, with the lower half of the street, between Sixth and Ninth Streets, being largely completed except for landscaping and irrigation. Claremont McKenna College is funding the bulk of these improvements.

Existing Site Conditions

The site is mostly occupied by two large parking lots and associated gates, walkways, and landscaping. The area does host a number of existing trees that will need to be removed due to their location in the footprint of the building or due to re-grading of the area to tie into the elevations of adjacent buildings and maintain the level of the North Mall, which passes directly into the new science center. These existing trees are mostly pines, struggling magnolias, and smaller species located in narrow parking lot planter. The Ninth Street median includes a row of mature pine trees.

The CMC Master Plan clearly anticipates that these trees were to be removed as there are buildings located on the site. In addition, the continuation of the North Mall, which currently terminates at Bauer Center, through to the entire width of the campus is a central theme of the Master Plan's open space and circulation components. The vision is a landscaped pedestrian mall flanked on the north and south sides by a series of paired buildings and extending from Kravis Center on the west end of the Campus to the new Robert Day Sciences Center near the eastern boundary of the campus.

Review Process for Projects Consistent with the CMC Master Plan

The CMC Master Plan was adopted by the City Council in June 2012. In certifying the EIR and adopting the Master Plan and associated development agreement, the City Council put in place a set of administrative procedures, implementation measures, conditions of approval, and environmental mitigation measures that must now be utilized to evaluate all development contained in the Master Plan, including this project. Generally, the following steps are required before this project can be completed and occupied:

1. **Parking Review** - The applicant will be required to provide current parking demand and supply numbers to show that the campus has adequate parking for the new science building. Note that CMC is believed to have a positive parking balance at this time and that it will be vastly increased as the East Campus parking structure and surface parking become fully operational.

2. **Commission Review** - This preliminary review is the first step in the public review process. Once plans are finalized and the application is found to be fully complete by City staff, the project will be reviewed by the Architectural and Preservation Commission for final design review.

3. **Engineering and Building Permit Approvals and Environmental Compliance** - Once the design plans are approved, all improvements will require review and approval by the appropriate review body prior to construction. Compliance with all conditions of approval and EIR Mitigation Measures will be required as these permits are issued and construction is completed. The Mitigation Monitoring Reporting Plan for the CMC Master Plan is Attachment D.

The existence of the CMC Master Plan streamlines and expedites the review process for projects on the CMC campus by providing a clear vision, environmental clearance through the EIR, a master plan-wide circulation plan, and public realm standards. Staff's initial analysis of the preliminary plans for the project find the proposals to be generally consistent with the Master Plan.

Project Description

Site Plan

As described above, the site plan features two paired, rectilinear buildings organized around the proposed extension of the North Mall. The north building (Academic II) fronts both Ninth Street and the North Mall as a two-story structure but has a semi-subterranean first floor that opens to a courtyard and a below-grade arcade that links the lower level of the building to the lower level of the south building (Records Hall). Records Hall fronts the North Mall as a two-story building on the north side. Due to a significant change in grade, the lowest floor of Records Hall then daylights out to the south at its full height, allowing the full, three-story building to be exposed when viewed from the south. At the west end of the paired buildings the North Mall will continue directly to the west where it intersects with the primary entry to the Robert Day Sciences Center. A separate path will likely be added to allow for direct connection to the pedestrian arcade that connects to the new parking structure located in the new sports bowl.

Floor Plans

The semi-subterranean ground floors of the buildings include lab spaces and lecture/seminar rooms. Mall levels include labs spaces, classrooms, and offices. Upper levels of both buildings are lined with offices along the windows with study, lounge, and huddle spaces located in the middle of the buildings. Large central stairs with porch spaces at each level occupy the center of each building and serve to connect the two buildings at both the mall level and semi-subterranean lower level.

The aggregate floor area for all three levels of the buildings is approximately 71,000 square feet, which is what is contemplated for this site in the CMC Master Plan. The floor area is split between the two buildings with Academic II having a proposed floor area of 35,000 square feet and Records Hall with a floor area of 36,000 square feet.

Building Design

The proposed buildings are infill buildings designed to blend with the styling of the existing campus and draw much of their design inspiration from the architectural styling of the Roberts North and South, located just east of Kravis Center. The Architect for this project, CO Architects, were also the designers of those buildings. The design consists of a simple modern design theme with a Mediterranean color palette of materials including with clay roof tiles, stucco, clay tile siding and floors, and panelized soffits in a terracotta color. The low-pitched roofs are fully hipped and covered

with terra cotta tile. Window frames are a dark brown or bronze color that both ties with similar campus buildings and reinforces the Mediterranean color palette.

Staff refers the reader to the preliminary project plans (Attachment A), which include color renderings, perspective drawings, color elevations, building sections, and detail drawings that clearly describe the buildings' architecture, materials, colors, and design intent. The building includes a thoughtful and innovative design consisting of very high-quality exterior materials that are consistent with the quality of design and materials found throughout the various campuses of the Claremont Colleges.

Landscape Plan

The preliminary plans (Attachment A) also include a conceptual landscape plan for the site. The plan shows the concept for landscaping around the perimeter of each building and a continuation of the type of planting found along the North Mall. A conceptual plant palette has been provided to convey the general intent for the planting plan, which has not yet been completed. The Conceptual Landscape Plan is Attachment B.

This project is at the preliminary design development stage. Some material choices and design details remain to be determined and others may change. The project will continue to evolve based on comments received from the public and the Commission during this preliminary review.

Staff Comments and Concerns

Staff is generally impressed with the design of the proposed building and finds it to be consistent with the CMC master plan and its most basic design element, lining infill academic buildings along the North Mall and locating iconic buildings near the main entrances to the campus. Staff also finds that the courtyard, stairway, and patio spaces located throughout will make the buildings feel open and inviting and engage well with the North Mall and surrounding campus development and circulation pathways. Finally, staff believes the buildings' design and high-quality materials to be appropriate for Claremont and a continuation of the College's efforts to create a first-class built environment for its students, faculty, and staff.

In reviewing the preliminary plans, staff has identified the following general concerns regarding the proposal:

1. Future submittals need to include street improvement, sidewalk, exterior lighting, and photometric plans.

2. Future submittals need to provide a detailed description of how the proposal is consistent with the CMC Master Plan, EIR, and MMRP.

3. Future submittals need to include more information regarding proposed landscaping including a tree disposition plan for all trees on the site, a detailed planting plan, irrigation plans, and water efficiency calculations.

4. Future submittals need to include additional information regarding proposed exterior materials and colors proposed for the project. This will include samples of all exterior colors and materials, particularly the proposed terra cotta elements and panelized soffit materials.

5. Future submittals need to include a detailed grading plan, which will assist in the evaluation of

the potential for retaining existing on-site trees.

CEQA REVIEW

This preliminary review is not a “project” under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2)-(3), 15061(b)(3), and 15378(a) of the CEQA Guidelines. On its own, this preliminary review will not result in a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. The City will perform all necessary environmental review in connection with any final review of the project once it is proposed. Therefore, no additional review is required at this time.

PUBLIC NOTICE PROCESS

Notice of this design review was sent to all property owners located within 500 feet of the project site on Thursday, October 15, 2026. The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a paper copy, please contact Anne Bennett at ABennett@claremontca.gov.

The previously-approved Conceptual Site Plan, final design plans, FEIR, FEIR Addendum, MMRP, and supporting documents for the project are available for public review on the City website. Hard copies of these documents can be made available, with advance notice, at the Planning Division counter at City Hall.

Submitted by:	Reviewed by:
David Crabtree	Christopher Veirs
Interim Community Development Director	City Planner

Attachments:
A - Preliminary Plans
B - Conceptual Landscape Plan
C - 2012 CMC Master Plan, including 2021 Revisions
D - Mitigation Measures Required under 2012 CMC Master Plan (MMRP)

ATTACHMENT A

CLAREMONT McKENNA COLLEGE CAMPUS EXPANSION
ACADEMIC II & RECORDS HALL

CITY OF CLAREMONT DESIGN REVIEW



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CLAREMONT McKENNA COLLEGE

CLAREMONT MCKENNA COLLEGE

DESIGN REVIEW
RECORDS HALL & ACADEMIC II

CLAREMONT MCKENNA COLLEGE
CLAREMONT, CA 91711

COVER

MARKUP DATED 9/21/26

SCALE:
DATE OF ISSUE: 09/16/2026

Project Status
PROJECT NO.: 25505.000

A0.00

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A0.01	PROJECT INFORMATION
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A1.01	EXISTING CAMPUS PLAN & CAMPUS MAPPING DIAGRAM
A1.02	CMC DESIGN STANDARDS COMPLIANCE
A1.03	CAMPUS PLAN
A1.04	CAMPUS EXPANSION PLAN & PHASING
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A9.32	PLACEMAKING & MATERIALITY

SUMMARY OF SUBMITTAL SCOPES

DESCRIPTION: (2) NEW 3-STORY ACADEMIC BUILDINGS

LOCATION: CLAREMONT MCKENNA COLLEGE
690 N MILLS AVE
CLAREMONT, CA 91711

CLIMATE ZONE: 9 (CALIFORNIA ENERGY COMMISSION)

APN: 8308-025-019

ACREAGE: 3.1 (APPROX)

LOT COVERAGE: 0.24

LAND USE: IE – INSTITUTIONAL EDUCATIONAL

SPECIFIC PLAN: CLAREMONT MCKENNA CAMPUS MASTERPLAN

OWNER/APPLICANT:
CLAREMONT MCKENNA COLLEGE
CONTACT: SHARON BASSO
500 E 9TH ST
CLAREMONT, CA 91711
909-621-8000

ARCHITECT:
CO ARCHITECTS
CONTACT: ALISON MARTIN
5750 WILSHIRE BLVD, SUITE 550
LOS ANGELES, CA 90036
323-525-0500

LANDSCAPE ARCHITECT:
MOORE RUBLE YUDELL
CONTACT: MARIO VIOLICH
933 PICO BLVD
SANTA MONICA, CA 90405
310-450-1400

CIVIL ENGINEER:
ATLAS CIVIL DESIGN
CONTACT: AJ WHITAKER
1134 CHORRO ST
SAN LUIS OBISPO, CA 93401
760-718-8010

STRUCTURAL ENGINEER:
SAIFUL BOUQET STRUCTURAL ENGINEERS
CONTACT: SAIFUL ISLAM
725 S FIGUEROA ST, 37TH FLOOR
LOS ANGELES, CA 90017
213-315-2277

PROJECT DESCRIPTION

(2) NEW 35,000 SF ACADEMIC BUILDINGS MIRRORED ACROSS NORTH MALL EXPANSION ~~AND EXPANSION OF THE CAMPUS NORTH MALL EAST FROM BAUER CENTER TO ROBERT DAY SCIENCE CENTER.~~

BUILDING AREA SUMMARY

ACADEMIC II

LOWER LEVEL	11,000 SF
MALL LEVEL	12,000 SF
UPPER LEVEL	12,000 SF
TOTAL	35,000 SF

RECORDS HALL

LOWER LEVEL	12,000 SF
MALL LEVEL	12,000 SF
UPPER LEVEL	12,000 SF
TOTAL	36,000 SF

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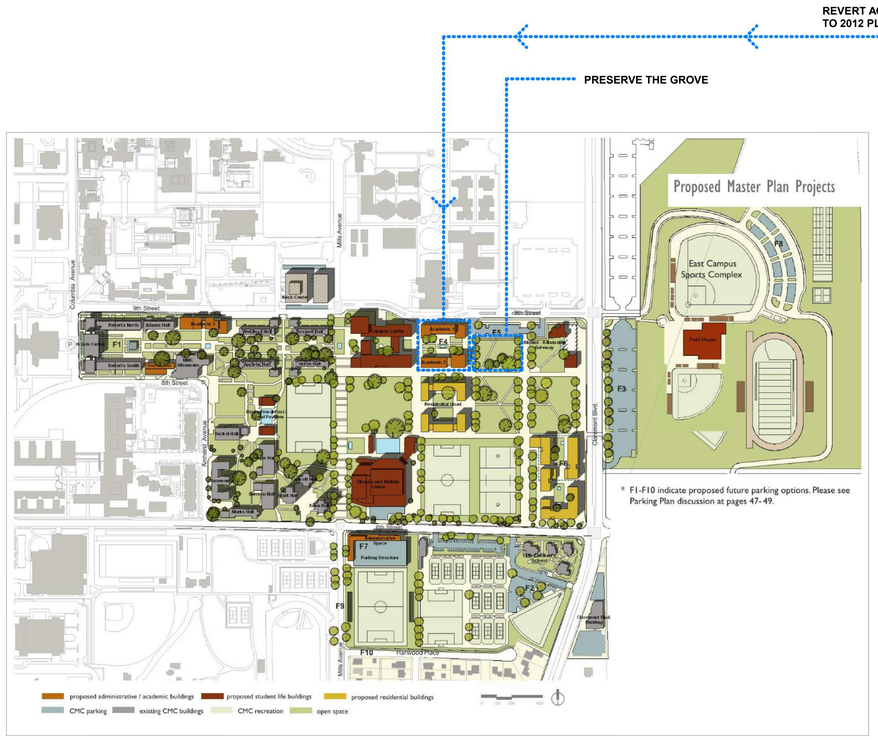
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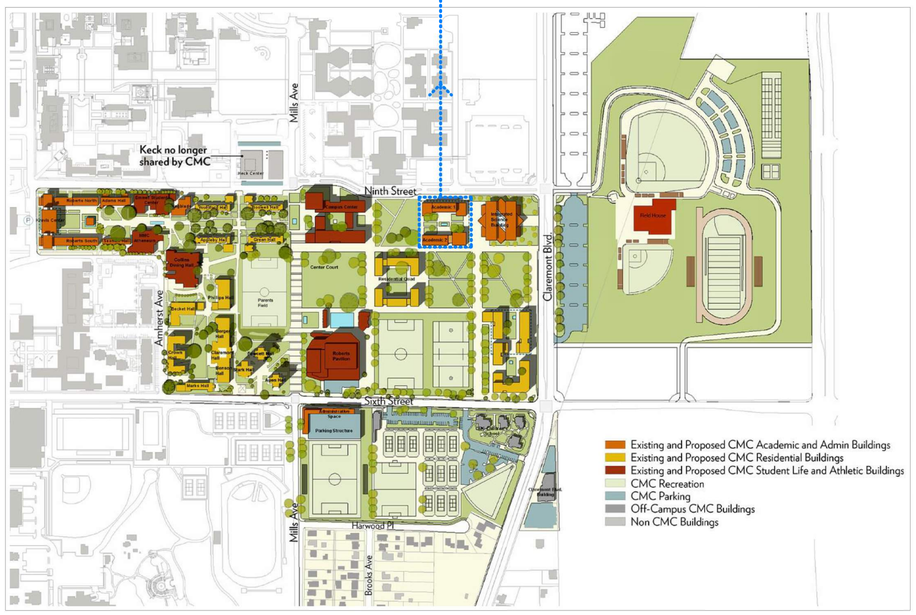
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1 CLAREMONT MCKENNA COLLEGE MASTERPLAN 2012
NTS



2 CLAREMONT MCKENNA COLLEGE MASTERPLAN 2020
NTS

The 2020 Master Plan refined and consolidated the 2012 plan, reflecting projects that had been completed and replacing several earlier proposals.

The scope of work in the following proposed campus plan of this package reverts the placement of Academic I & II buildings to their position in the 2012 masterplan in order to preserve the existing tree grove.

For additional information on CMC Campus Masterplan refer to Landscape package.

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DESIGN REVIEW
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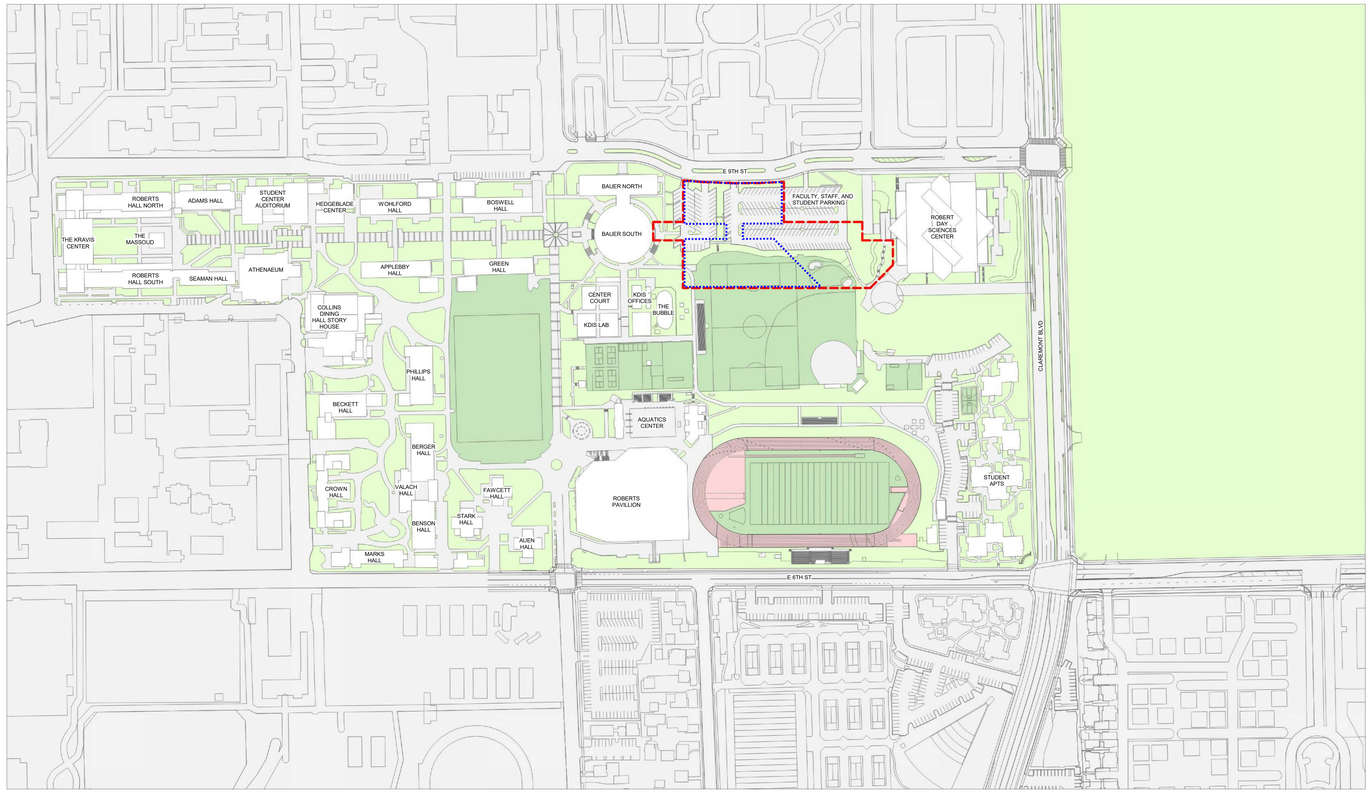
CMC MASTERPLAN 2012 VS 2020

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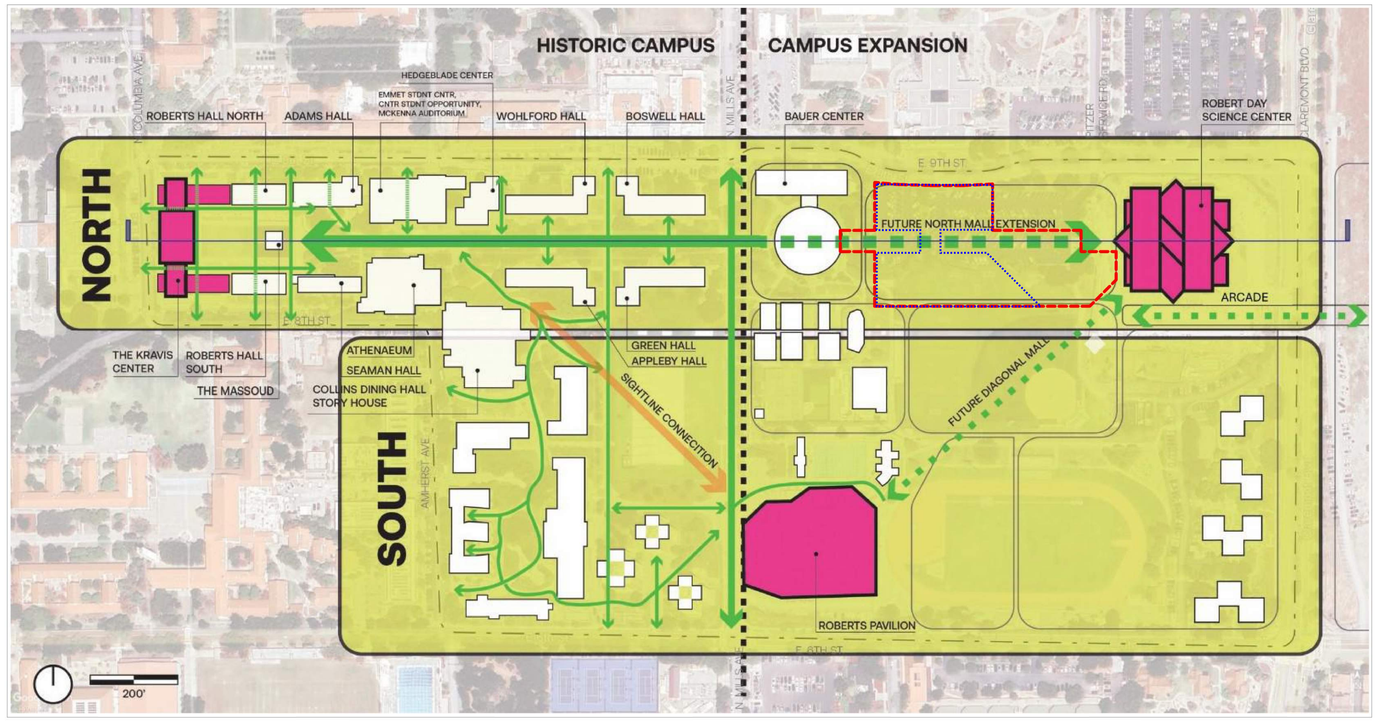
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1 EXISTING CAMPUS PLAN
1" = 160'-0"



2 CAMPUS MAPPING DIAGRAM

PLAN LEGEND:

- PROJECT BOUNDARY
- SIGNATURE BUILDINGS
- CORE ACADEMIC BUILDINGS
- UPDATED PROJECT BOUNDARY

The **Existing Campus Plan** documents the current campus framework, including the established academic, residential, athletic, and open-space districts.

The plan highlights the relationship between the historic core and the campus expansion areas, with a network of landscaped spaces, pedestrian connections, and major campus destinations organizing the overall campus structure.

CMC's campus has evolved through multiple phases of development while retaining its fundamental plan and architectural character.

The **Campus Mapping Diagram** establishes a clear framework of campus districts, pedestrian corridors with core campus buildings and key destinations as signature buildings.

Three major building anchors define the structure of the plan, creating identifiable nodes at the north, center, and east edges of campus.

These anchors are connected by a network of pedestrian paths and open spaces, establishing a sequence of movement and reinforcing the relationship between the historic campus and its expansion areas.

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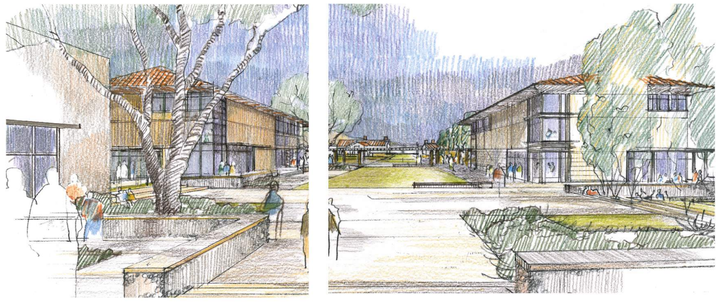
EXISTING CAMPUS PLAN & CAMPUS MAPPING DIAGRAM

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IMAGES FROM CMC CAMPUS MASTERPLAN

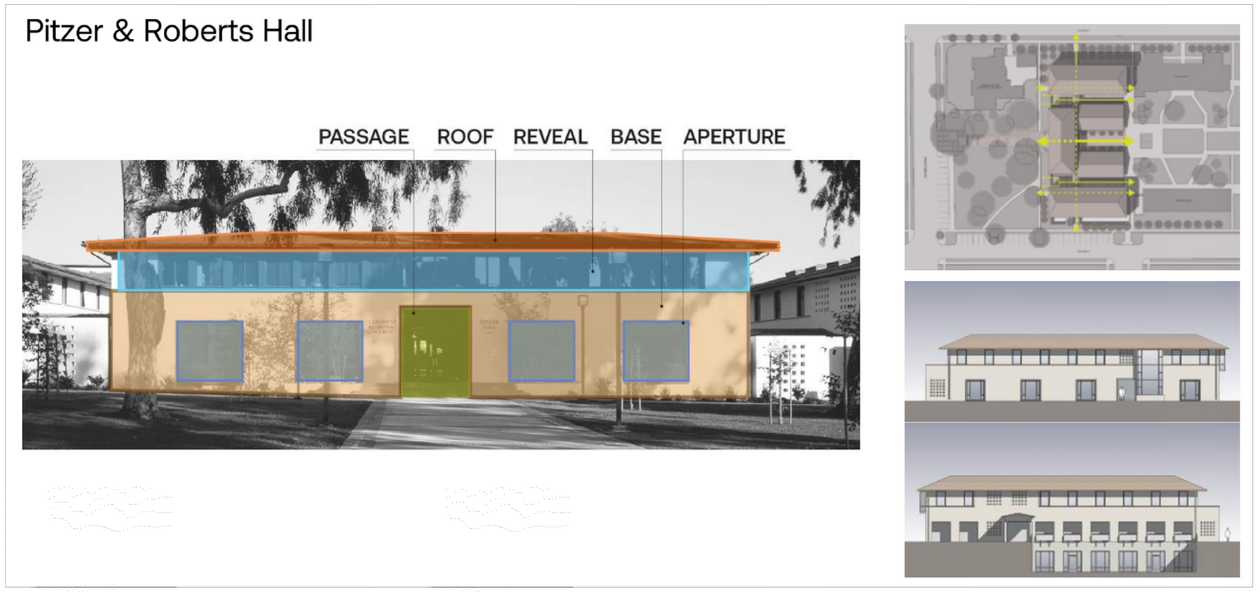
CMC DESIGN STANDARDS & MASTERPLAN COMPLIANCE

Academic II and **Records Hall** buildings use a contemporary interpretation of **CMC's core buildings**' established architectural language, using color and materials **compatible with existing buildings and the master plan**.

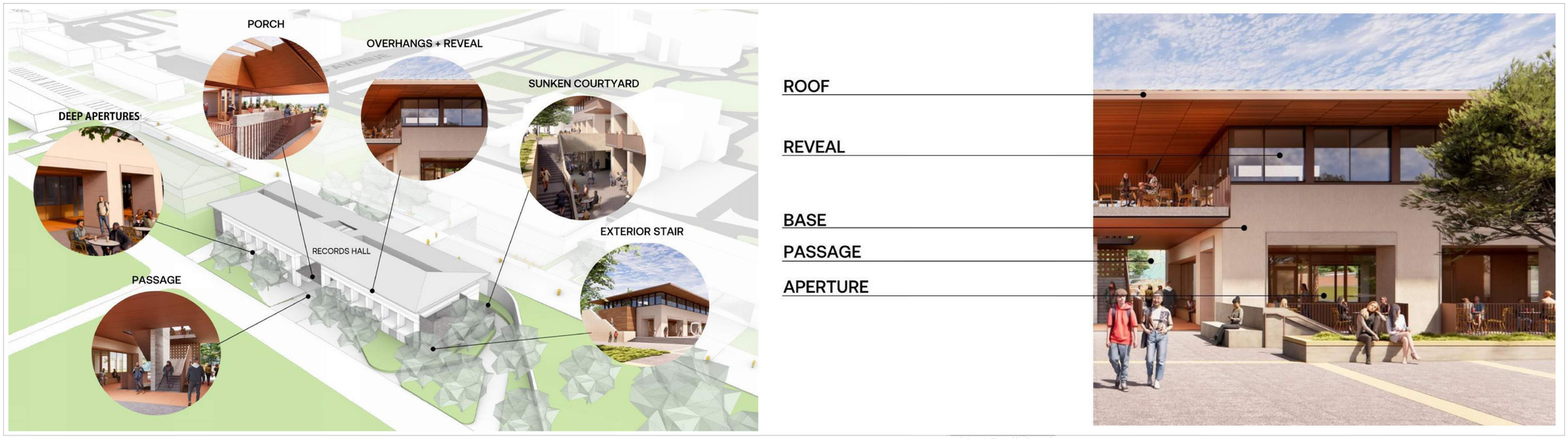
Drawing from the campus's historic Mediterranean and post-war character. The design incorporates recurring campus elements including deep apertures, roof overhangs, reveals, porches, passages, courtyards, and defined building bases.

These principles carry through both buildings in a consistent approach to massing, setbacks, height, openings, roof forms, material expression, and indoor-outdoor connections, in **consistency with the adjacent core campus buildings**.

The examples shown below illustrate how this shared architectural language is expressed in the Academic II and Records Hall buildings, reinforcing their **relationship to the existing campus fabric** with moderately scaled buildings defining active courtyards and pathways.



1 CMC EXISTING ARCHITECTURAL LANGAGE



2 ACADEMIC II & RECORDS HALL ARCHITECTURAL LANGUAGE

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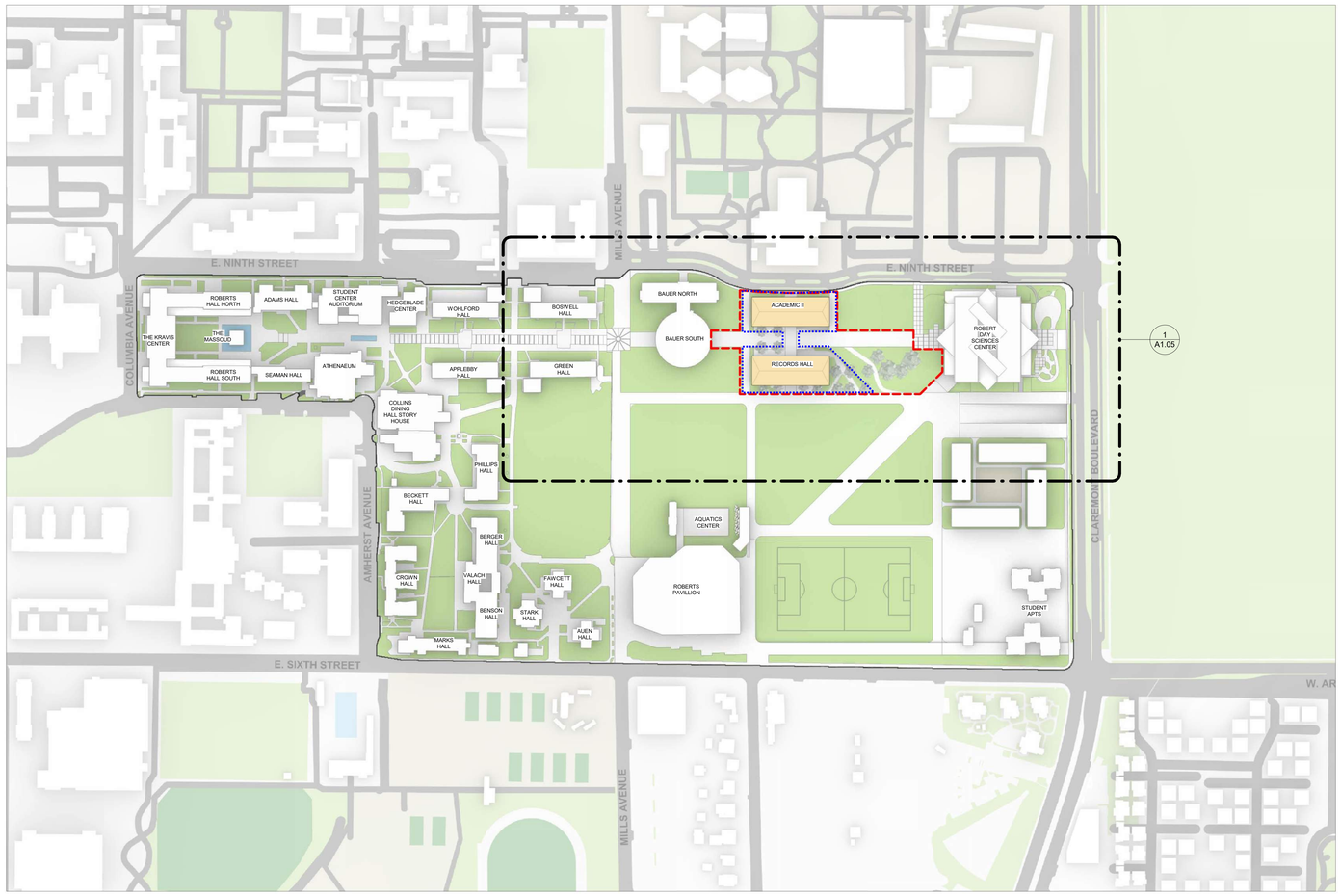
CMC DESIGN STANDARDS COMPLIANCE

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1 CAMPUS PLAN
1" = 160'-0"

PLAN LEGEND:

PROJECT BOUNDARY

UPDATED PROJECT BOUNDARY

The **Campus Plan** builds on the existing campus framework by extending the established network of academic buildings, pedestrian connections, and landscape spaces toward the eastern campus.

The Campus Mapping framework in sheet A1.02 identified key destinations and building anchors that organize movement across campus, with the Robert Day Sciences Center serving as a major eastern anchor and destination.

Academic II and Records Hall reinforce this sequence by adding new academic uses along the established circulation network while maintaining the continuity of pedestrian movement and open space between the existing campus and RDSC.

The plan therefore extends the existing campus structure rather than creating a separate district, strengthening connections between established and emerging academic areas while preserving the character and scale of the historic campus.

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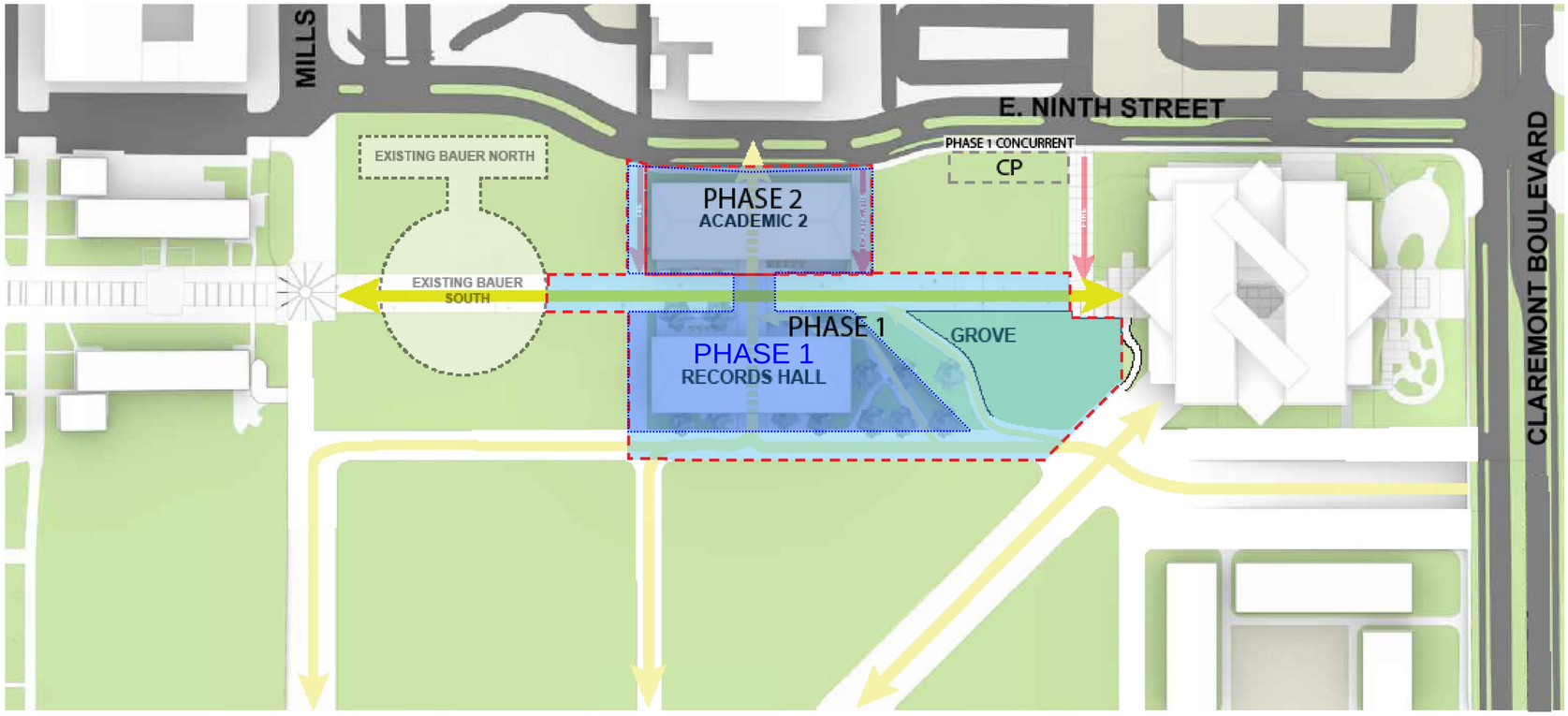
CAMPUS PLAN

SCALE:
DATE OF ISSUE: 09/16/2026

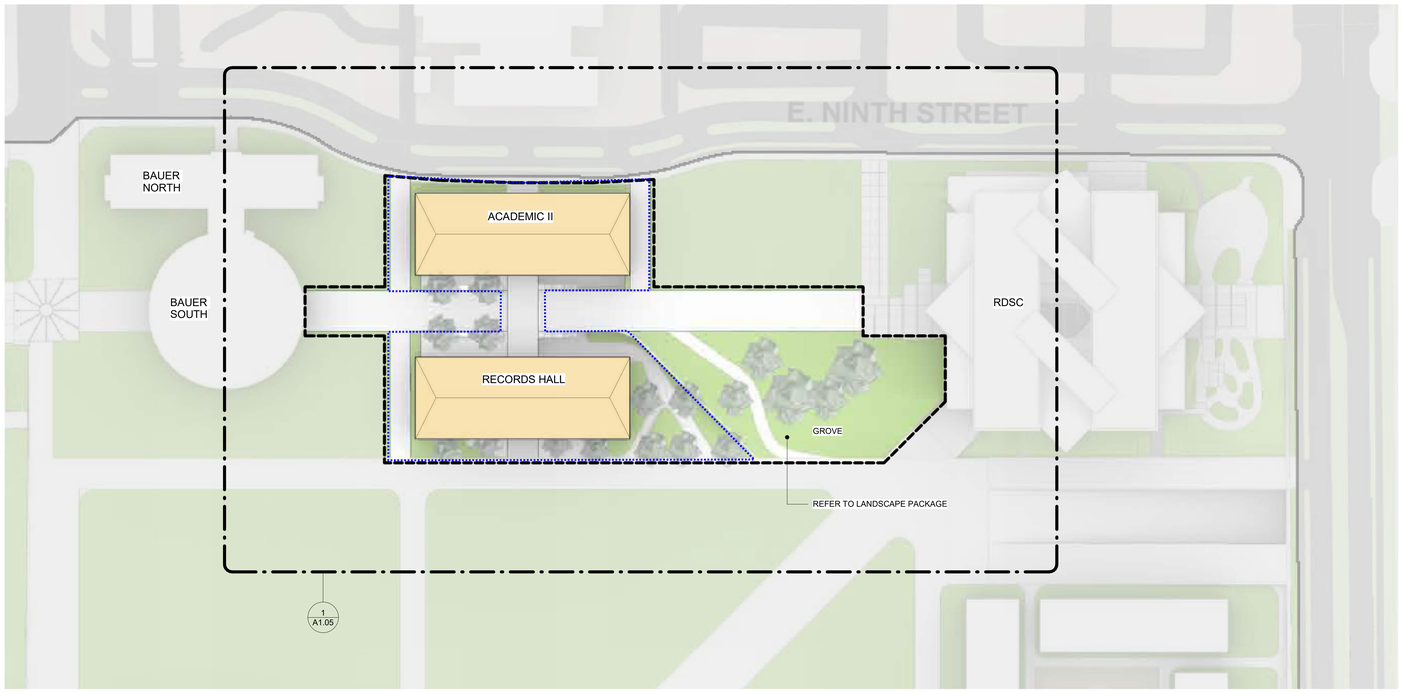
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A1.03

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1 NORTH MALL EXTENSION PHASING PLAN
1" = 60'-0"



2 NORTH MALL EXTENSION PLAN AT PHASE 2 COMPLETION
1" = 60'-0"

PLAN LEGEND:

- PROJECT BOUNDARY SCOPE OF WORK
- PHASING BOUNDARY
- CONCURRENT PHASE BOUNDARY NOT IN SCOPE
- FIRE LANE
- CONNECTION WALKWAYS
- UPDATED PROJECT BOUNDARY

The **Campus Extension Plan** builds on the established campus framework by extending the North Mall eastward toward the Robert Day Sciences Center (RDSC), reinforcing the pedestrian connections and open-space network identified in the Campus Mapping Diagram.

The project is organized as a phased sequence that allows the campus structure to develop over time.

Phase 1 establishes Records Hall and the Grove as the primary eastern extension of the campus, while Phase 2 adds Academic II and completes the building edge along Ninth Street. Future buildings, including the Science and Campus Center projects, can continue this framework while maintaining the established pedestrian spine and campus-scale open spaces.

The phasing strategy allows each phase to function as part of a larger campus network rather than as an isolated development. Key pedestrian connections extend from the historic campus through the North Mall and toward RDSC, while cross-campus paths connect the extension to the athletic and open-space areas to the south.

Together, these moves establish a continuous campus structure that can accommodate future growth while preserving flexibility for subsequent phases.

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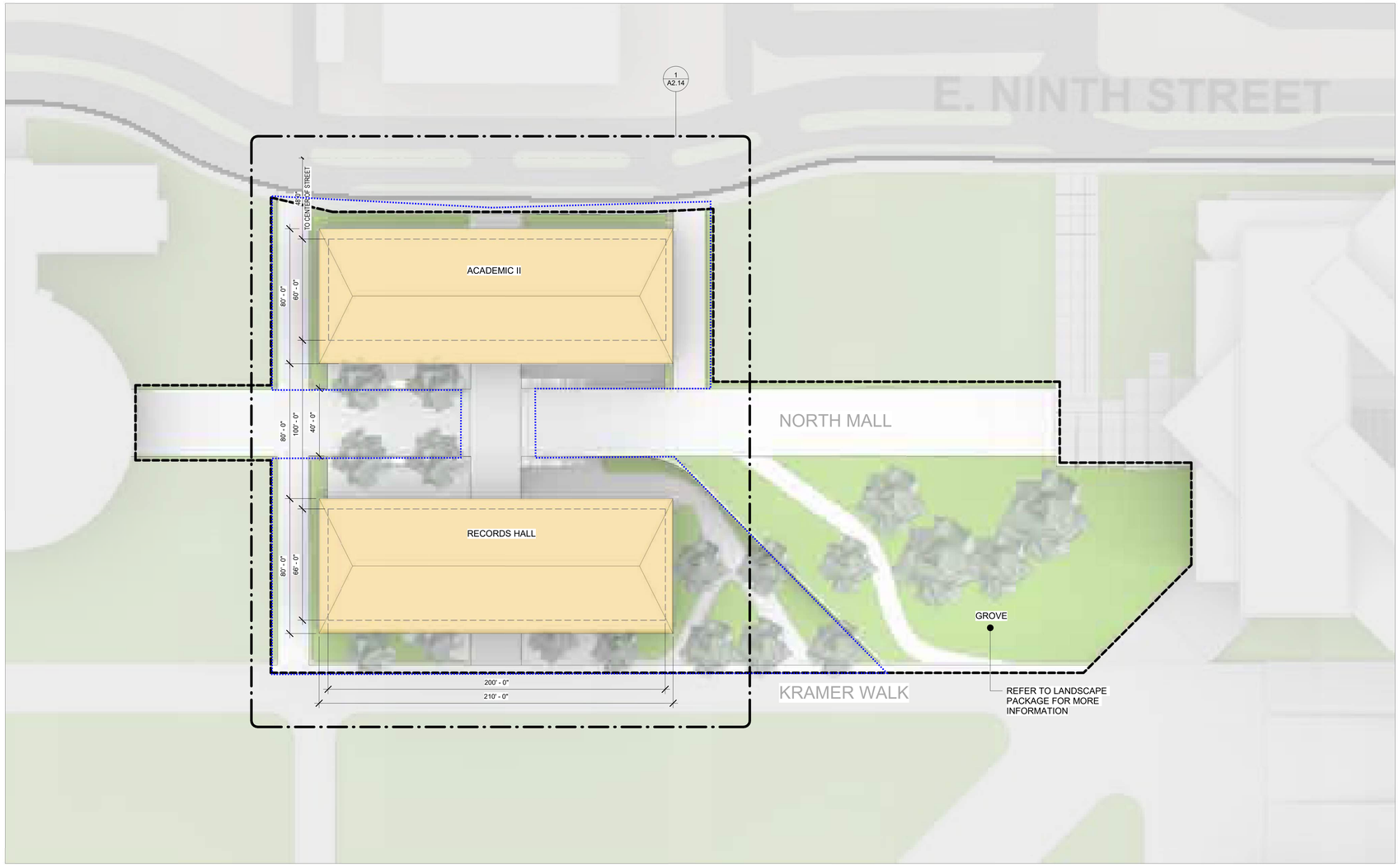
CAMPUS EXPANSION PLAN & PHASING

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A1.04

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1 SITE PLAN - ACADEMIC II & RECORDS HALL
1" = 30'-0"

PLAN LEGEND:

PROJECT BOUNDARY
SCOPE OF WORK

BUILDING BOUNDARY

UPDATED PROJECT BOUNDARY

The site plan organizes Academic II and Records Hall as complementary buildings framing a shared pedestrian landscape. Their parallel arrangement establishes a clear passage between the buildings, extending the campus circulation network toward RDSC and reinforcing the North Mall as a continuous pedestrian spine.

The buildings are connected by a shared passage at the Mall level, providing a direct connection between Academic II and Records Hall while creating a strong pedestrian threshold through the center of the site. The space between the buildings continues into the Grove, linking the buildings to the broader campus open-space network and providing areas for pedestrian movement and informal gathering.

The site strategy integrates building placement, pedestrian circulation, and landscape to create continuity with the existing campus.

For landscape design, including planting, paving, site furnishings, and the organization of the Grove and pedestrian spaces, refer to the Landscape Package.

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DESIGN REVIEW
RECORDS HALL & ACADEMIC II

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SITE PLAN - ACADEMIC II & RECORDS HALL

SCALE: As indicated
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1 OVERALL FLOOR PLAN - LOWER LEVEL - ACADEMIC II & RECORDS HALL
1/16" = 1'-0"

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OVERALL FLOOR PLAN - LOWER LEVEL - ACADEMIC II & RECORDS HALL

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DATE OF ISSUE: 09/16/2026

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A2.11

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1 OVERALL FLOOR PLAN - MALL LEVEL - ACADEMIC II & RECORDS HALL
1/16" = 1'-0"

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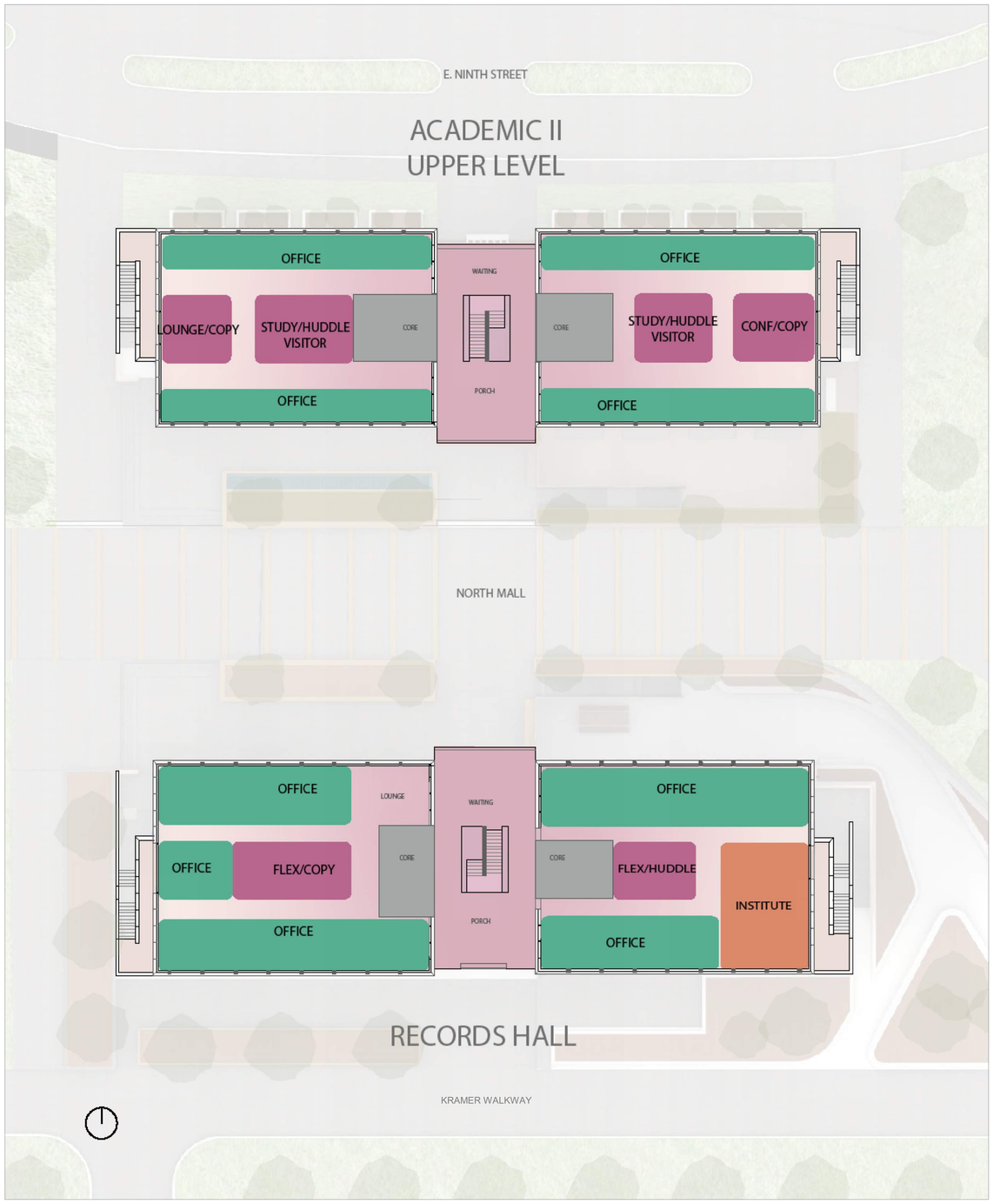
OVERALL FLOOR PLAN - MALL LEVEL - ACADEMIC II & RECORDS HALL

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1 OVERALL FLOOR PLAN - UPPER LEVEL - ACADEMIC II & RECORDS HALL
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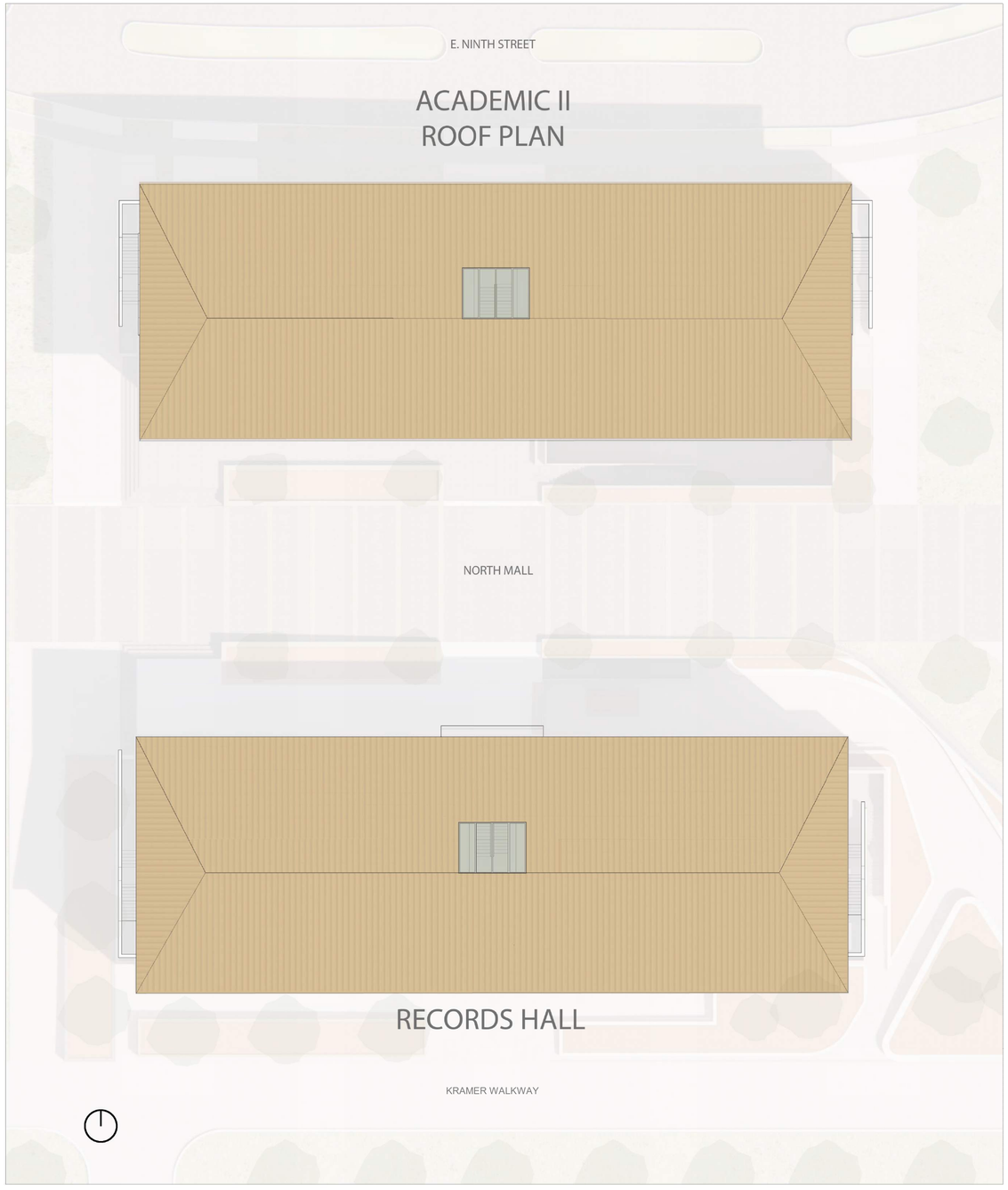
OVERALL FLOOR PLAN - UPPER LEVEL - ACADEMIC II & RECORDS HALL

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1 OVERALL FLOOR PLAN - ROOF - ACADEMIC II & RECORDS HALL
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OVERALL FLOOR PLAN - ROOF - ACADEMIC II & RECORDS HALL

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A2.14

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1 ACADEMIC II FROM 9TH ST WEST



2 ACADEMIC II FROM 9TH ST ENTRY



3 ACADEMIC II FROM 9TH ST EAST



4 ACADEMIC II FROM MALL WEST



5 ACADEMIC II FROM MALL ENTRY

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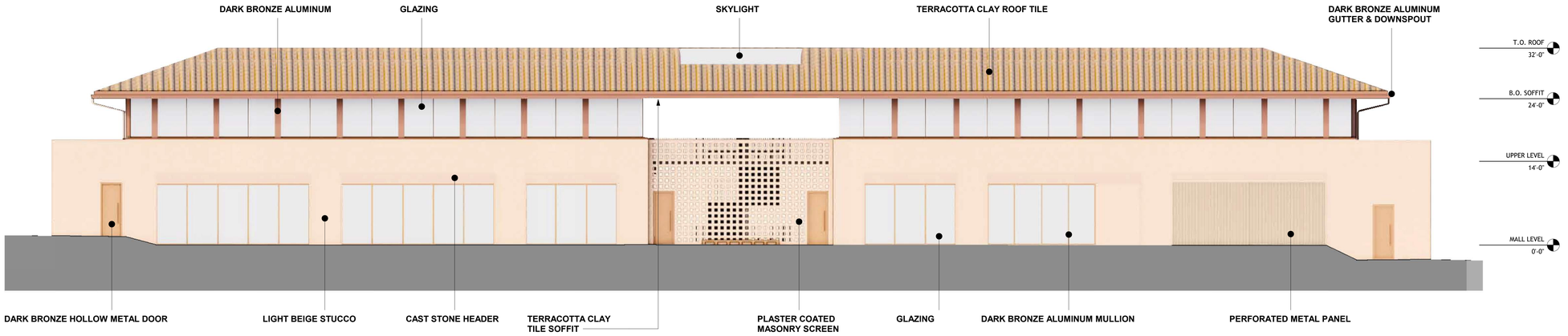
ISOMETRIC VIEWS / RENDERINGS - ACADEMIC II

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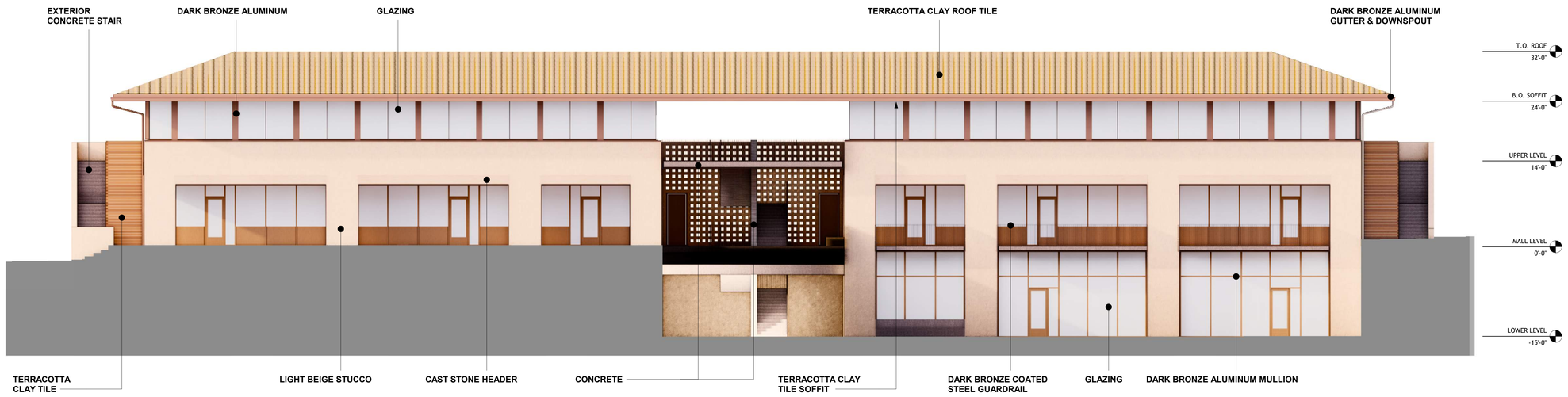
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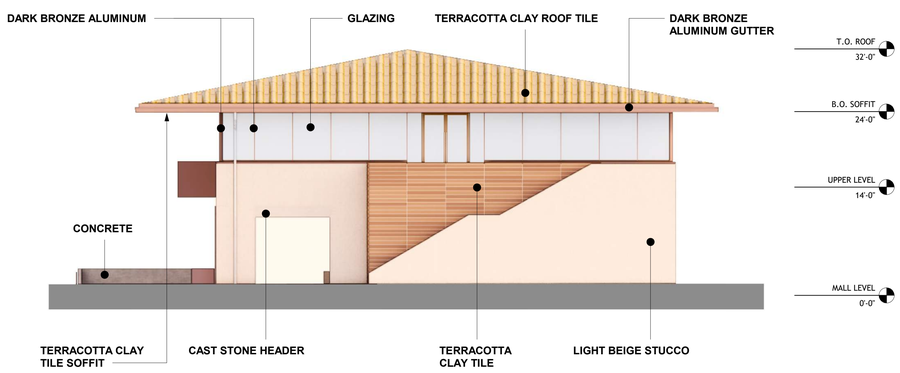
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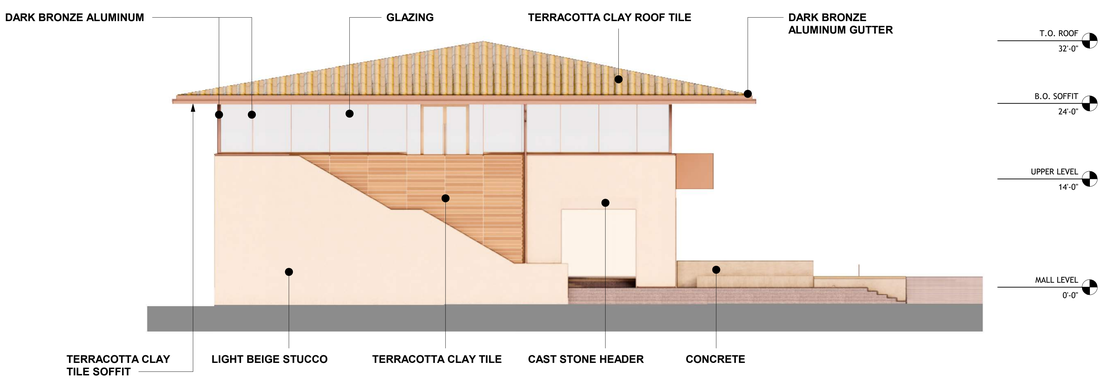
1 NORTH ELEVATION - ACADEMIC II
1/8" = 1'-0"



2 SOUTH ELEVATION - ACADEMIC II
1/8" = 1'-0"



3 EAST ELEVATION - ACADEMIC II
1/8" = 1'-0"



4 WEST ELEVATION - ACADEMIC II
1/8" = 1'-0"

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CLAREMONT MCKENNA COLLEGE

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DESIGN REVIEW
RECORDS HALL & ACADEMIC II

CLAREMONT MCKENNA COLLEGE
CLAREMONT, CA 91711

BUILDING ELEVATIONS - ACADEMIC II

SCALE: 1/8" = 1'-0"
DATE OF ISSUE: 09/16/2026

Project Status
PROJECT NO.: 25505.000

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1 RECORDS HALL APPROACH FROM MALL



2 RECORDS HALL APPROACH FROM GROVE



3 RECORDS HALL MALL LEVEL ENTRANCE



4 RECORDS HALL LOWER LEVEL ENTRANCE



5 RECORDS HALL COURTYARD FROM MALL LEVEL



6 RECORDS HALL COURTYARD

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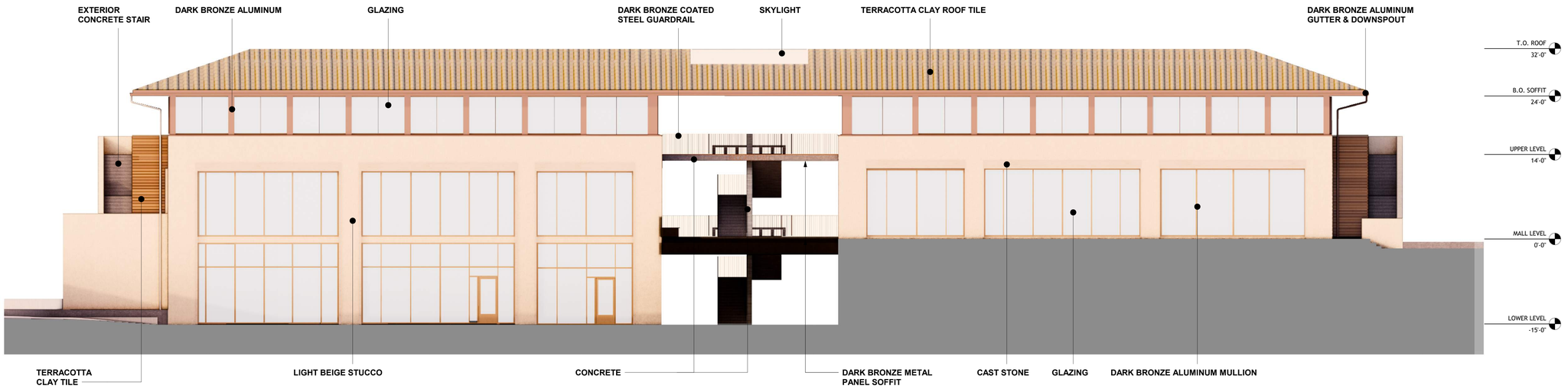
ISOMETRIC VIEWS / RENDERINGS - RECORDS HALL

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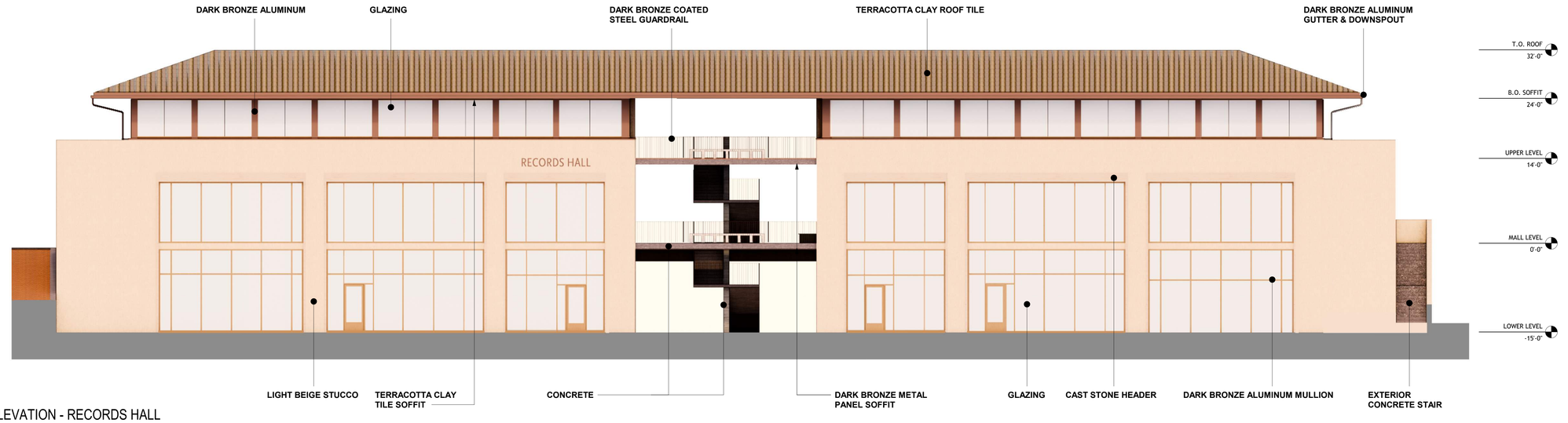
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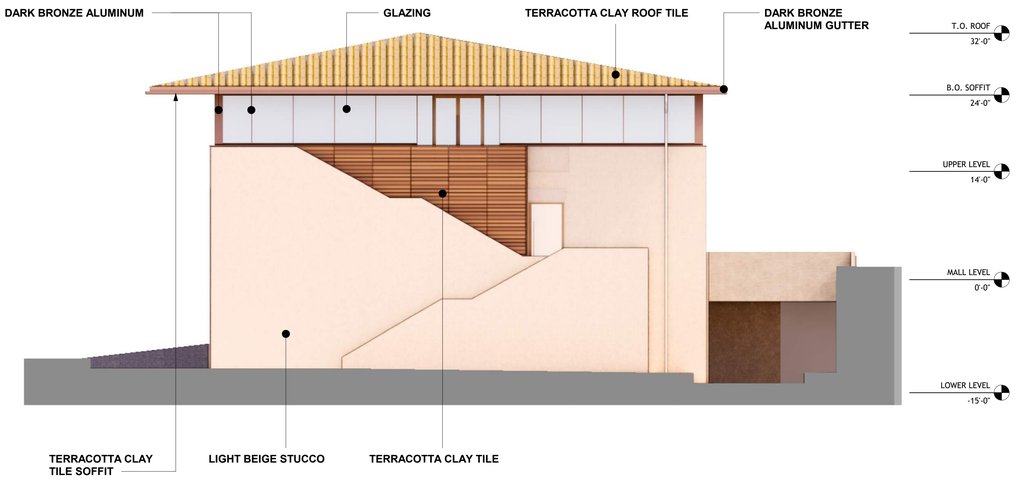
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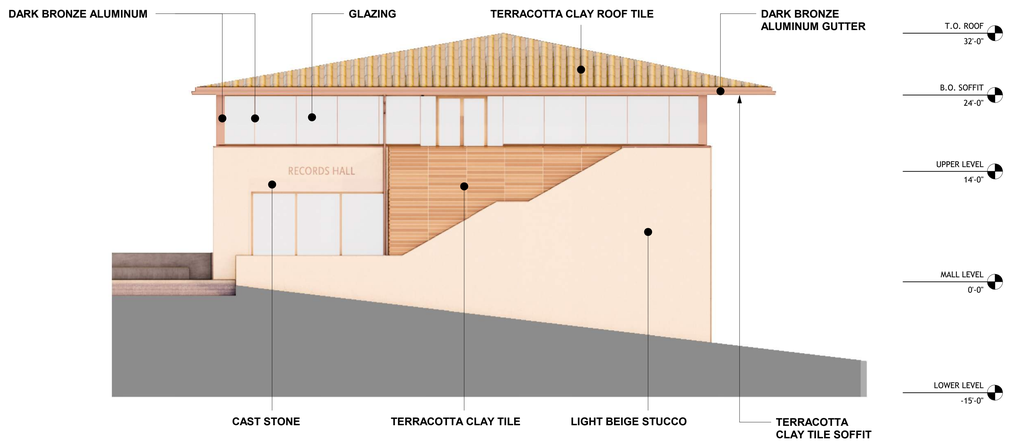
1 NORTH ELEVATION - RECORDS HALL
1/8" = 1'-0"



2 SOUTH ELEVATION - RECORDS HALL
1/8" = 1'-0"



3 EAST ELEVATION - RECORDS HALL
1/8" = 1'-0"



4 WEST ELEVATION - RECORDS HALL
1/8" = 1'-0"

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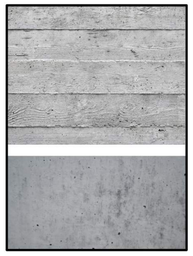
BUILDING ELEVATIONS - RECORDS HALL

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ARCHITECTURAL CONCRETE



TERRACOTTA CLAY ROOF TILE



TERRACOTTA CLAY WALL TILE



TERRACOTTA CLAY FLOOR TILE

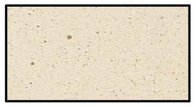
INSULATED CLEAR GLAZING



DARK BRONZE ALUMINUM



LIGHT BEIGE STUCCO



CAST STONE



DARK BRONZE COATED STEEL

PHOTOGRAPHS OF MATERIALITY ON EXISTING BUILDINGS AT CMC CAMPUS

CLAY TILE ROOFING

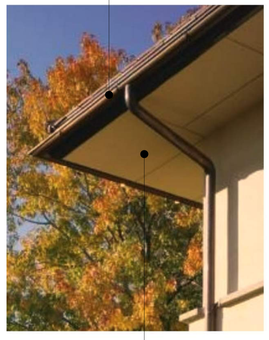




DARK BRONZE GUTTERS







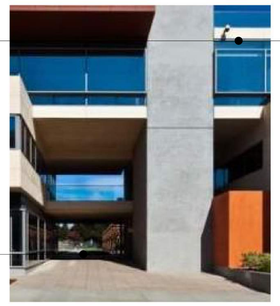
FACADE REVEALS

STUCCO

ROOF OVERHANGS

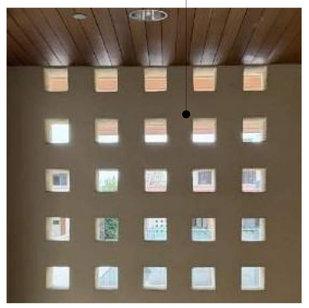
SCULPTING DAYLIGHT

GLAZING



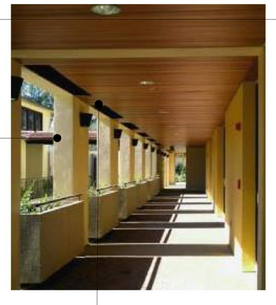


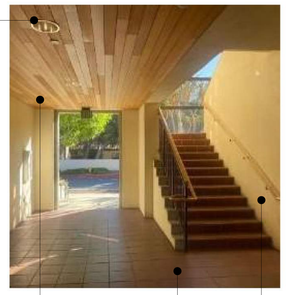


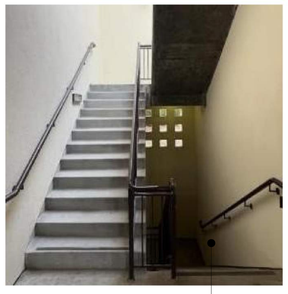


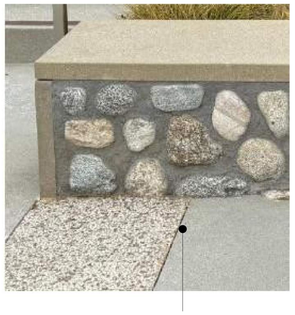
BREEZEWAS

DEEP APERTURES









PANELIZED SOFFITS

TERRACOTTA FLOOR TILE AT BREEZEWAYS

EXTERIOR VERTICAL CIRCULATION

EXPOSED CONCRETE & CAST STONE ACCENTS

1 PLACEMAKING & MATERIALITY

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ATTACHMENT B

CMC Records Hall & Academic II

Campus Landscape Concept Plan - 9.30.26

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CO ARCHITECTS

moore ruble yudell
architects & planners



Submittal Contents:

I: Master Plan Updates

2020 Update (MRY)
2026 Current Project Plan: Records Hall & Academic II

II: Project Extent – Records Hall & Academic II Project

III: Existing Conditions

IV: Framework Plan - relationship to campus elements and edges

IV: Concept Design - Landscape Zones 1-4: typology and character

- *North Mall Spine*
- *Terraces & Entries*
- *Grove*
- *Street*

Overview:

Landscape + Public Realm Design
The proposed landscape and public realm improvements build upon the existing CMC North Mall Landscape design to strengthen campus identity, reinforce connections to the surrounding campus and neighborhoods, and create a cohesive network of pedestrian-oriented open spaces. The project respects the established character and existing mature California Live oaks of the campus while providing a flexible framework capable of accommodating phased development and future projects.

Master Plan Design Principles
The landscape and public realm design is guided by the following principles:

Strengthen the campus framework through a connected system of malls, walks, courts, terraces, groves, and streets.
Reinforce the North Mall Spine as a primary pedestrian and landscape organizing element connecting new development with the larger campus.
Preserve significant landscape features, including landmark trees and California Live Oaks, wherever feasible.
Create well-defined courts and open spaces that support gathering, interaction, outdoor learning, and flexible campus use.
Clarify campus edges and gateways through coordinated landscape, building entries, streetscape, and planting.
Activate the public realm by orienting building entrances and active ground-level uses toward major pedestrian spaces.
Strengthen pedestrian connectivity by responding to existing and anticipated desire lines to and from the Sports Bowl and North Mall.
Integrate sustainable landscape and infrastructure strategies appropriate to the campus and Southern California climate.

Landscape Framework + Character Zones

CMC Records Hall & Academic II Project

The landscape framework translates these Master Plan principles into a series of interconnected public realm spaces associated with the **Records Hall and Academic II projects**. Each landscape zone has a distinct role and character, while collectively establishing a cohesive, pedestrian-oriented campus environment.

1. North Mall Spine

Reinforce the North Mall as a primary campus pedestrian connection.
Maintain a strong, shaded landscape character and continuous tree canopy.
Strengthen connections between new buildings, existing campus destinations, and adjoining open spaces.
Accommodate primary pedestrian desire lines and accessible routes.

2. Terraces + Entries

Create welcoming transitions between buildings and the campus landscape.
Emphasize primary entrances through paving, planting, shade, and seating.
Locate active uses and gathering areas adjacent to building entries.
Provide accessible, well-defined connections between interior and exterior spaces.

3. Grove

Preserve and reinforce the established landscape character of the campus.
Protect significant and landmark trees, including California Live Oaks where feasible.
Use informal tree groupings to provide shade and create comfortable gathering spaces.
Maintain flexibility for informal recreation, gathering, and outdoor learning.

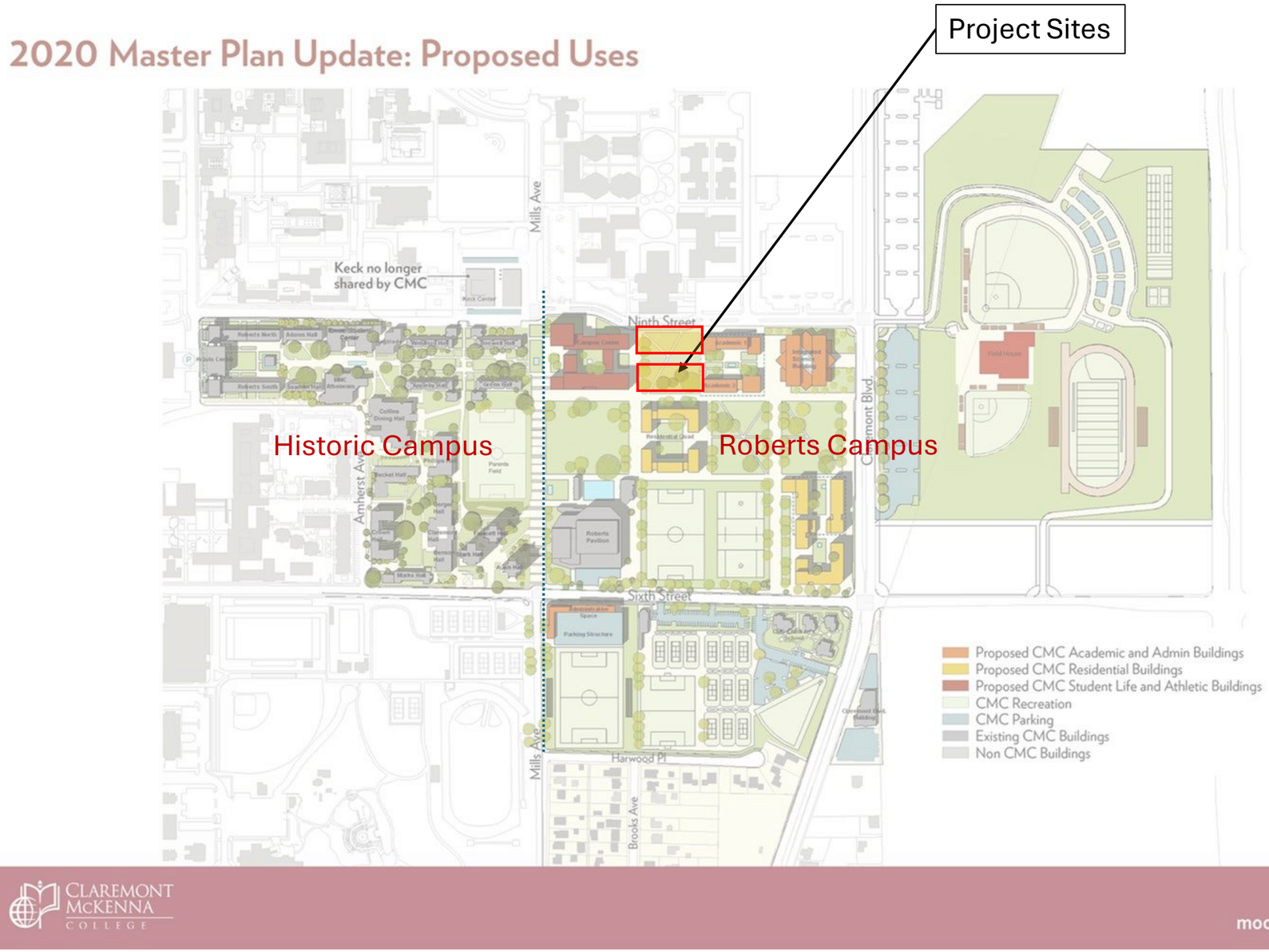
4. Courts + Open Spaces

Establish clearly defined outdoor rooms associated with new and existing buildings.
Provide a range of scales supporting gathering, interaction, study, and campus events.
Maintain visual and pedestrian connections between open spaces.
Reinforce the broader campus open-space network and connections toward **Parents Field as the heart of the campus**.

5. Street + Campus Edge

Establish a coordinated landscape and public realm approach along **9th Street from California Avenue to Claremont Boulevard**.
Strengthen CMC's campus identity while respecting neighboring properties and the surrounding community.
Coordinate street trees, sidewalks, crossings, lighting, planting, and building entries.
Integrate pedestrian, bicycle, service, fire-access, and vehicular requirements into a coherent streetscape.

Master Plan Update 2020:

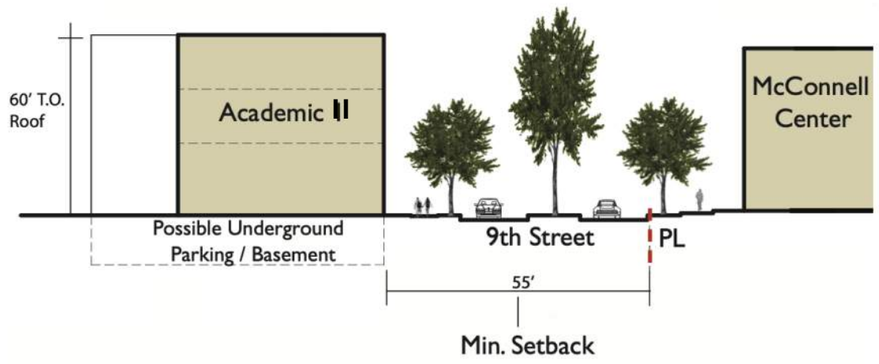


Master Plan Design Guidelines

- Provide flexibility to adapt to changes in programs, pedagogy, and economic needs.
- Respect the needs and concerns of neighboring communities through **campus perimeter landscaping and parking** and mobility measures.
- Design suitably-scaled and well-proportioned buildings fostering interaction and **strengthening connections with the surrounding campuses and neighborhoods.**
- Articulation of larger building forms (such as the Campus Center and the Fitness and Athletics Center) to maintain scale and proportion.
- Define campus edges with buildings and landscape that **promote CMC's identity**.
- Landscape that maintains flexible open space patterns and **respects landmark trees**.
- Create well defined courts and open spaces.
- **Enhance Parents Field as the heart of the campus**.
- Consider historical value and physical condition of existing buildings for possible re-use, as appropriate.
- Locate **active uses and entry points at ground level**.
- Construct space under buildings whenever possible to provide program, mechanical, parking, or other uses.
- Develop sustainable structures, landscape and infrastructure.

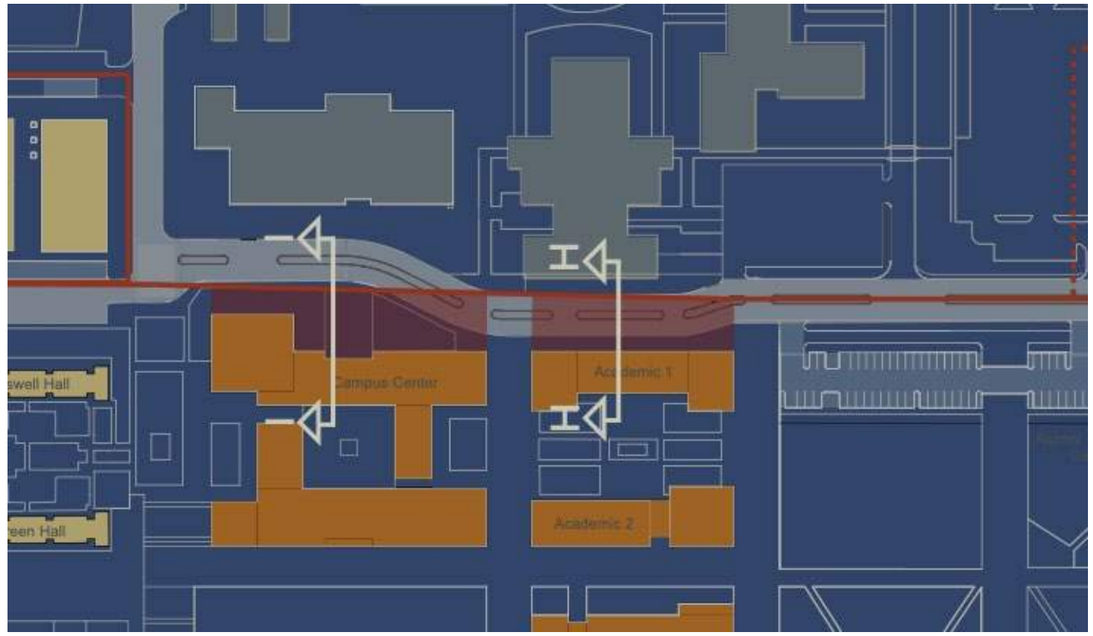
Master Plan Update 2020:

Section H-H: 9th Street at Proposed Academic Building I



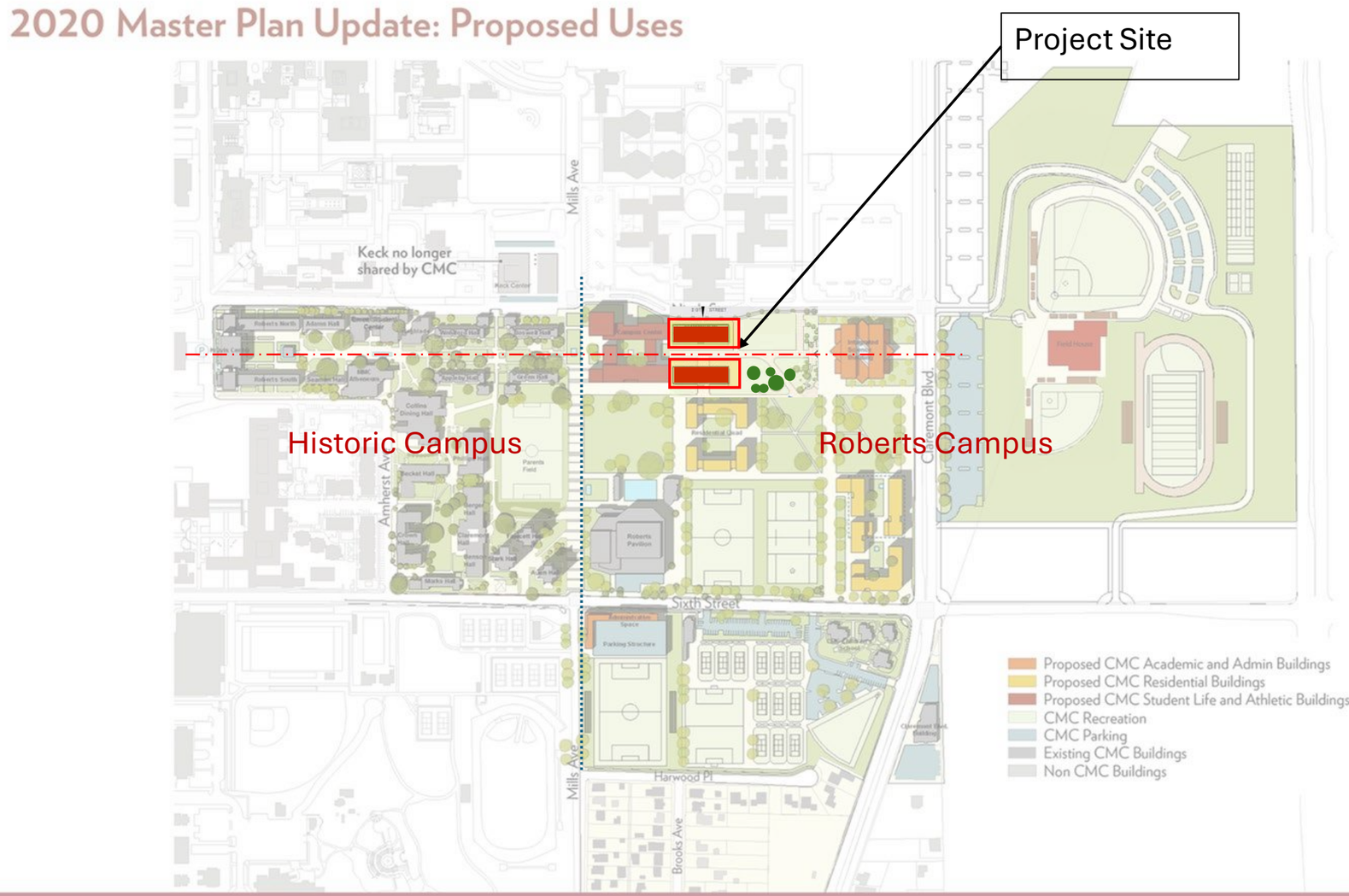
The proposed Academic Building I will have up to four-levels, of which no more than three-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

- **Height:** The Academic I building will be no higher than 60 feet.
- **Setback:** The Academic I building will be setback at least 55 feet from the current 9th Street property line (Section H-H) and at least 25 feet from any future property line.



Current Plan Update 2026:

CMC Records Hall & Academic II Project



Master Plan Design Guidelines

- Provide flexibility to adapt to changes in programs, pedagogy, and economic needs.
- Respect the needs and concerns of neighboring communities through **campus perimeter landscaping and parking** and mobility measures.
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Project Extents:

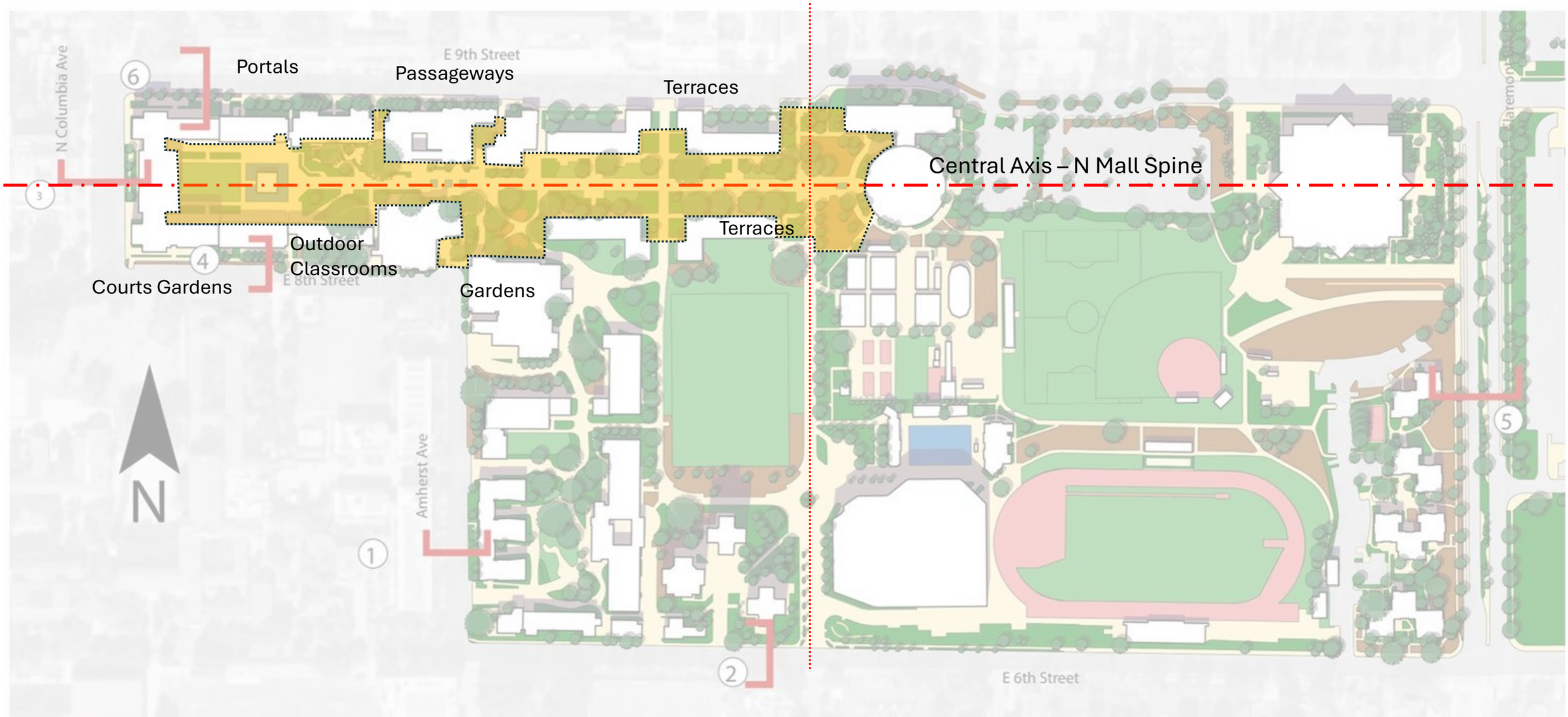
CMC Records Hall & Academic II Project



North Mall and Grove part of separate scope

Existing Conditions 2026: N Mall Spatial Framework

CMC Records Hall & Academic II Project



Framework:

Regulating Geometries

AXIAL MALL GEOMETRY



ORGANIC LANDSCAPE COUNTERPOINT



Framework:

Accessibility and Programing

INTEGRATED ACCESSIBILITY / UNIVERSAL CIRCULATION



PROGRAMMATICALLY FLEXIBLE SPACES



Framework:

Blurring the Edges Between Indoors and Out

INDOOR/OUTDOOR RELATIONSHIPS



INTEGRATED TOPOGRAPHY



Landscape Concept Plan



1 Sunken Courtyard
2 Terrace
3 Courtyard
4 Retaining Wall

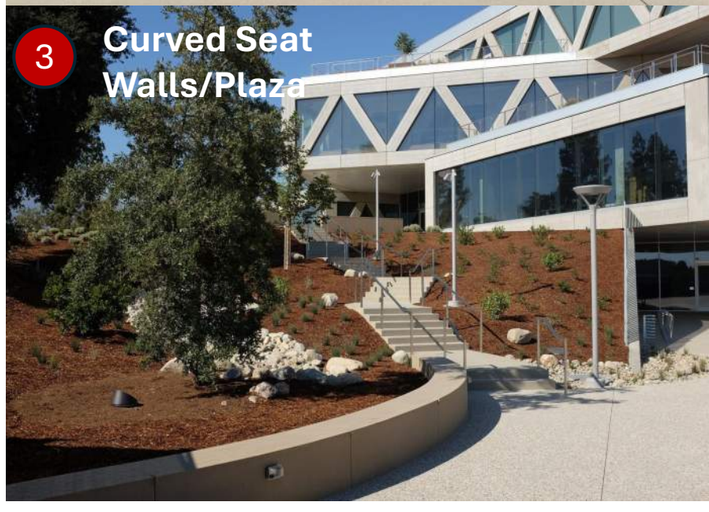
0’ 20’ 40’ 80’

Hardscape Types



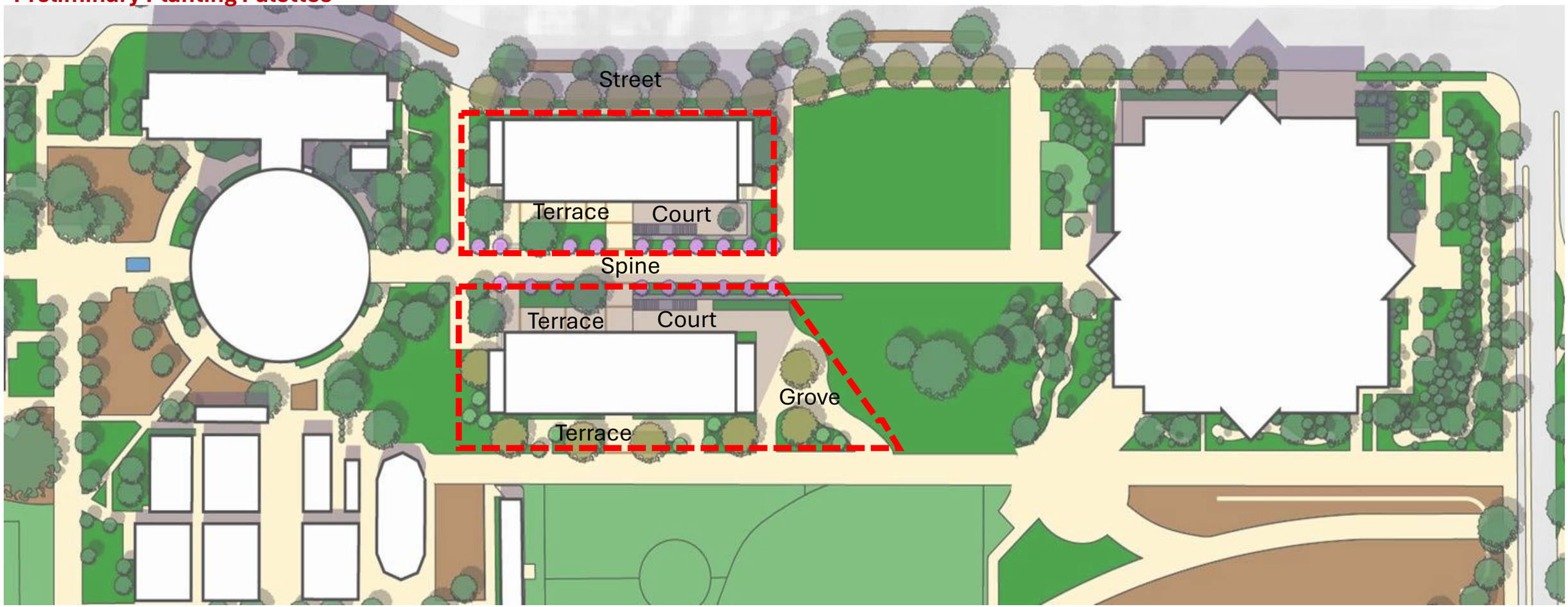






Landscape Types:

Preliminary Planting Palettes



Spine
Cercis occidentalis
Quercus engelmannii
Quercus agrifolia

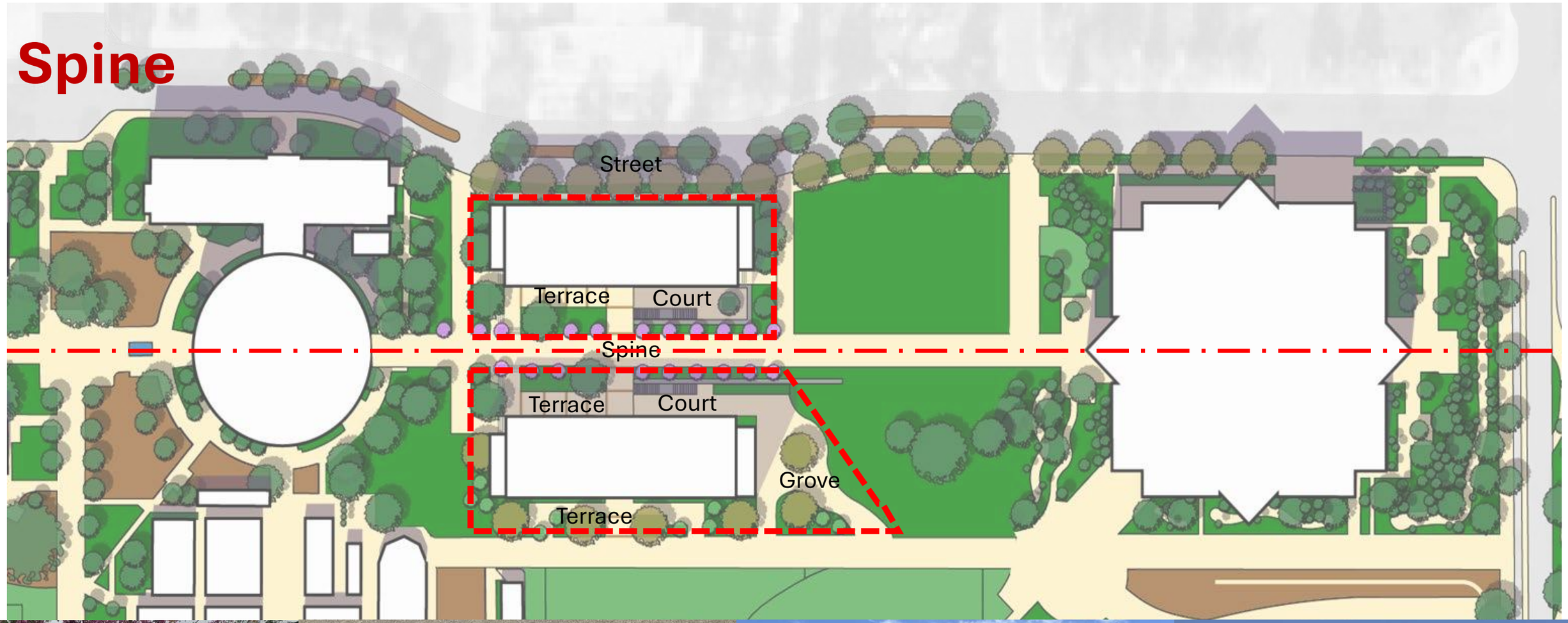
Street
Arbutus × 'Marina'
Platanus × acerifolia

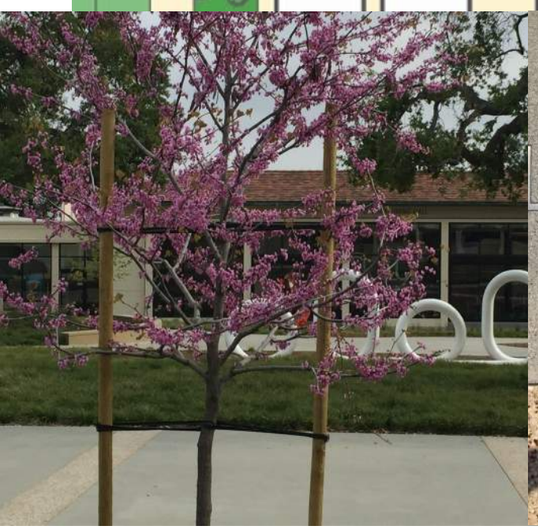
Court
Quercus agrifolia
Quercus engelmannii
Platanus racemosa
Rhamnus californica
Arctostaphylos spp.

Terrace
Platanus racemosa
Rhamnus californica
Arctostaphylos spp.

Grove
Quercus agrifolia
Quercus engelmannii
Rhamnus californica

Spine


Street
Terrace
Court
Spine
Terrace
Court
Grove
Terrace




LAMSON P





View Looking East



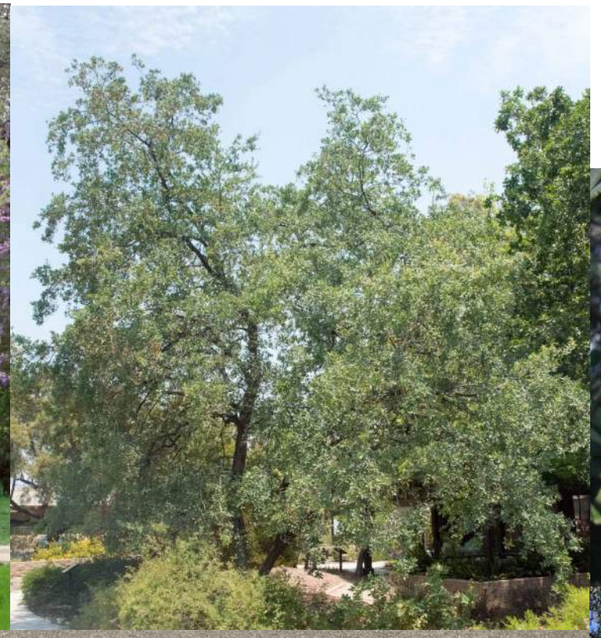
Spine:

Palette and Character





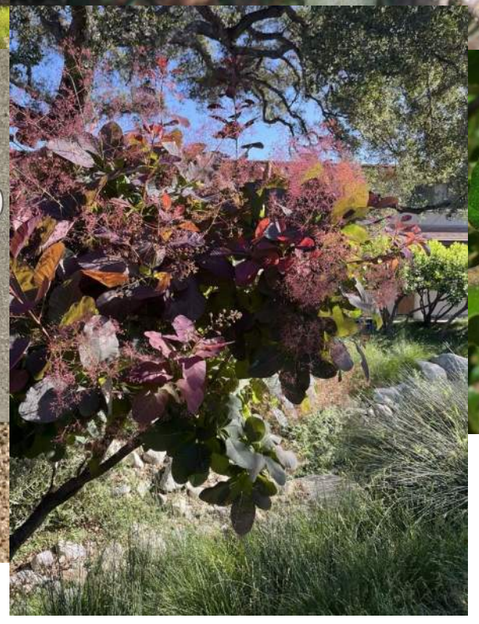






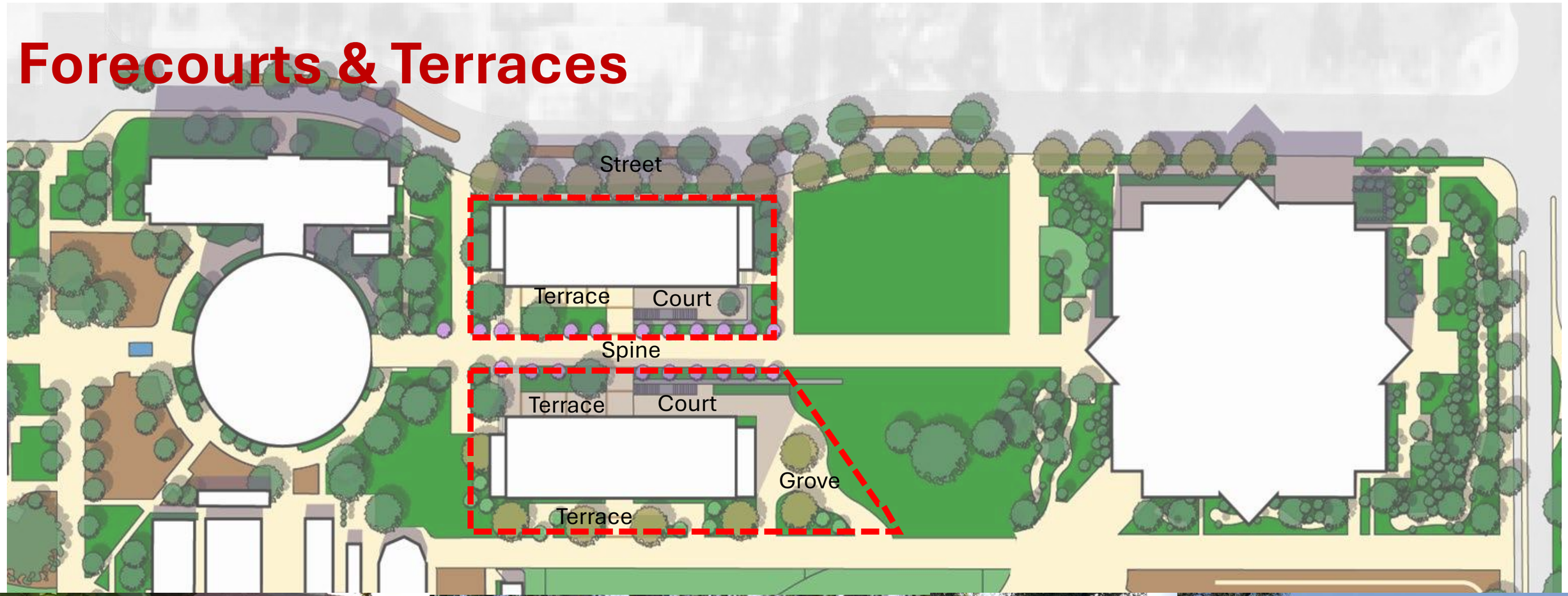








Forecourts & Terraces











Records Hall View Looking North-East

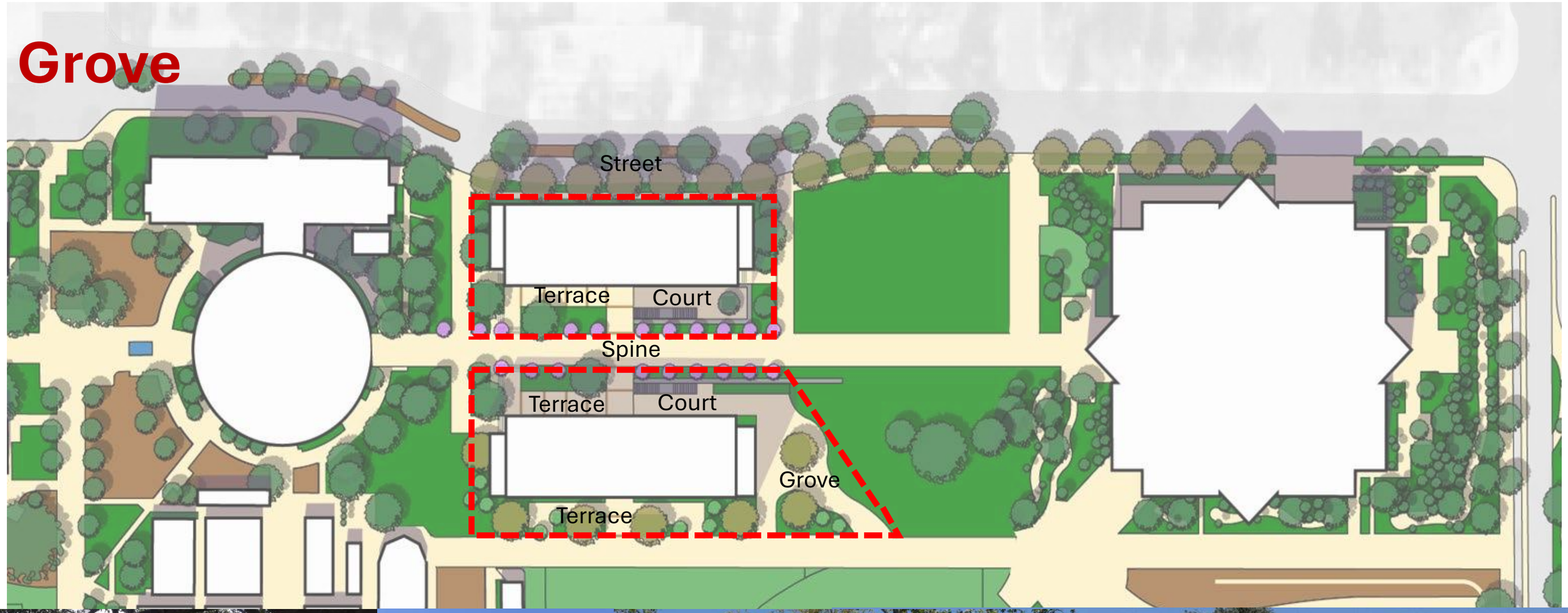


Forecourts & Terraces:

Palette and Character



Grove





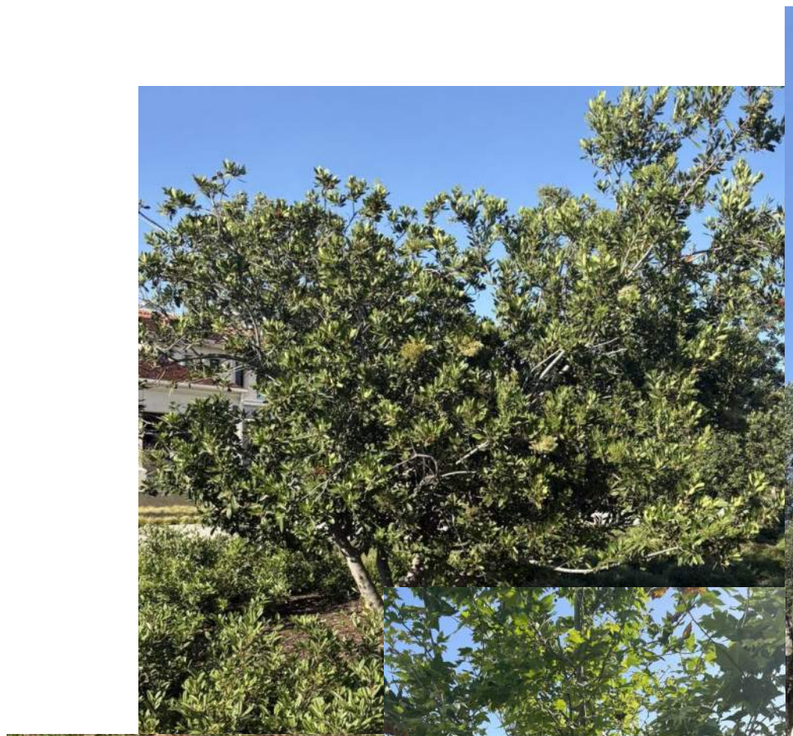




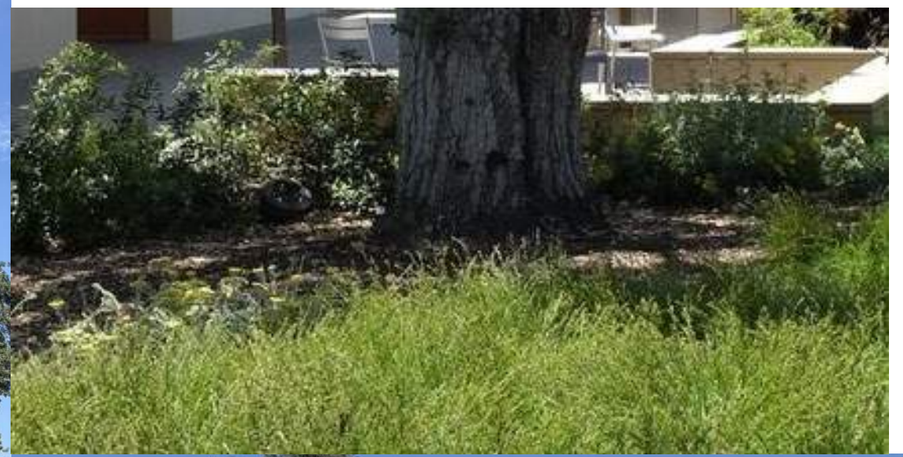


Grove:

Palette and Character















CLAREMONT McKENNA COLLEGE

CLAREMONT McKENNA COLLEGE - MASTER PLAN

Adopted June 2012, Amended September 2021

Master Plan Study Participants

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Kenneth Novack '67
Trustee and Vice Chair

Harry McMahon '75
Trustee and Chairman of the Board of Trustees

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Vice President for Administration and Planning and General Counsel

Gregory Hess
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Cynthia Humes
Chief Technology Officer

P. Edward Haley
Professor of Government / Faculty Representative

Michael Sutton '76
Director of Athletics / Faculty Representative

Lucia Foulkes '10
Student Representative

Brian Worley
Director of Facilities and Campus Services

Frank Perri
Director of Construction



Claremont McKenna College Existing & Future Campus Boundary



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Vice President for Student Affairs & Dean of Students

Lisa Cody
Associate Dean of the Faculty and Associate Professor of History

Brian Worley
Director of Facilities & Campus Services

Frank Perri
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Moore Ruble Yudell

Architects & Planners

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Partner

Neal Matsuno
Principal

Mario Violich
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Simone Barth
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Buro Happold

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David Herd
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KPFF

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Linscott, Law & Greenspan

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Architectural Historian

Teresa Grimes

Burns & Bouchard

Kristen Montet Lonner
Principal

Loeb & Loeb LLP

Paul Rohrer, Esq.
Partner

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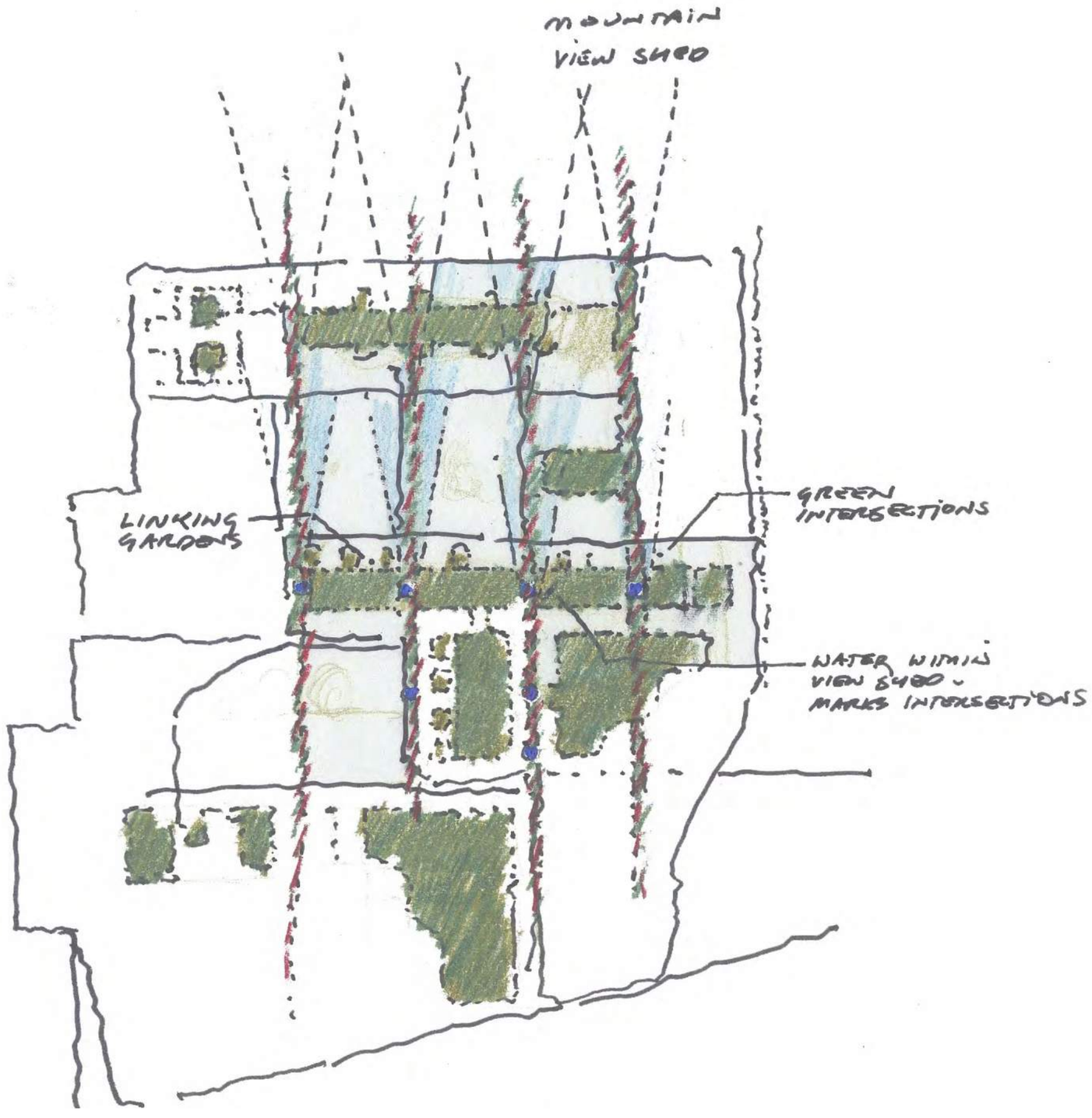
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*Master Plan updates as approved in Administrative Amendment Determination, September 2021



I. masterplan background & introduction

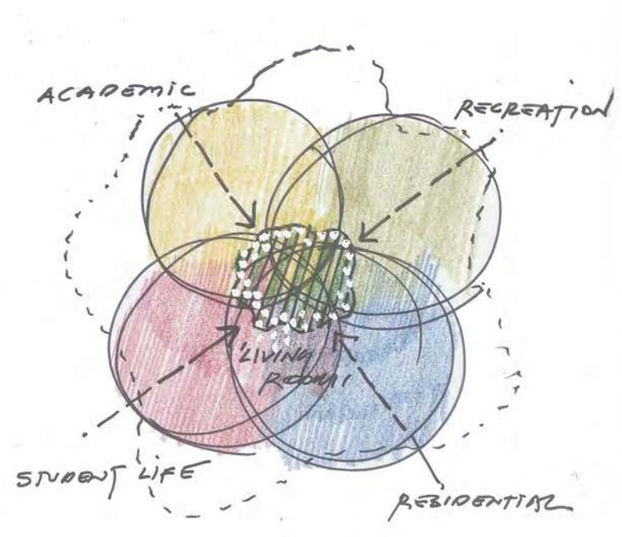
Planning Goals & Objectives

Master Plan Overview

Since its founding in 1946, Claremont McKenna College (CMC) has provided a home for some of the world's most accomplished students and distinguished scholars.

Although CMC's campus has evolved over time, new and updated facilities will be required to address CMC's academic and co-curricular needs in the 21st Century. The Master Plan will provide the College and the surrounding communities with a flexible vision for the future of CMC's campus while assuring the preservation of treasured academic and civic assets.

In October 2008, the College's Board of Trustees authorized the Buildings and Grounds Committee to complete a Master Plan process to guide the ongoing evolution of the campus. To be prudent, the Board of Trustees determined that the Master Plan should consider potential growth allowed under the Constitution for The Claremont Colleges, which currently limits CMC's enrollment in Claremont to 1,400 students.





CMC fosters personal connections between faculty and students



Today's CMC students

Goals and Objectives

Among the key goals of the Master Plan are:

- Create a flexible Master Plan framework to guide campus improvements in response to CMC's future programmatic needs and economic considerations.
- Enhance the appeal of the campus for student, faculty, staff, and community stakeholders.
- Enhance the campus community by expanding opportunities for interaction.
- Assure a sustainable campus through the use of environmental best practices.
- Provide a vision that preserves and strengthens CMC's identity.
- Protect the campus and neighboring communities by minimizing and mitigating transportation related and other local and regional impacts.
- Steward existing campus architectural, landscape and historical features.

Campus Facts

	2010	2035 - 2040
Land Area (approx. acres)		
Primary Campus	69	69
East Campus Sports Complex		41.2
Total	69	110.2
Population (in Claremont)		
Student	1150	1400*
Faculty	135	175
Student - Faculty Ratio	9:1	8:1
Academics and Campus Life		
Academic Departments	12	12
Dining Hall	1	1**
Varsity Teams	21	21

* Current Constitutional enrollment limit.
** There will be one Dining Hall included in the proposed Campus Center.

Master Plan Process

Choosing a Path Forward

Following the selection of Moore Ruble Yudell Architects and Planners (MRY), the Building and Grounds Committee initiated the Master Plan process in the spring of 2009. A design and planning team was assembled that included mechanical, civil and traffic engineers, LEED-certified environmental specialists, and historic resource consultants.

MRY led a series of interactive workshops in which CMC students, faculty, alumni, and staff expressed their ideas, concerns and feelings to the design team. The design team incorporated what it learned in the workshops into a conceptual Master Plan that was unanimously approved by the Board of Trustees in December 2009.

CMC then reached out to community stakeholders, including the City of Claremont, community leaders within Arbol Verde, Claremont Heritage, and Protect Our Neighborhood to receive their input. Following those meetings the conceptual plan was placed on-line for informal public review and a community workshop was held on February 20, 2010.

This Master Plan document is a compilation of the feedback and input received through these multiple outreach opportunities.



CMC Student Workshop, Oct. 30, 2009





Community Outreach Meeting, February 20, 2010

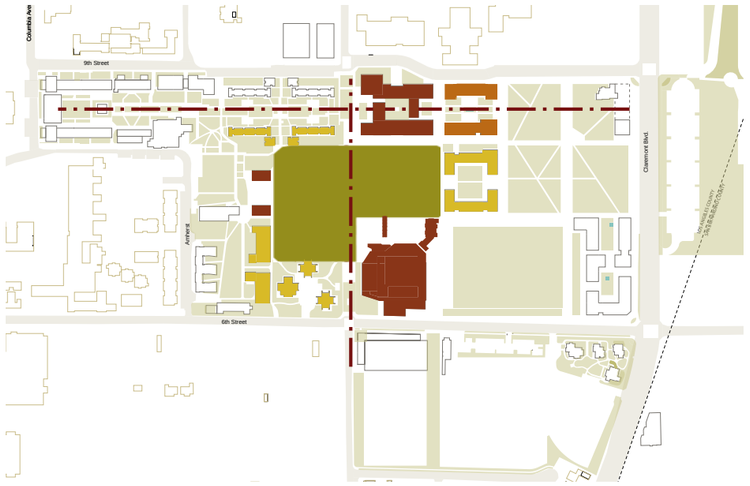


II. proposed masterplan

Planning Principles

The Master Plan seeks to preserve and enhance the strengths and attributes that define Claremont McKenna College. The Master Plan invokes enduring principles while allowing flexibility to adapt to changes in program, pedagogy, and academic conditions. The new framework applied to the campus will manifest itself in the form of a new landscape armature including a network of pathways and new gardens at various scales.

Parents Field, traditionally known for being the landmark gathering spot on campus, will be expanded to form a larger central green and a new Campus Center will overlook its north edge. The Campus Center is to become the College's living room, providing needed dining, meeting and gathering spaces to serve students, faculty, staff, and other members of the campus community. It will have an open ground floor with direct access to the outdoors and allow for easy connections to the surrounding campus. Together, these elements create a new "heart" for the CMC campus.

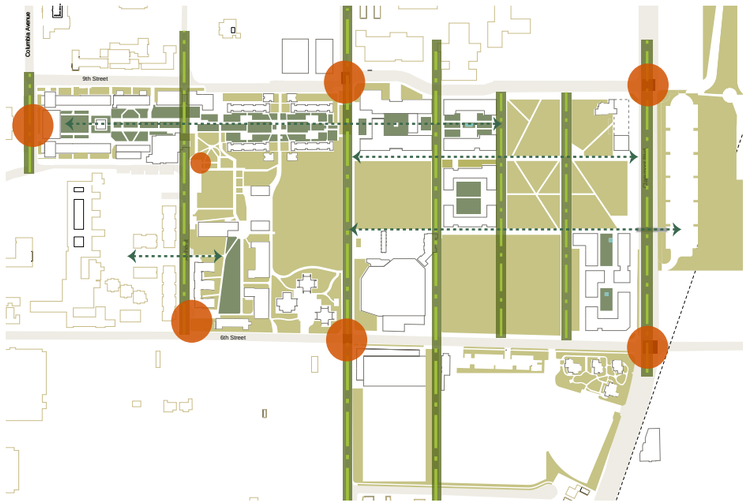


Creating a "Heart" for the Campus

Consistent with the concept of a garden campus, the existing athletic fields in the eastern portion of campus will be transformed into a series of gardens and open spaces defined by appropriately scaled academic and residence hall buildings. The East Campus Sports Complex will enable the College to relocate its athletic fields away from the academic and residential portion of campus and expand open space west of Mills Avenue.

Another element of the landscape framework is the creation and reinforcement of north-south pathways. Landscaped pathways will be an important part of the campus infrastructure, providing view-corridors to the mountains, circulation, storm water mitigation, way-finding elements, and spaces for social gathering. Enhanced north-south landscaped corridors, combined with east-west paths, will create a plaid of campus garden spaces that can support a variety of activities – passive gardens used as outdoor classrooms, general recreation, concerts and performances, intramural and club sports, commencement and reception ceremonies, as well as special events.

Finally, the North Mall will be anchored by the Kravis Center to the west, two new academic buildings to the east of the Campus Center, and a proposed alumni house and admission office, creating an Alumni and Admission Gateway at the corner of Ninth Street and Claremont Boulevard.



Gateways & Entry Points

Master Plan Design Guidelines

- Provide flexibility to adapt to changes in programs, pedagogy, and economic needs.
- Respect the needs and concerns of neighboring communities through campus perimeter landscaping and parking and mobility measures.
- Design suitably-scaled and well-proportioned buildings fostering interaction and strengthening connections with the surrounding campuses and neighborhoods.
- Articulation of larger building forms (such as the Campus Center and the Fitness and Athletics Center) to maintain scale and proportion.
- Define campus edges with buildings and landscape that promote CMC's identity.
- Landscape that maintains flexible open space patterns and respects landmark trees.
- Create well defined courts and open spaces.
- Enhance Parents Field as the heart of the campus.
- Consider historical value and physical condition of existing buildings for possible re-use, as appropriate.
- Locate active uses and entry points at ground level.
- Construct space under buildings whenever possible to provide program, mechanical, parking, or other uses.
- Develop sustainable structures, landscape and infrastructure.

Architectural Expression

The general architectural character of the CMC campus consists of modest Mediterranean-inspired buildings with beige-colored stucco walls and clay tile roofs. A few buildings are more expressive, such as Claremont Hall and the soon to be completed Kravis Center. The variety of building styles is embraced by the encompassing landscape. The pattern of generous open spaces made up of courtyards, pedestrian ways and playfields, helps to weave the campus together.

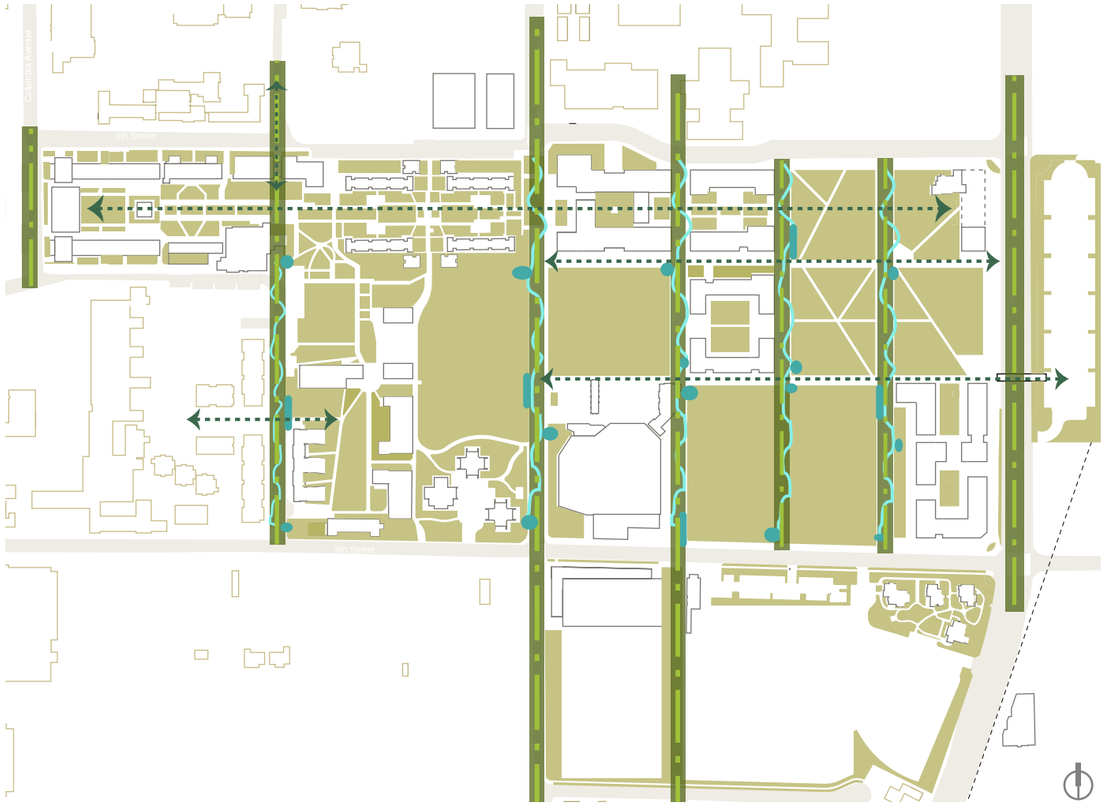
Because of their location, size, appearance, or functions, certain structures can be considered featured campus buildings. Featured buildings include the Kravis Center, the Fitness and Athletics Center and the Campus Center. Such prominent buildings will be allowed an expressive use of a broader palette of color and materials. Featured buildings will have the opportunity for more interesting architecture compared to the background buildings that make up the majority of the campus fabric.

Individual projects will incorporate the following design guidelines:

- Building site selection consistent with the Master Plan.
- Building form, massing, setback, and height that respects adjacent buildings and complies with the Master Plan.
- Color and material palettes compatible with existing buildings and the Master Plan.
- Relationship to landscape that is welcoming and encourages outdoor uses.
- Signage and lighting design consistent with the Master Plan.
- Low carbon emitting building systems consistent with the Master Plan.







north - south green axis / view corridors
bioswales / storm water filtration
north - south infrastructure corridors
east - west campus pedestrian movement linkages
open space
existing context
CMC buildings

View and Landscape Corridors

North-south view corridors will mark key entry points to the campus and preserve sight lines to the San Gabriel Mountains and the surrounding region.

View corridors will be woven into the natural pedestrian patterns and provide a link to adjacent colleges and neighborhoods. Public gathering spaces will intersect view corridors at key points.

The use of "bioswales" to collect storm water run-off may be featured and integrated into the landscape design. A variety of native trees are proposed to give each view corridor a distinct identity.



View North to San Gabriel Mountains

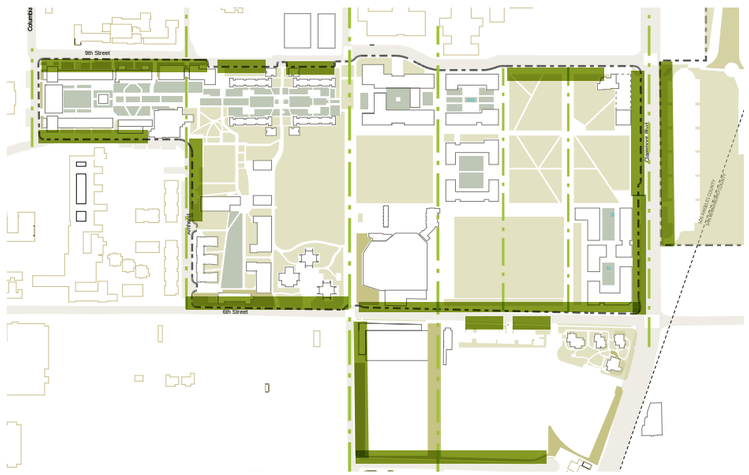
Landscape Framework

The landscape framework of the campus will celebrate and embody CMC's distinctive garden setting. Taking advantage of the rich green network of the adjacent colleges and neighborhoods, a comprehensive landscape vision will be woven together linking campus and community. Dramatic view-corridors to the San Gabriel Mountains will further enhance the sense of identity and connection to the distinctive landscape of the Claremont region.

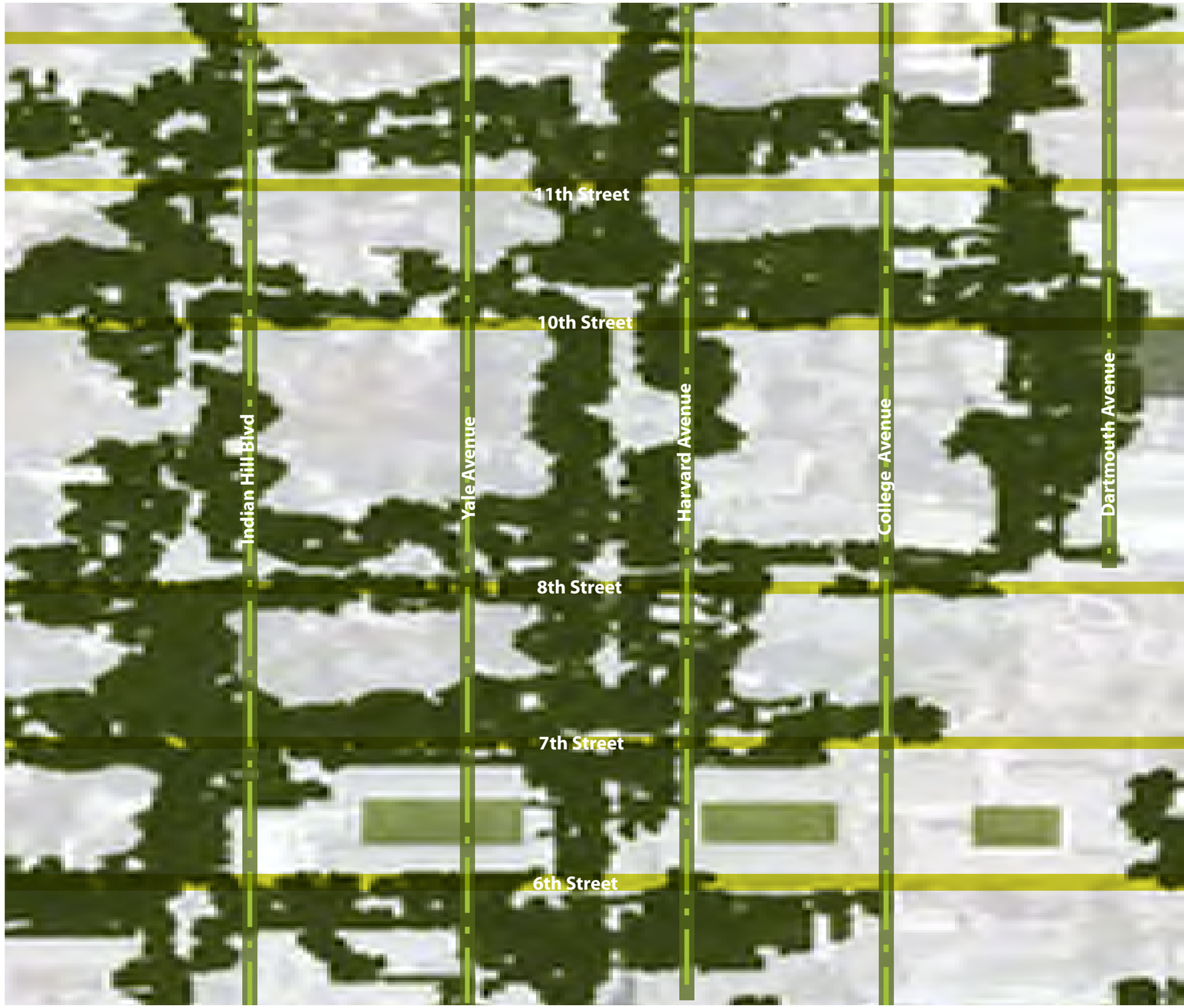
The character of the campus will be defined by a cohesive landscape fabric. The consistent use of hardscape materials, color palettes, and textures that are indigenous to the area will inform all aspects of campus landscaping. Open spaces, pathways, wayfinding, and lighting will create a safe and secure environment for the CMC community and its visitors.

Edges

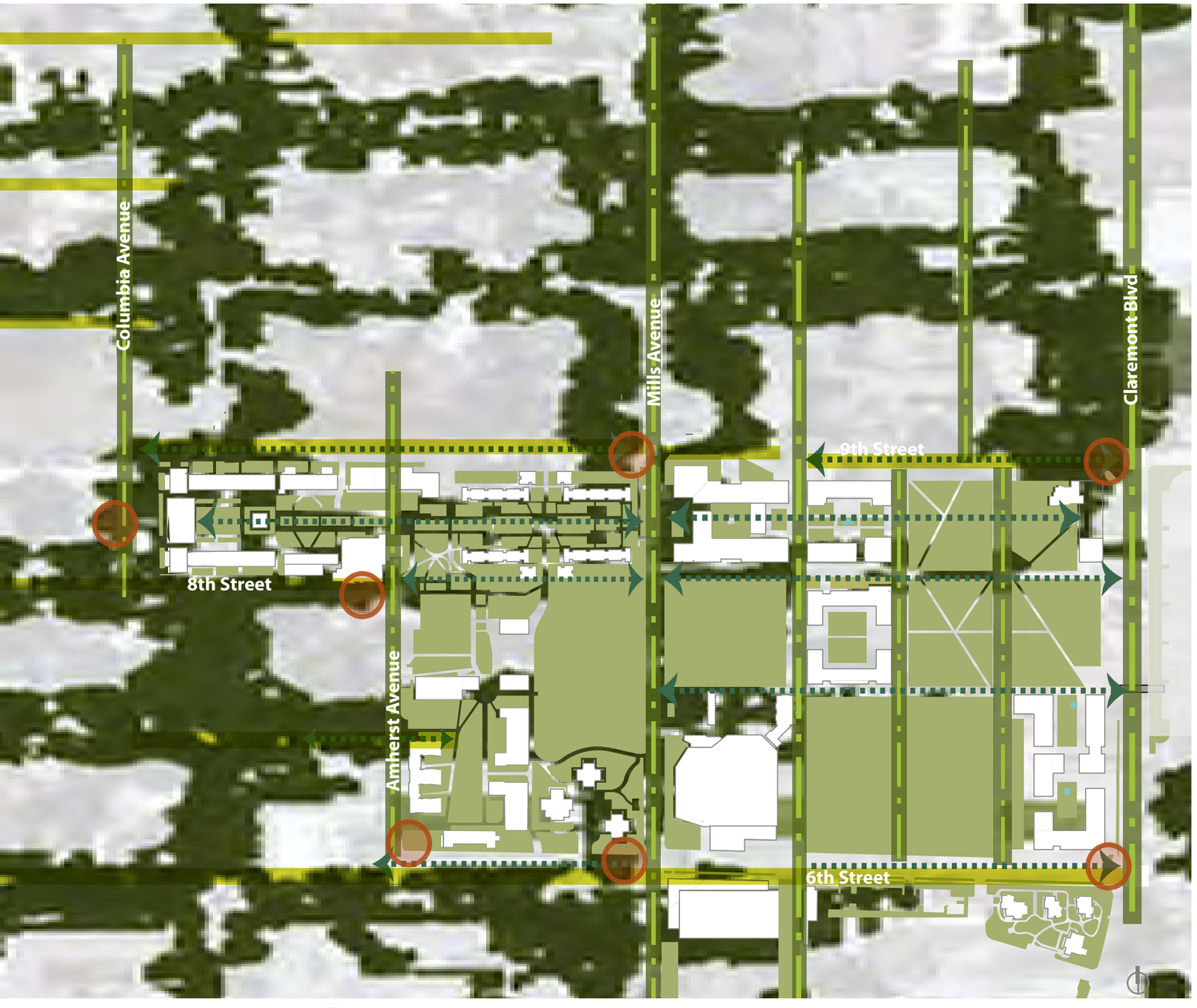
A re-envisioned campus edge and perimeter landscape is of critical importance to strengthening the identity of the CMC campus and preserving and enhancing adjoining neighborhoods. A "green threshold" to the campus will establish key landscape gateways with identifiable entry points to the campus for vehicular, bicycle, and pedestrian access.



Strengthening Corners & Edges



Weaving Campus and Community



Arbol Verde

CMC is committed to preserving the residential character of the neighborhood south of Harwood Place (AV1 District) and the transitional-academic nature of the neighborhood north of Harwood Place (AV2 District). Attractive landscaping and border/transition features will be provided at the campus boundary on the north side of Harwood Place. Best practices will be used for all exterior lighting in the fields, courts, exterior parking areas, and walkways of the transitional-academic area north of Harwood Place and south of Sixth Street. Potentially historic stone structures will be studied and preserved, as appropriate.

Development Agreement

CMC's usage of the AV2 District is currently governed by a development agreement, City Code and the City's General Plan. CMC intends to work with the City and local stakeholders to amend or replace the development agreement and to revise City Code in a manner consistent with the General Plan. The revisions are intended to expand the scope and term of the development agreement and to amend City Code in a manner that assures the ongoing preservation of the residential character of the AV1 District and provides a transitional buffer between the Institutional Educational (IE) District and the AV1 District.

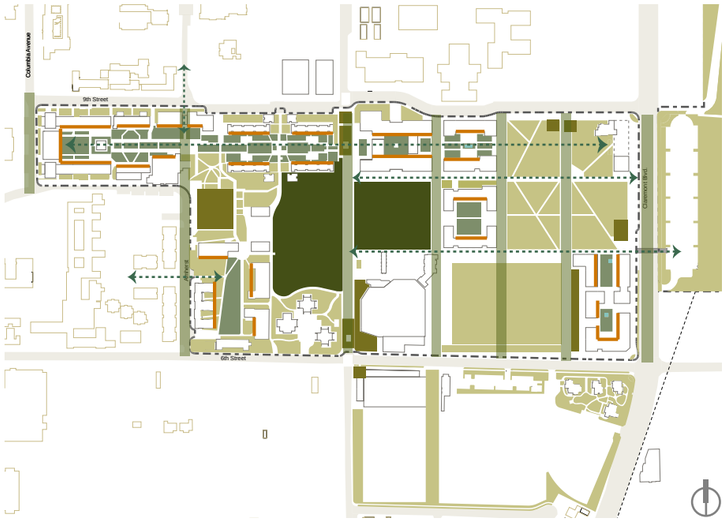
Currently, various parcels in the block bounded by Sixth Street on the north, Brooks Avenue on the east, Harwood Place on the south, and Mills Avenue on the east are zoned IE. In addition, the General Plan identifies those parcels as being planned for institutional educational usage. In order to regularize zoning and General Plan usage boundaries and to effectuate this Master Plan, the zoning map and certain General Plan usage boundaries must be altered so that all of the F7 Parking Structure and Administrative Space is located within the IE District, in compliance with an amended General Plan, and so that the parcels south of the F7 Parking Structure and Administrative Space and north of Harwood Place are zoned AV2 District.

Linked Terraces and Courts

A variety of formal and informal open spaces will reinforce the image of the campus as a pedestrian environment in a garden setting.

Landscaped open spaces and "outdoor classrooms" provide informal settings for interaction and learning for students, faculty, staff, and visitors at a range of scales from intimate to grand.

Buildings will be open to terraces and courts, extending the program of the buildings into adjacent open spaces.



Formal / Informal Scales of Landscape

Campus Topography

A predominant north to south cross slope of 3 percent provides opportunities for shaping the topography into terraces, steps, and low garden walls.

Landscape features allow for the creation of "built-in site furniture" for informal gatherings at multiple scales. Site walls and terraces will become an extension of the architecture, helping to integrate building and landscape into one composition.



Informal Outdoor Seating (Swathmore College)

Passive Open Space Meets Athletic Fields

The relatively low scale and low density of the campus structures and abundance of open space contribute to the sense of a campus-in-the-garden.

The existing campus combines both athletic fields and passive open space. Athletic facilities and fields are located primarily east of Mills Avenue. The North Mall, Parents Field, and the Mid-Quad and South-Quad courtyard gardens are on the west side of the Campus.

The Master Plan will expand the plaid of gardens connected by pathways throughout the campus by creating the East Campus Sports Complex east of Claremont Boulevard.

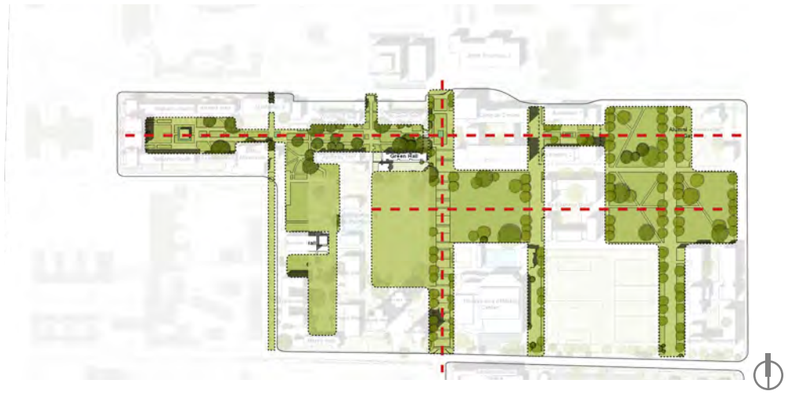
Varsity athletic fields will be located primarily in the East Campus Sports Complex with the possibility of a soccer field located south of Sixth Street.

The relocation and consolidation of varsity athletic fields will provide for the athletic needs of the students in an efficient and convenient manner that will enhance the garden setting at the core of the campus.

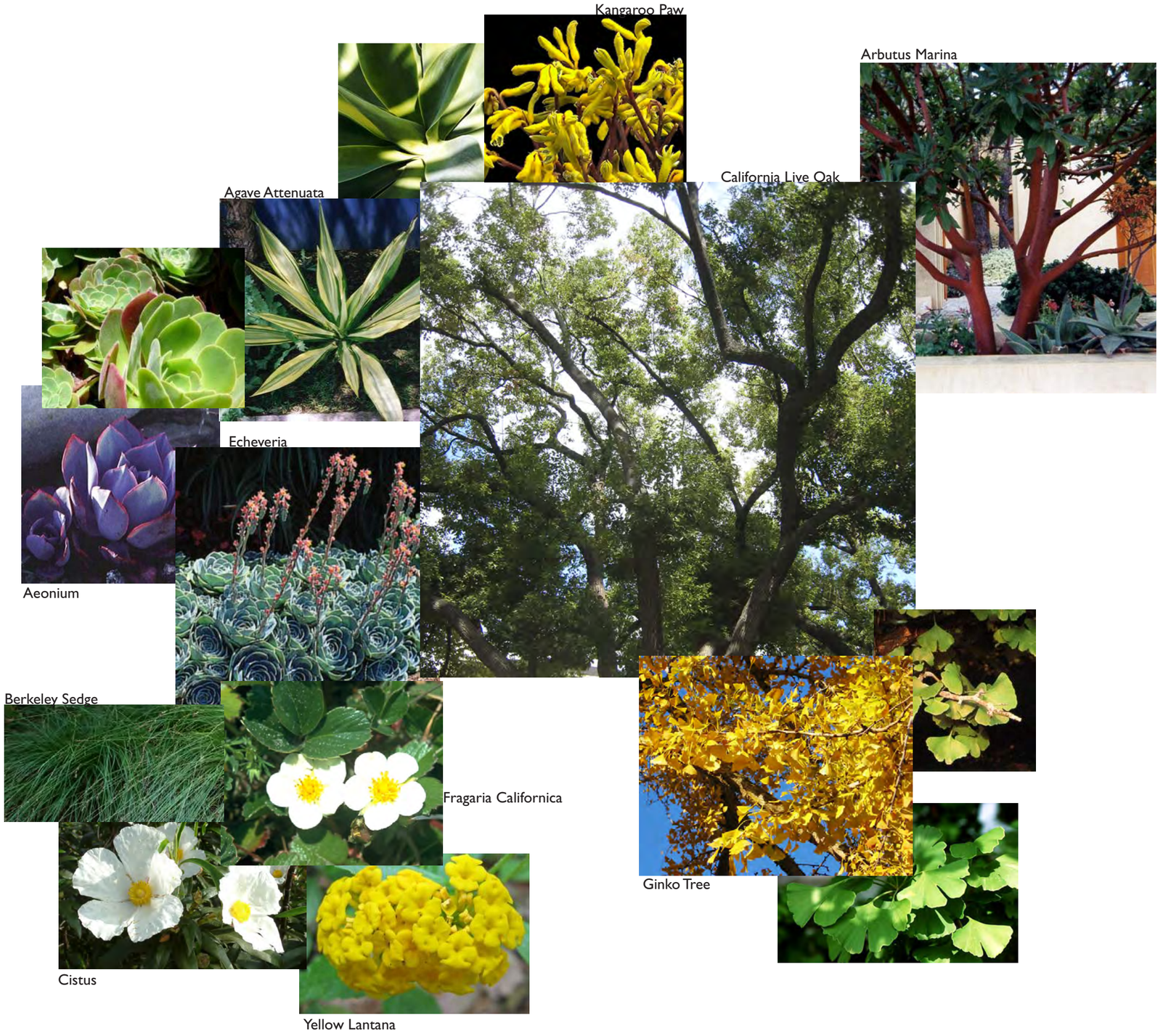
The adjacent open space diagram compares the current primary garden open spaces (not including athletic fields) with those proposed in the Master Plan.



Existing CMC major Open Space



Proposed Master Plan Open Space



Landscaping for Future Projects

The landscape of the CMC campus is identified by its characteristic garden setting. Beautiful California Live Oak trees along with other mature specimens are living landmarks providing important shading canopies for the campus. These landmark trees will be protected and preserved as key campus landscape elements. CMC is committed to using native, drought - tolerant plant materials that are appropriate to this climate. Turf shall be used sparingly where less water-dependant materials are not viable. The campus shall implement guidelines that promote water conservation through thoughtful landscape and irrigation design, installation and maintenance. CMC will conform to the requirements of the City of Claremont Water Efficient Landscape Ordinance.

Suggested plant pallet may include the following:

Trees

- California Live Oak
- Arbutus Marina
- Ginko Tree

Shrubs

- Agave Attenuata
- Kangaroo Paw

Ground Cover

- Berkeley Sedge
- Aeonium
- Yellow Lantana
- Cistus
- Echeveria
- Fragaria Californica

CMC has identified all trees that will be impacted by the various projects envisioned in this Master Plan in an accompanying submittal. In the planning of each project envisioned in this Master Plan, impacted trees identified as significant will either be moved or replaced in accordance with City or County requirements. CMC especially recognizes the importance that its Oak trees have in shaping the campus landscape and has retained a noted area arborist to evaluate and develop a maintenance program for the care and treatment of these trees.

Master Plan Vision

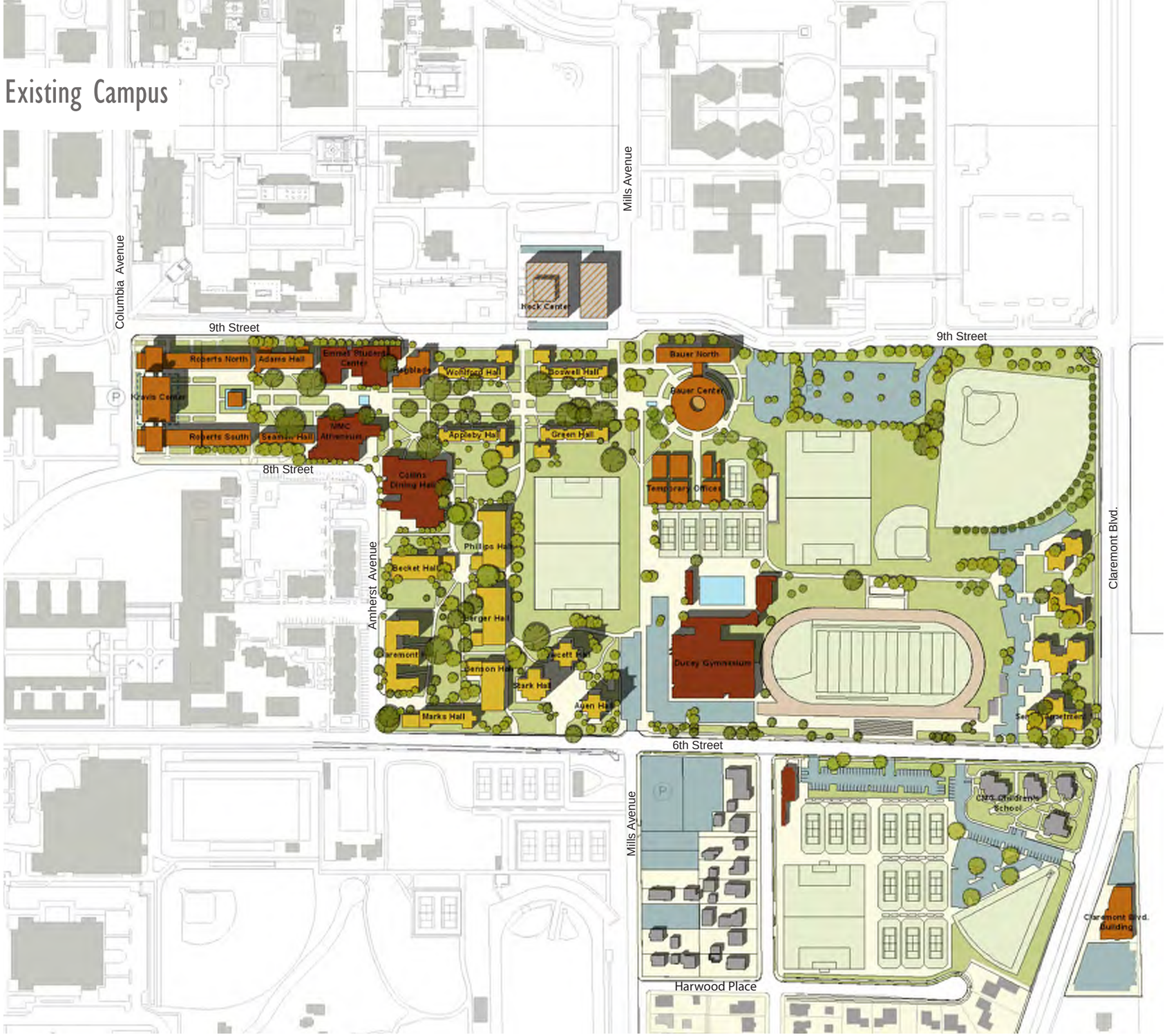
Planning for Smart Growth

The Master Plan provides a flexible and nimble guide to future building and site improvement decisions. The Master Plan must be adaptable to a variety of factors while addressing implications of strategic, economic, and physical planning considerations and preserving future options.

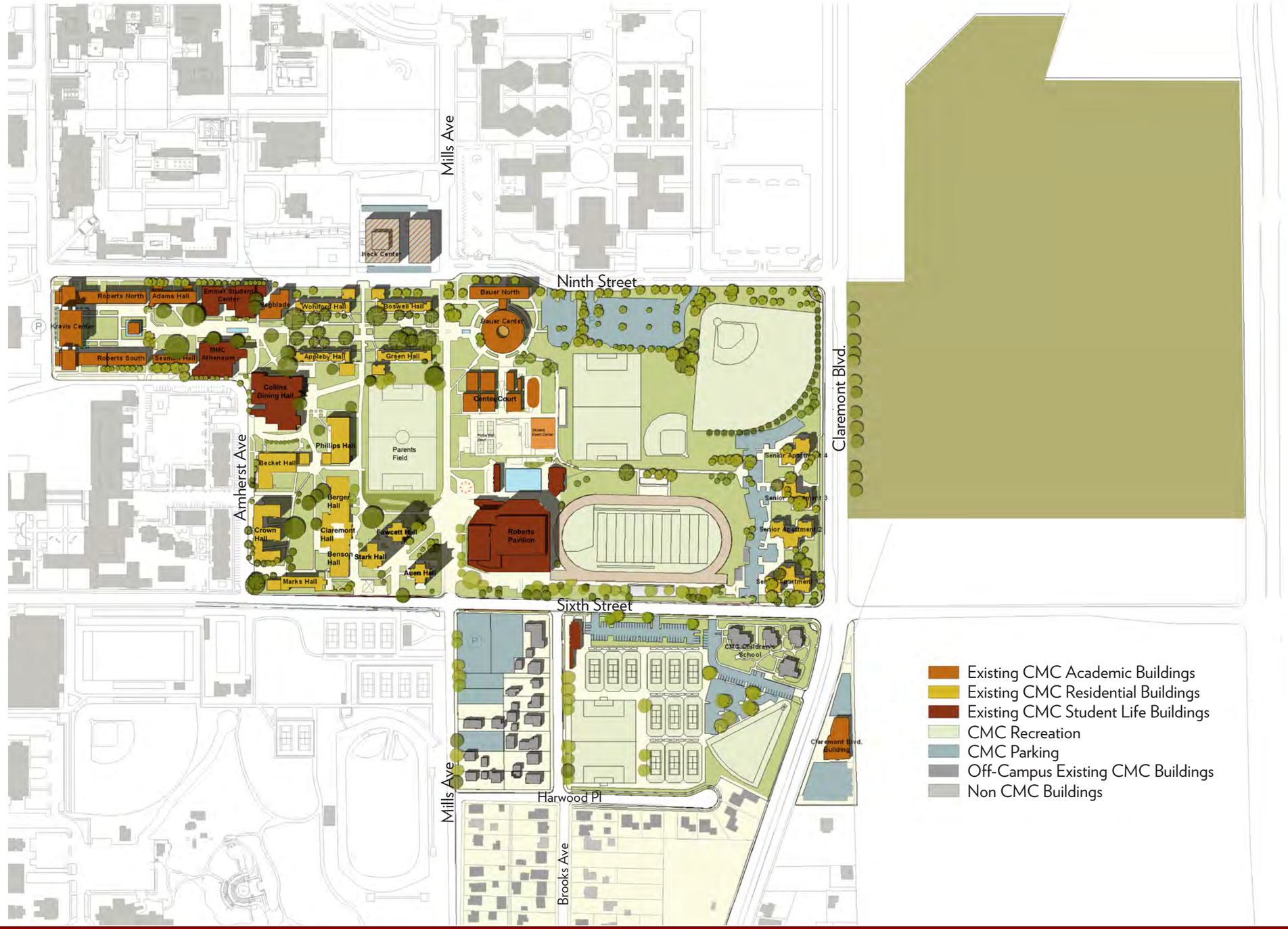
The Existing Campus Plan is shown to the right with buildings color-coded identifying their relative uses. The Proposed Master Plan on the facing page identifies proposed projects that may be completed during the life of this Master Plan.

As shown by the recent Kravis Center project, the College is committed to utilizing appropriate construction mitigation techniques to address construction-related impacts, including those related to noise, dust, vibrations, storm runoff, odors, hall routes, pedestrian and vehicular traffic patterns, parking relocation, and construction-related parking and staging.

Existing Campus



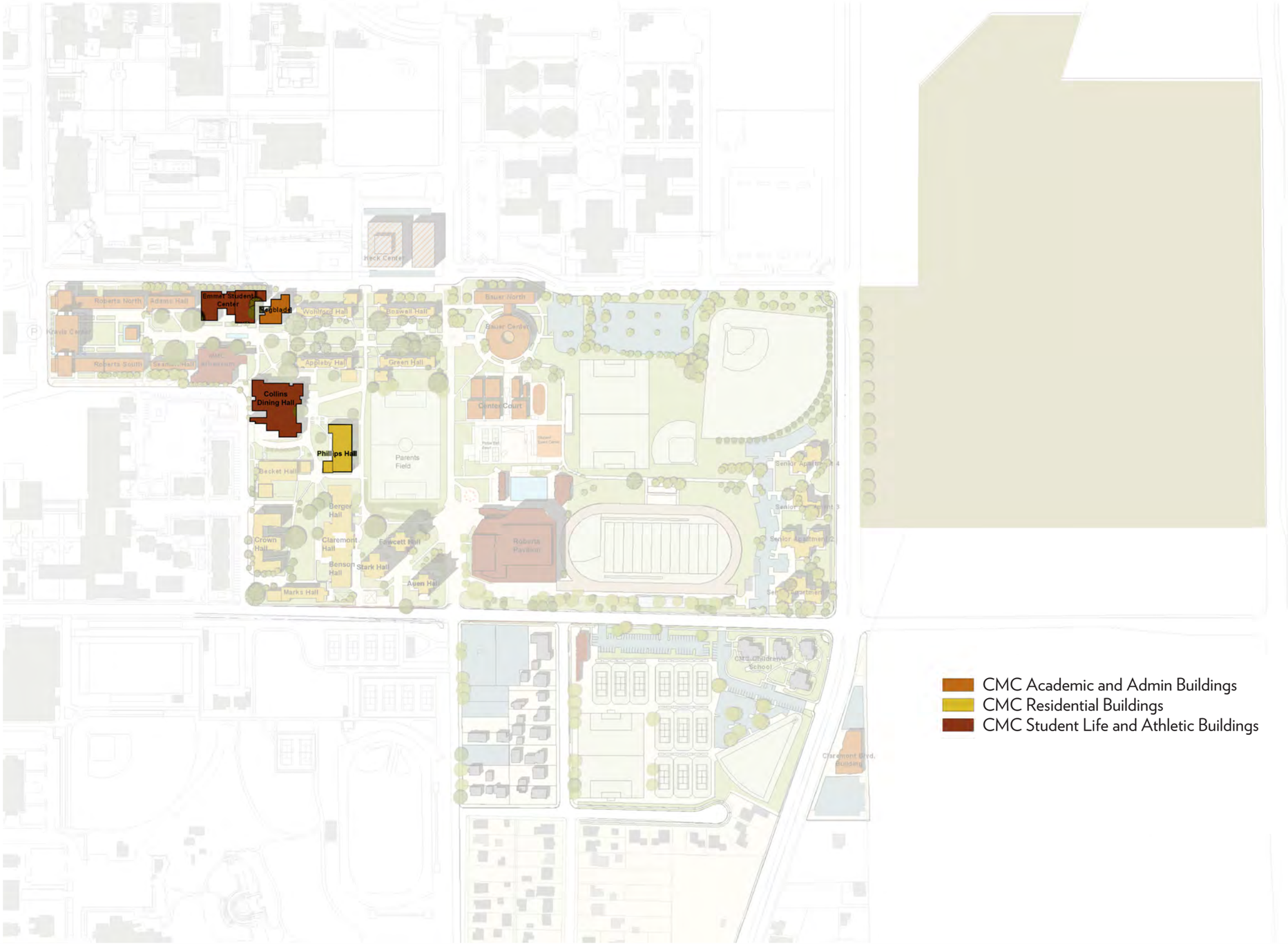
2020 Existing Campus



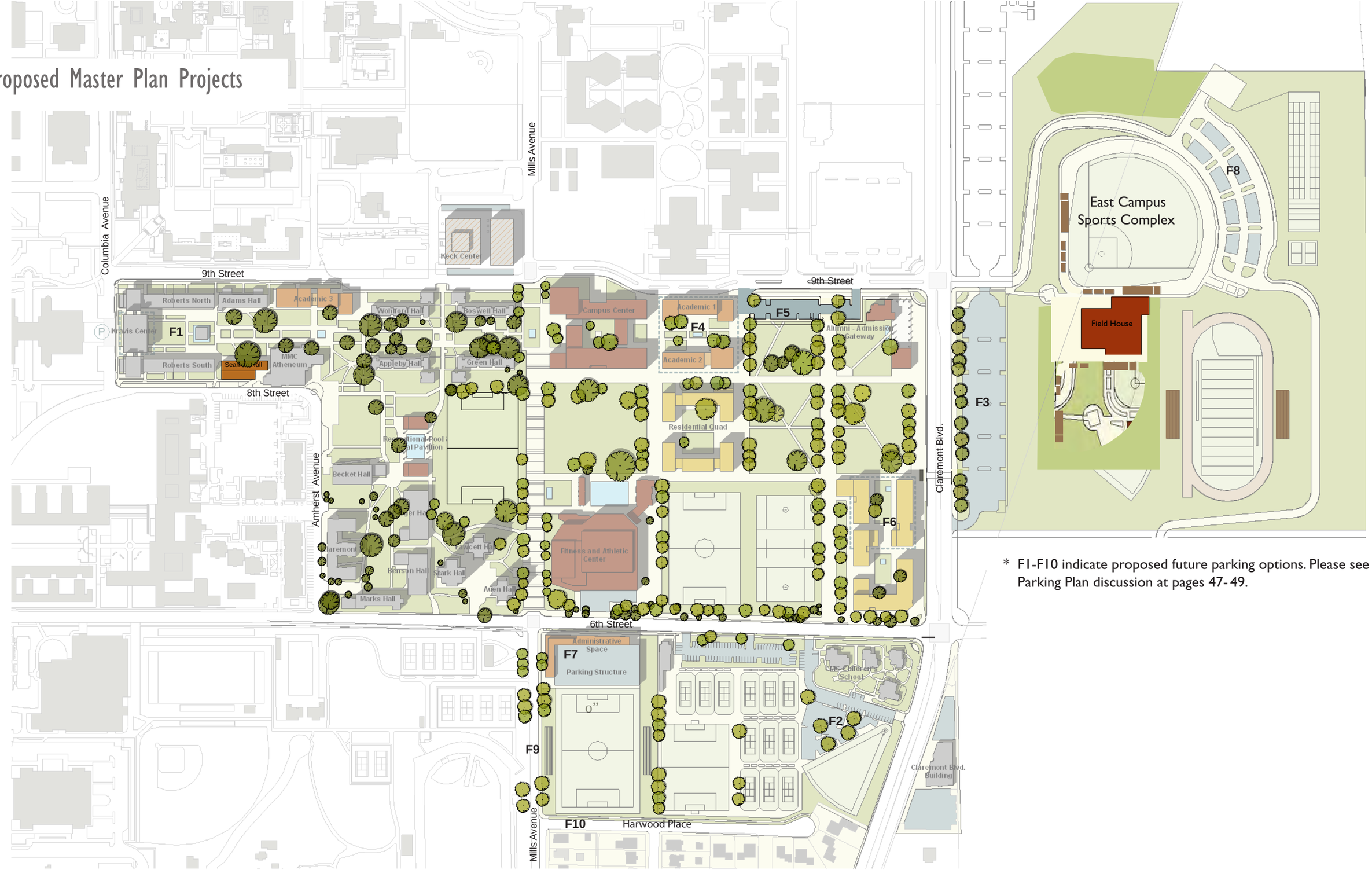
2020 Master Plan Update: Built After 2012 Master Plan



2020 Master Plan Update: Existing to Remain (Proposed Removal in 2012 MP)



Proposed Master Plan Projects

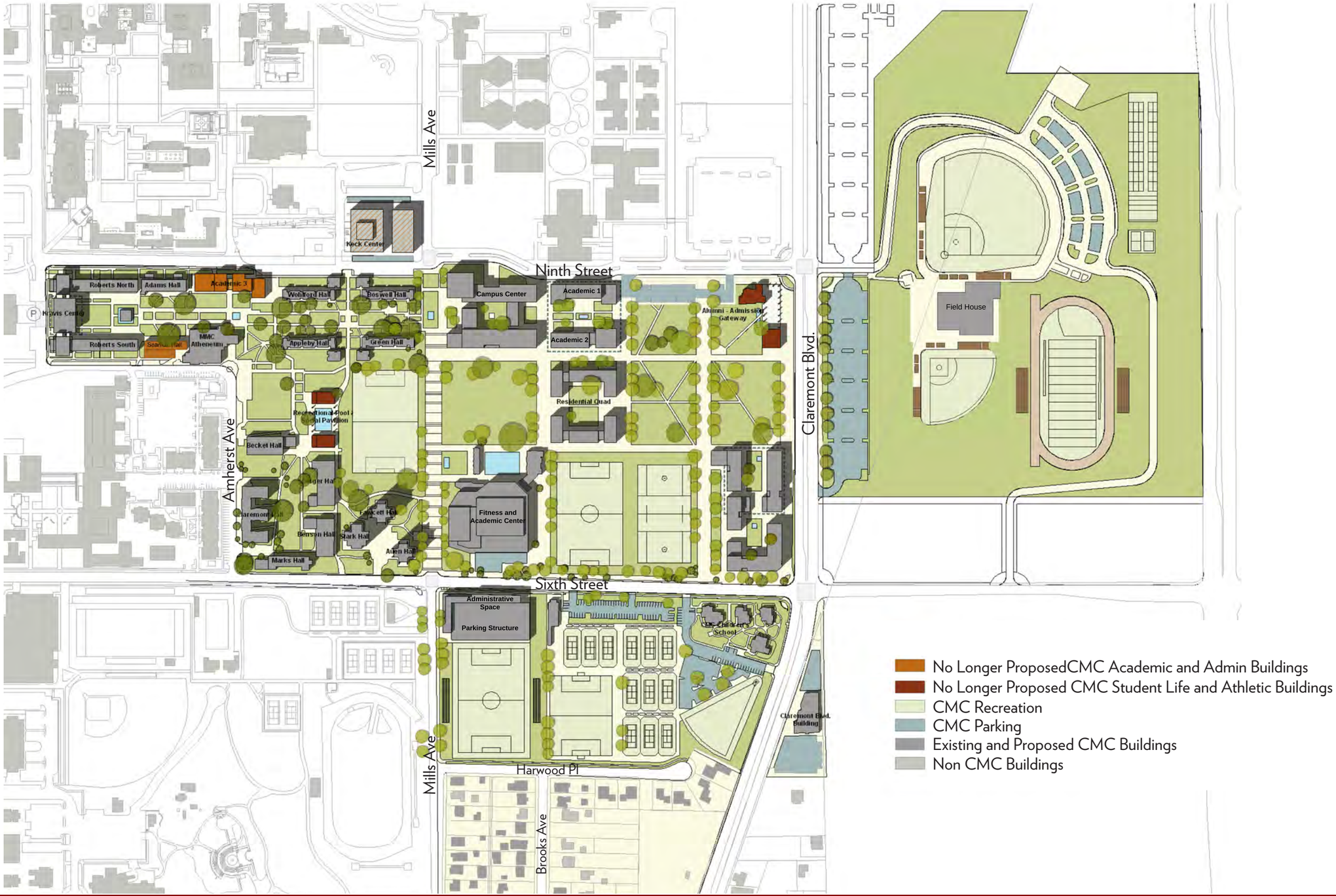


* F1-F10 indicate proposed future parking options. Please see Parking Plan discussion at pages 47- 49.

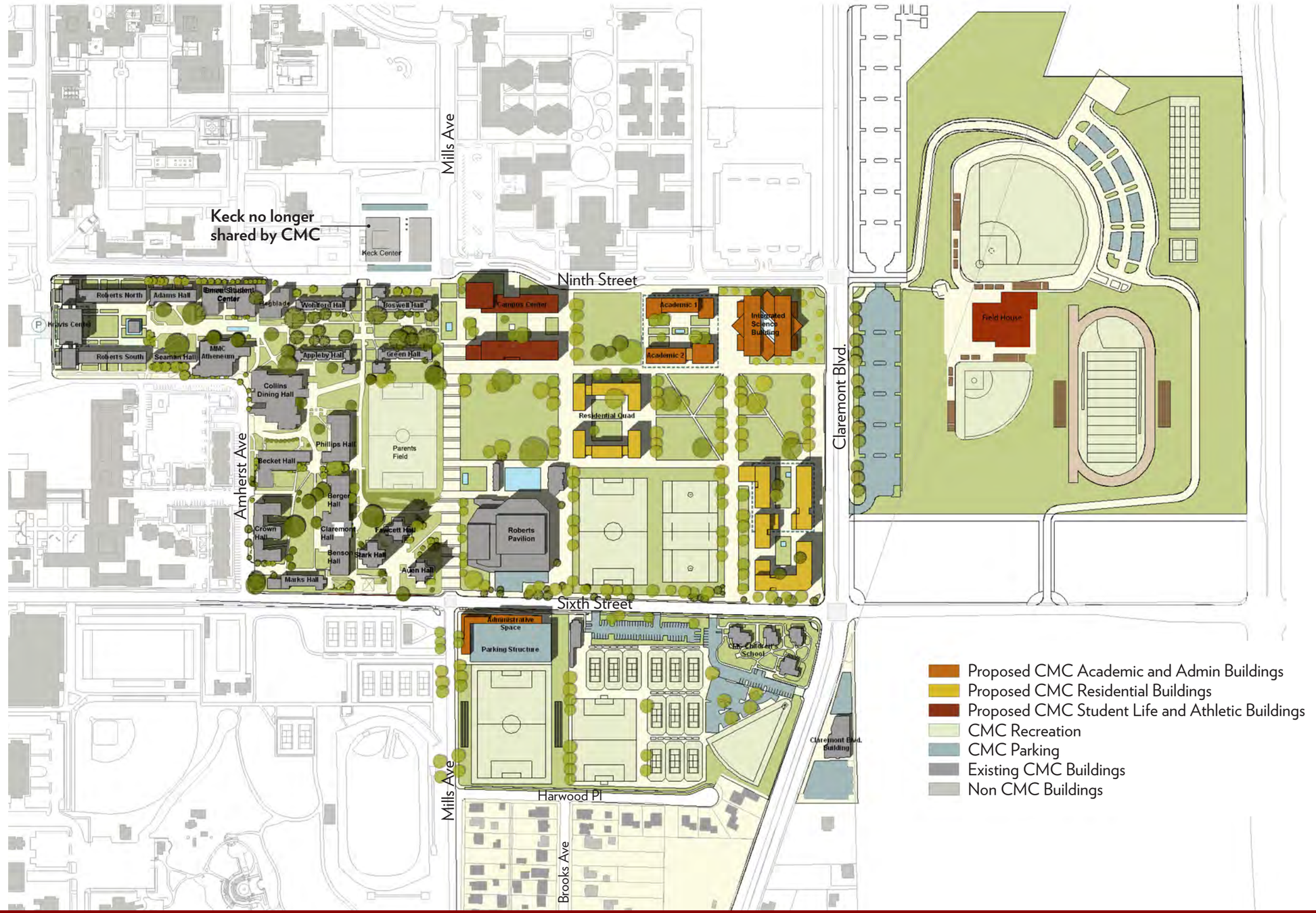
proposed administrative / academic buildings
proposed student life buildings
proposed residential buildings
CMC parking
existing CMC buildings
CMC recreation
open space

0' 100' 200' 400'

2012 City of Claremont Approved Master Plan: Buildings No Longer Proposed



2020 Master Plan Update: Proposed Uses



Proposed Campus Master Plan (Existing & Proposed Uses)



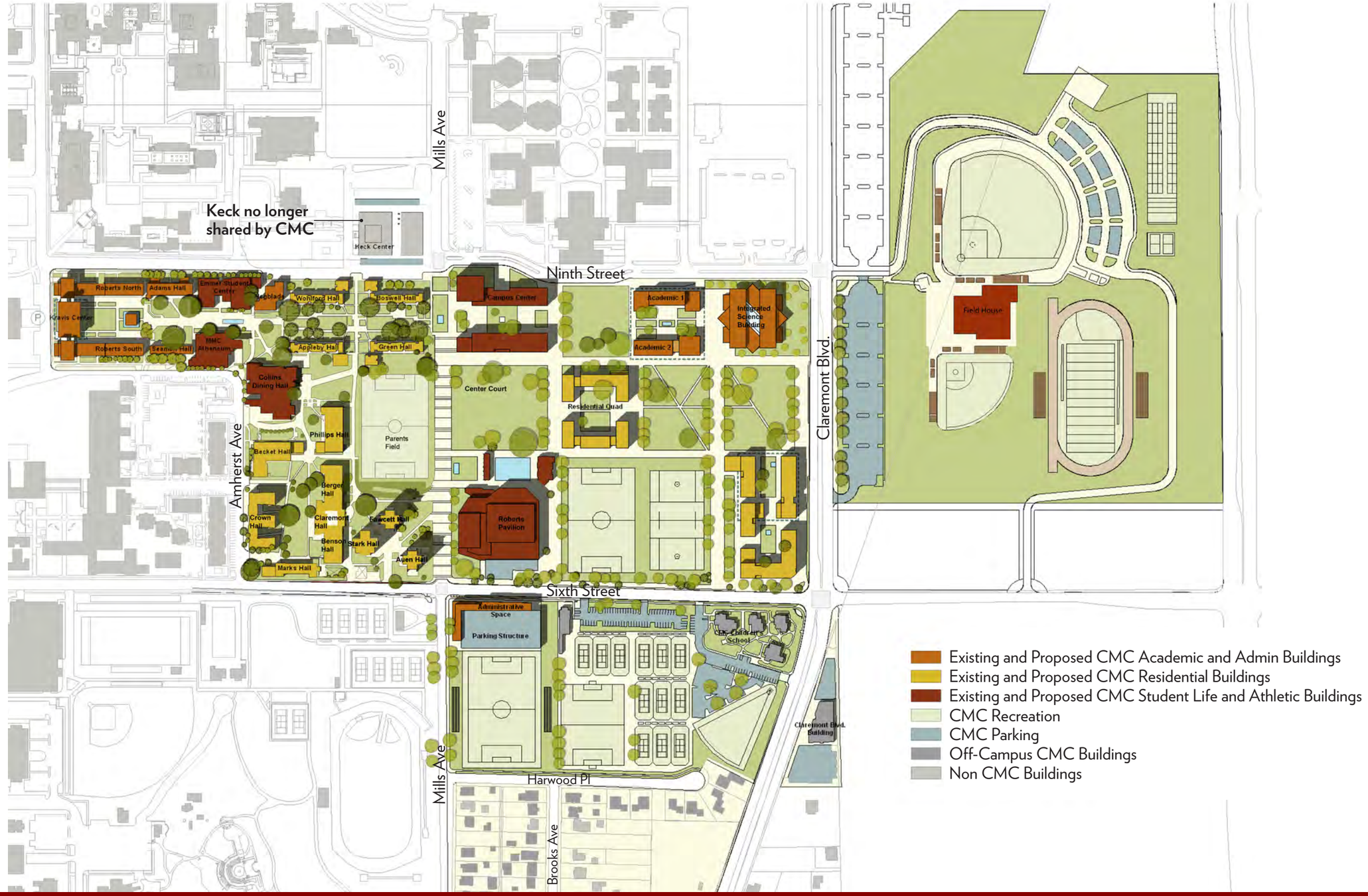
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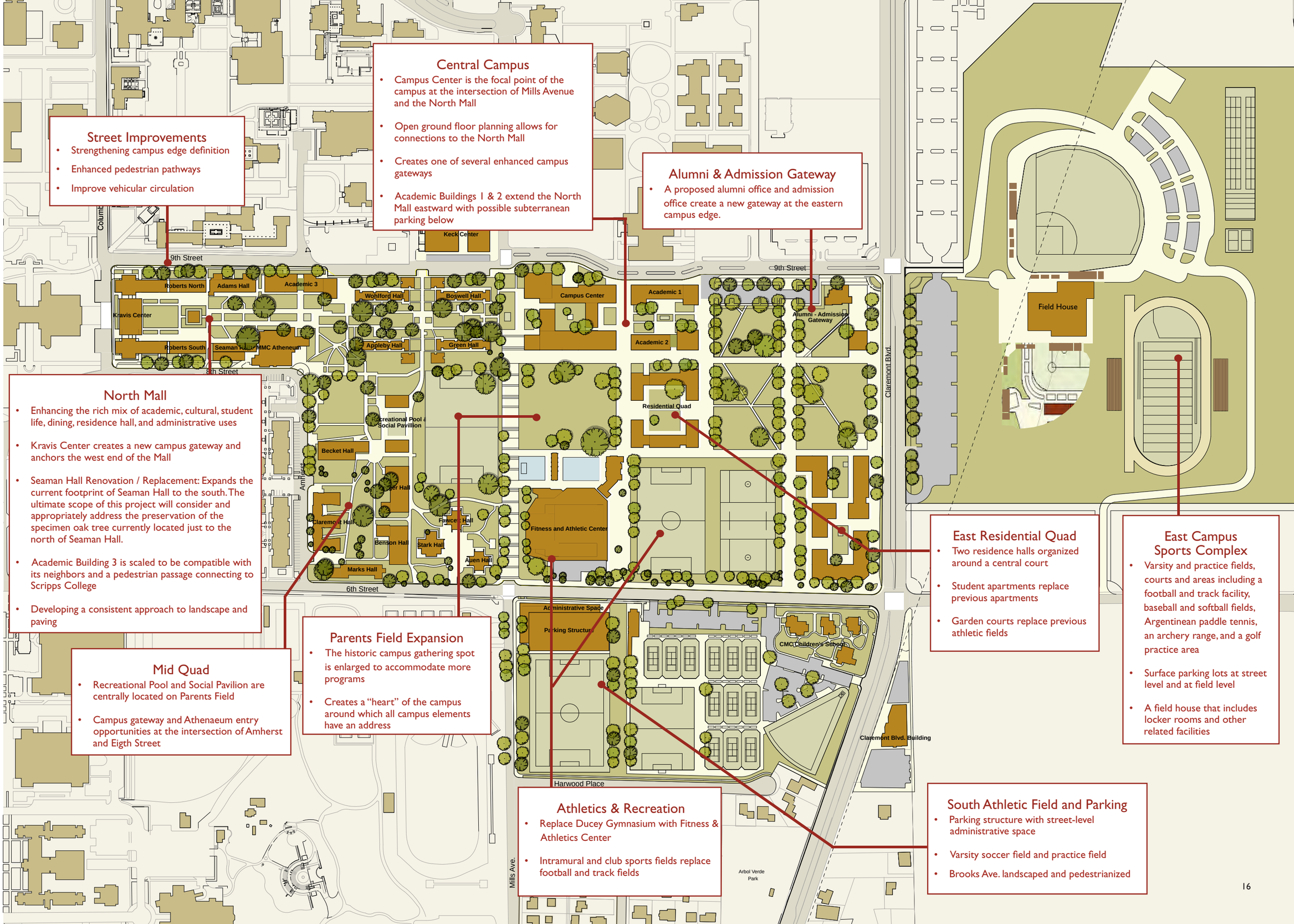
administrative / academic buildings | student life buildings | residential buildings

CMC parking | CMC recreation | open space

0' 100' 200' 400'

2020 Master Plan Update: Existing and Proposed Uses




Central Campus
• Campus Center is the focal point of the campus at the intersection of Mills Avenue and the North Mall
• Open ground floor planning allows for connections to the North Mall
• Creates one of several enhanced campus gateways
• Academic Buildings 1 & 2 extend the North Mall eastward with possible subterranean parking below
Street Improvements
• Strengthening campus edge definition
• Enhanced pedestrian pathways
• Improve vehicular circulation
Alumni & Admission Gateway
• A proposed alumni office and admission office create a new gateway at the eastern campus edge.
North Mall
• Enhancing the rich mix of academic, cultural, student life, dining, residence hall, and administrative uses
• Kravis Center creates a new campus gateway and anchors the west end of the Mall
• Seaman Hall Renovation / Replacement: Expands the current footprint of Seaman Hall to the south. The ultimate scope of this project will consider and appropriately address the preservation of the specimen oak tree currently located just to the north of Seaman Hall.
• Academic Building 3 is scaled to be compatible with its neighbors and a pedestrian passage connecting to Scripps College
• Developing a consistent approach to landscape and paving
Mid Quad
• Recreational Pool and Social Pavilion are centrally located on Parents Field
• Campus gateway and Athenaeum entry opportunities at the intersection of Amherst and Eigth Street
Parents Field Expansion
• The historic campus gathering spot is enlarged to accommodate more programs
• Creates a "heart" of the campus around which all campus elements have an address
Athletics & Recreation
• Replace Ducey Gymnasium with Fitness & Athletics Center
• Intramural and club sports fields replace football and track fields
East Residential Quad
• Two residence halls organized around a central court
• Student apartments replace previous apartments
• Garden courts replace previous athletic fields
East Campus Sports Complex
• Varsity and practice fields, courts and areas including a football and track facility, baseball and softball fields, Argentinean paddle tennis, an archery range, and a golf practice area
• Surface parking lots at street level and at field level
• A field house that includes locker rooms and other related facilities
South Athletic Field and Parking
• Parking structure with street-level administrative space
• Varsity soccer field and practice field
• Brooks Ave. landscaped and pedestrianized
9th Street
8th Street
6th Street
Harwood Place
Columbia Ave.
Amherst Ave.
Mills Ave.
Claremont Blvd.
Keck Center
Roberts North
Adams Hall
Academic 3
Kravis Center
Roberts South
Seaman Hall
MMC Atheneum
Wohlford Hall
Boswell Hall
Appleby Hall
Green Hall
Campus Center
Academic 1
Academic 2
Alumni - Admission Gateway
Residential Quad
Recreational Pool & Social Pavilion
Becket Hall
Claremont Hall
Benson Hall
Marks Hall
Stark Hall
Payce Hall
Allen Hall
Fitness and Athletic Center
Administrative Space
Parking Structure
CMC Children's School
Claremont Blvd. Building
Arbol Verde Park
Field House

Master Plan Vision

As the College implements the Master Plan over time, CMC needs to retain the flexibility to respond to institutional priorities and funding opportunities. As a result, the College has analyzed various sequencing options through the planning process to insure that appropriate infrastructure needs (including parking) are addressed in coordination with the associated projects. Following is an analysis of a potential implementation sequence for the Master Plan.

Preliminary Parking Phase (Surface Lots F2 and F3)

- The College is currently completing the F2 surface parking lot (south of Sixth Street), which will add 62 spaces to the College's parking inventory.
- The College anticipates completing the F3 surface parking lot (east of Claremont Boulevard) within 3 years after the East Campus Sports Complex project is approved. The F3 lot will provide approximately 210 additional spaces to the College's parking inventory.
- Collectively, the F2 and F3 lots will provide important flexibility to the College as it seeks to implement the Master Plan, providing options for temporary parking and staging for construction projects and absorbing short-term parking displacement as projects are constructed.

Fitness and Athletic Center

- Ducey Gymnasium was originally constructed in the 1950s to serve a men's college of only 800 students.
- CMC now operates a co-educational athletics program of 21 varsity teams in partnership with Scripps and Harvey Mudd Colleges. Additionally, Ducey Gymnasium lacks basic recreational and fitness facilities that are now common at peer colleges and universities.
- The College has carefully evaluated potential options to renovate and expand Ducey Gymnasium and has determined that functional and economic obsolescence combined with facility size constraints preclude renovation and reuse of the current facility.
- The Master Plan therefore envisions a new Fitness and Athletic Center (FAC) located on the current site of Ducey Gymnasium.

Campus Center and Academic Buildings 1 and 2

- Currently, CMC's dining and co-curricular facilities (such as Collins Dining Hall, Heggblade Center, McKenna Auditorium, and the Emett Student Center) are located in separate, smaller-scaled buildings along the North Mall.
- Current planning practices expressed at peer institutions requires dining and other student co-curricular facilities to be consolidated into a single "Campus Center" providing a unified sense of place, mission and academic community.
- Given the size, programming and service access requirements of the Campus Center, its location was perhaps the most important planning issue studied through the Master Plan process.
- Ultimately, the Campus Center was planned for the current site of the Bauer Center at Ninth Street and Mills Avenue because the Bauer Center site:
    1. Is appropriate for the scale of the Campus Center.
    2. Has sufficient service access.
    3. Occupies a pivotal point at the intersection of important north-south and east-west axes at the center of the campus, flanking an expanded Parents Field.
    4. The Bauer Center cannot be refurbished because of the significant costs associated with seismic and other structural upgrades and because it cannot provide appropriate teaching and research space for the College's Psychology Department, the Robert Day School of Economics and Finance, and other academic and administrative uses.
- Academic Buildings 1 and 2 will replace the academic and administrative space that will be lost when Bauer Center is eliminated and are anticipated to provide appropriate teaching and research space for the Psychology Department, the Robert Day School of Economics and Finance, and other academic and administrative uses.
    1. As discussed above, CMC anticipates that the F3 surface lot on Claremont Boulevard will serve the temporarily displaced parking during the construction of Academic Buildings 1 and 2 and the demolition of Bauer Center.
    2. In addition, the varsity soccer field would need to be relocated before construction of Academic Buildings 1 and 2 could commence.
- When completed, Academic Buildings 1 and 2 would include subterranean parking (F4), and could be served additionally by the proposed F5 surface lot on Ninth Street and the F3 lot on Claremont Boulevard.

Student Apartments

- Since the 1980s, CMC has provided student apartments at the corner of Sixth Street and Claremont Boulevard. The apartments are generally made available to juniors and seniors, who often prefer the apartments to traditional residence halls.
- The current apartments only serve about one-half of those desiring an apartment, and they are approaching functional and economic obsolescence.
- The Master Plan contemplates replacing the current apartments with a higher density apartment complex that could house approximately 20-25% of the College's students.
- The new student apartment project is planned for the same site as the current apartments, so the project is not dependent on the prior completion of any other planned project. However, for one or two academic years during the construction of the new apartments, student housing needs would be met through the use of off-campus solutions, including, to the extent available agreements to utilize surplus student housing at other members of The Claremont Colleges.
- Parking for the new student apartments would be provided by the inclusion of a subterranean lot (F6) constructed with the new student apartments, by the F3 and F2 lots or by the proposed parking structure at Sixth Street and Mills Avenue (F7).

Residential Quadrangle - East Campus Sports Complex - Sixth Street Parking Structure and Administrative Complex

- In the event that in the future the College grows to 1,400 students on its Claremont campus, additional student residence halls would be required.
- The Master Plan contemplates potentially adding two new residence halls on the current site of the varsity soccer field. Consequently, the soccer field relocation, discussed above, would need to be completed prior to the addition of the new residence halls. Moreover, the new residence halls would impact the softball field and possibly the baseball field.

- Consequently, we anticipate that portions of the East Campus Sports Complex (such as the softball and baseball fields) would need to be completed prior to construction of the new residence halls.
- Parking for the East Campus Sports Complex would be provided by the F8 surface lot adjoining the fields, with overflow parking provided by the F3 surface lot along Claremont Boulevard.

- Parking for the new residence halls would be provided by the Sixth Street Parking Structure (F7), which would also provide parking for the Administrative Complex and for other campus needs.

Seaman Hall Renovation / Replacement

- Seaman Hall was originally constructed in the 1950s as an academic / administrative building. Seaman currently houses classrooms and research space on the first floor and faculty offices on the second floor. The interior configuration of Seaman Hall does not satisfy the College's current teaching and research needs, and the narrow width of the building is a particular constraint. However, Seaman Hall is located just to the south of one of the campus' specimen oak trees.
- Thus, depending on the condition and health of the oak tree currently in front of Seaman Hall, the College would ultimately plan to renovate and / or replace the current Seaman Hall with a new academic / administrative building, with the ultimate project scope depending on the status of the oak tree. If a renovation is appropriate, there is an opportunity to expand Seaman Hall to the south without impacting the oak tree on the north side and while maintaining an appropriate setback from 8th Street.

Academic Building 3

- In the event that in the future the College grows to 1,400 students on its Claremont campus, additional academic space for teaching and research would likely be required. Academic Building 3 is planned to provide such additional space in case of increased enrollment or other programmatic needs.

- Because most of the College's current co-curricular facilities would need to be replaced prior to constructing Academic Building 3, construction will not likely commence until Academic Buildings 1 and 2 and the Campus Center have been completed.

- Parking for Academic Building 3 would be provided by the Academic 1 and 2 subterranean lot (F4), the Ninth Street surface lot (F5) and the Sixth Street Parking Structure (F7).

- Cumulatively, the Campus Center and the Sixth Street Parking Structure and Administrative Complex will shift a significant amount of staff parking and campus service demand from the west side of campus to the center and east side of campus.

Alumni and Admission Gateway

- The Master Plan contemplates that the corner of Ninth Street and Claremont Boulevard will become an increasingly important entrance and gateway to the College. It is the planned location of an alumni house, which is a common facility at peer institutions and a future admission office (the "Alumni and Admission Gateway").

- When the baseball field has been relocated to the East Campus Sports Complex, the College would be able to construct the Alumni and Admission Gateway.

- Parking for the Alumni and Admission Gateway would be provided by the F5 lot on Ninth Street.

Recreational Pool and Social Pavilion

- As part of the College's outreach process with students, CMC asked for feedback on what facilities were most important to them as part of their residential experience. Apart from the need for the Campus Center and the FAC, students most desired a recreational pool and social pavilion. This represents another example of a facility that exists on many other campuses, including within The Claremont Colleges, but which is currently lacking at CMC.

- In considering an appropriate location for such a facility, it was important to identify a location that was central to the campus and isolated from surrounding neighbors.

- When the proposed new student dormitories are completed, the College will have sufficient housing capacity to remove Phillips Hall and use that site for the Recreational Pool and Social Pavilion.

- Because the Recreational Pool and Social Pavilion will be used by students whose parking needs are served elsewhere on campus, no additional parking will be need to support the Recreational Pool and Social Pavilion.

East Campus Sports Complex

- In order to support the comprehensive playing field needs for athletic and recreational purposes for the College as well as for the Claremont McKenna-Harvey Mudd-Scripps joint athletic program, the College is planning to construct the East Campus Sports Complex. The East Campus Sports Complex will include varsity level facilities for football, track, baseball, softball, archery, and Argentinean paddle tennis. The football and track facility as well as the baseball and softball fields will provide bleacher-style seating.

- A field house will support the varsity athletic programs, facilities and attendees.

- Although many of the players and attendees who use the fields are expected to walk from the main campus, and visiting teams will travel by bus, parking for the East Campus Sports Complex is provided by the F3 and F8 parking lots, which will be constructed prior to usage of the various sports-related facilities.

Lighting for Athletic and Recreational Fields

- The Master Plan includes the following current or proposed playing fields for athletic and recreational purposes:
  - The proposed field South of Sixth Street and the practice field adjacent to the Biszantz Family Tennis Center;
  - Two proposed playing fields that would replace the current football and track facility;
  - The playing field on the current Parents Field; and
  - The playing fields proposed for the East Campus Sports Complex.

- Given the need to support the comprehensive playing field needs for athletic and recreational purposes for the College as well as for the Claremont McKenna-Harvey Mudd-Scripps Joint Athletic Program, the College is planning to install field lighting on its various athletic and recreational fields.

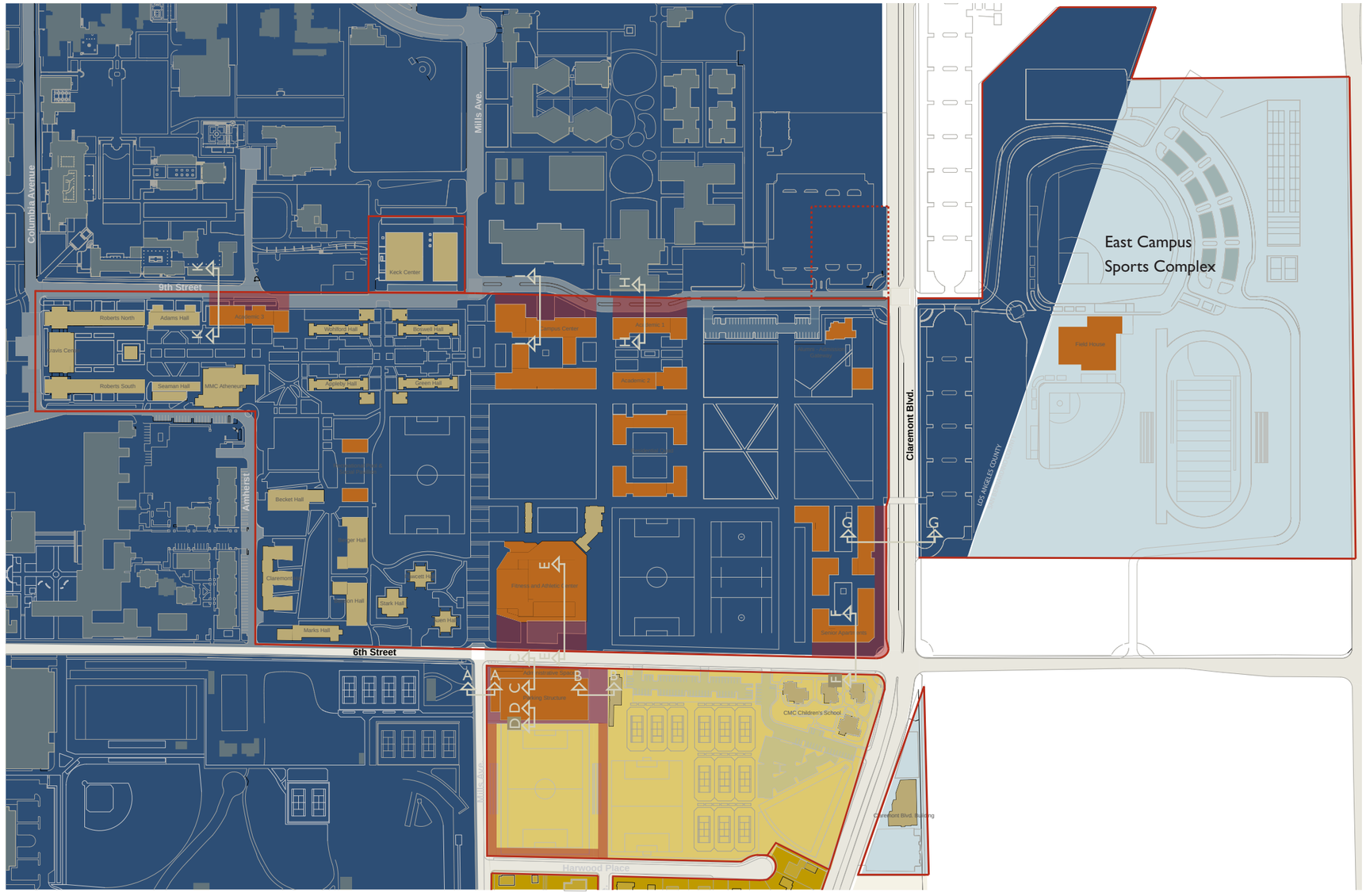
- CMC plans to install lighting for all of its varsity and recreational fields, courts, ranges, and areas. CMC plans to utilize and implement best practices with respect to field lighting at the time such lighting is installed in connection with a particular project.

Proposed Building Height and Setbacks

The approximate massing and location together with the maximum height and minimum setback of potential projects contemplated by the Master Plan are set forth in the adjacent summary. The height limits shown in this Master Plan remain subject to all exceptions set forth in Section 16.130.060(B) or elsewhere in the Claremont Municipal Code. The depictions and descriptions are provided for schematic purposes with the acknowledgement that actual designs may vary.

Proposed Field Lighting

The intramural and club sports fields that may replace the football and track fields north of 6th Street will be lighted by lights placed on light standards (poles) that are no taller than the current light standards and that are setback at least as far from 6th Street as the current light standards. The varsity playing fields located in the AV2 district at the northeast corner of Mills Avenue and Harwood Place will be lighted by lights placed on light standards that are no taller than 80 feet, which will comply with the terms of the revised Development Agreement, the revised zoning code and the revised conditional use permit. The varsity playing fields located in the East Campus Sports Complex will be lighted by lights placed on light standards no taller than 80 feet from field level and will comply with the terms of any development agreements governing the East Campus Sports Complex as well as all applicable zoning codes.

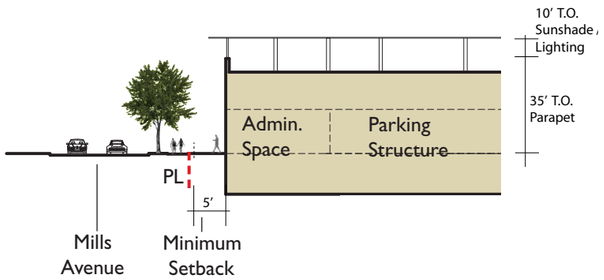


Proposed Setback and Zoning Information

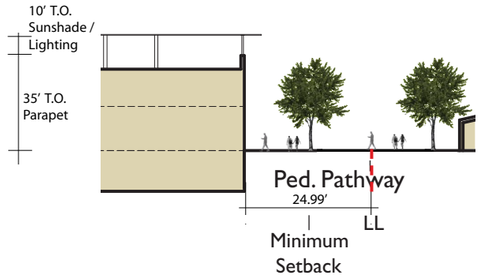
existing CMC buildings
proposed new buildings
CMC campus boundary
section reference
IE zone - institutional - educational
AV1 zone - arbol verde 1
AV2 zone - arbol verde 2
increased height & reduced setback zone
city of upland

0' 100' 200' 400'

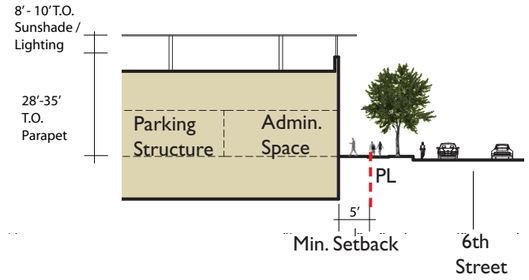
Section A-A:
Mills Avenue at Proposed Parking Structure



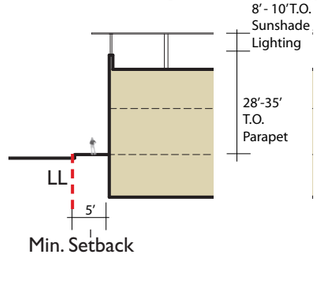
Section B-B:
Eastern Lot Line at Proposed Parking Structure



Section C-C:
6th Street at Proposed Parking Structure



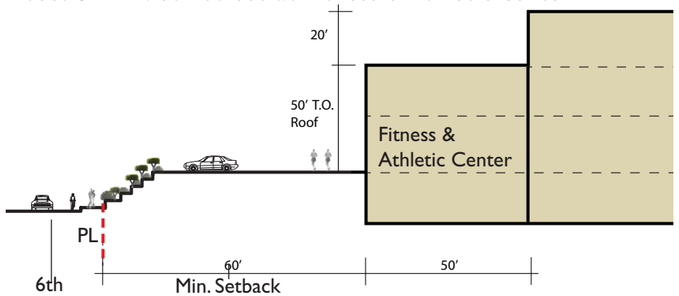
Section D-D:
Southern Lot Line at Proposed Parking Structure



The proposed Parking Structure with Administrative Space building will have up to four-levels, of which no more than three-levels will be above grade. The top-level will have no roof or full height walls, only sunshades, lighting, railings, vents, elevator shafts, stairwells, and support structures. The Administrative Space will not be located above ground level.

- **Height:** The Parking Structure/Administrative Space building will be no higher than 35 feet to top-of-parapet, with sunshades, lighting, railings, vents, elevator shafts, stairwells, and support structures being no more than an additional 10 feet in height (for a combined total height of no more than 45 feet).
- **Setback:** The Parking Structure/Administrative Space building will be setback at least 5 feet from (a) Mills Avenue property line (Section A-A), (b) at least 24.9 feet from the lot line (centerline of vacated Brooks Avenue) (Section B-B) and setback at least 5 feet at southern (Section D-D) boundaries of the parcel on which it is located and (c) setback of least 5 feet at 6th Street property line (Section C-C). The setback area will be used for landscape, pedestrian and driveway areas.

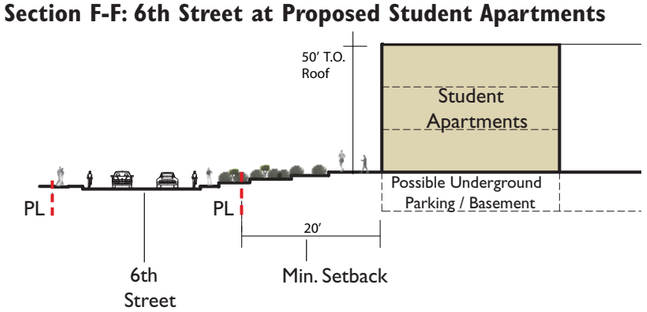
Section E-E: 6th Street at Fitness & Athletic Center



The proposed Fitness & Athletic Center building will have up to four-levels, of which no more than three-levels will be above ground. The building massing will be stepped up from two stories to three stories moving north from 6th Street.

- **Height:** The two-story (above ground) volume will be no higher than 50 feet. The three-story (above ground) volume will be no taller than 70 feet.
- **Setback:** The two-story (above ground) volume will be setback at least 60 feet from 6th Street property line. (Section E-E). The three-story (above ground) volume will be setback at least 110 feet from 6th Street property line. The setback area will be used for landscape, pedestrian and plaza areas.

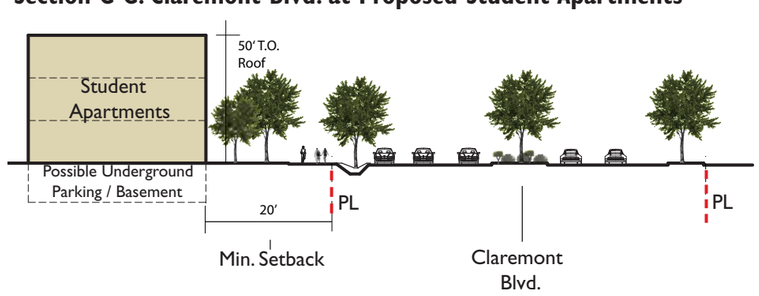
Section F-F: 6th Street at Proposed Student Apartments



The proposed Student Apartments building will have up to four-levels, of which no more than three-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

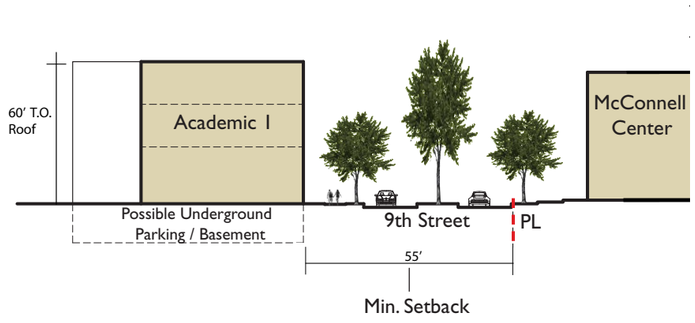
- **Height:** The Student Apartments building will be no higher than 50 feet.
- **Setback:** The Student Apartments building will be setback at least 20 feet from (a) 6th Street property line (Section F-F) and (b) Claremont Boulevard property line (Section G-G). The setback areas will be used for landscape, pedestrian and driveway areas.

Section G-G: Claremont Blvd. at Proposed Student Apartments



See Section F-F for height and setback refrences.

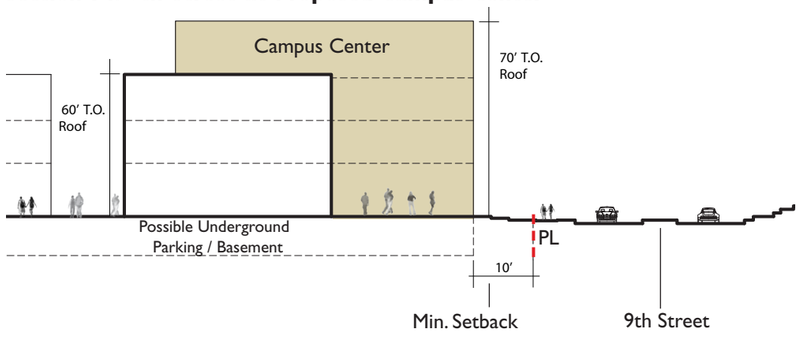
Section H-H: 9th Street at Proposed Academic Building 1



The proposed Academic Building 1 will have up to four-levels, of which no more than three-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

- **Height:** The Academic 1 building will be no higher than 60 feet.
- **Setback:** The Academic 1 building will be setback at least 55 feet from the current 9th Street property line (Section H-H) and at least 25 feet from any future property line.

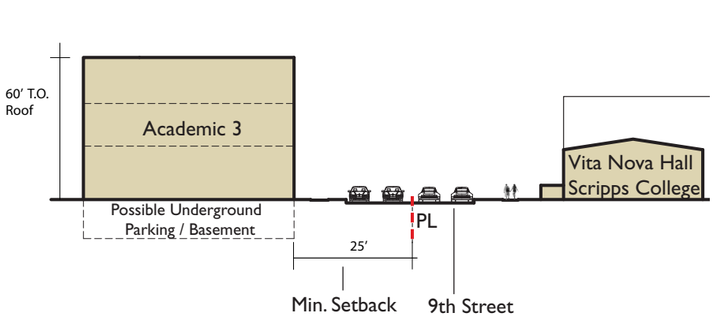
Section I-I: 9th Street at Proposed Campus Center



The proposed Campus Center building will have up to five-levels, of which no more than four-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

- **Height:** The Campus Center building will be no higher than 70 feet.
- **Setback:** The Campus Center building will be setback at least 10 feet from 9th Street property line (Section I-I).

Section K-K: Ninth Street at Proposed Academic Building 3

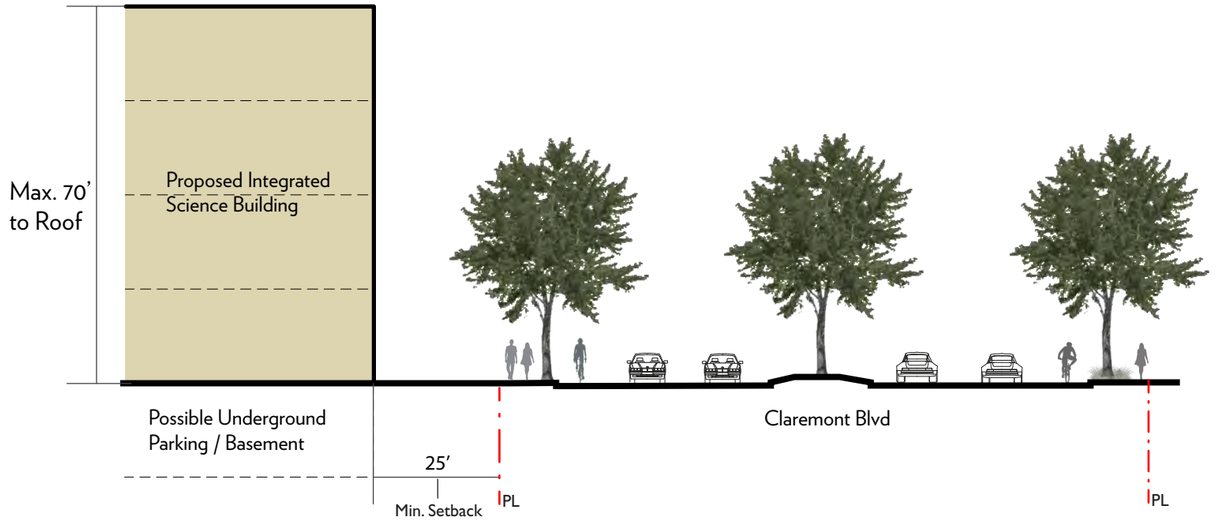


The proposed Academic Building 3 will have up to four-levels, of which no more than three-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

- **Height:** Academic Building 3 will be no higher than 60 feet.
- **Setback:** Academic Building 3 will be setback at least of 25 feet from 9th Street property line (Section K-K).

Height and Setback Diagrams at Integrated Science Building

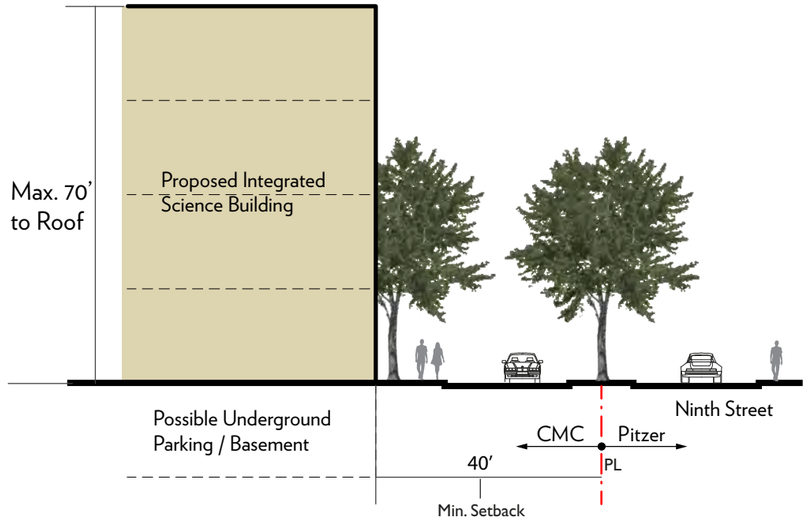
Section L-L: Claremont Blvd. at Proposed Integrated Science Building



The proposed Science Building will have up to five levels, of which no more than four levels will be above ground.

Height: Science Building will be no taller than 70 feet to roof.
Setback: Science Building will be set back at least 25 feet from Claremont Blvd. property line (Section L-L).

Section M-M: Ninth Street at Proposed Integrated Science Building



The proposed Science Building will have up to five levels, of which no more than four levels will be above ground.

Height: Science Building will be no higher than 70 feet.
Setback: Science Building will be set back at least 40 feet from Ninth Street property line (Section M-M).



Key Plan

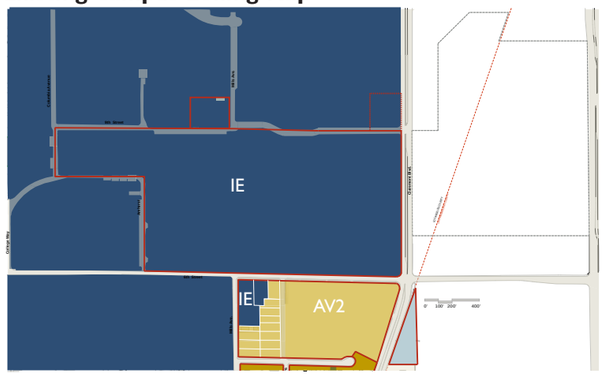
Campus Area Comparison

The adjacent summary illustrates projected changes to the allocation of building space during the next thirty years. Because of the distant time horizon, allowances have been made for student enrollment to potentially reach 1400 students, which is CMC's current enrollment limit under the Constitution for The Claremont Colleges. The realization of each proposed project will be subject to programmatic needs and economic considerations. The existing campus zoning and General Plan designation will be altered to provide consistent zoning under the entirety of the proposed Parking Structure and Administrative Space.

	Existing	Proposed
Lot Coverage		
Primary Campus *	12%	15%
East Campus Sports Complex		1.7%
Total (Primary Campus + E.C.S.C.)		10%
Floor Area Ratio		
Primary Campus *	0.3	0.5
East Campus Sports Complex		0.02
Total (Primary Campus + E.C.S.C.)		0.3

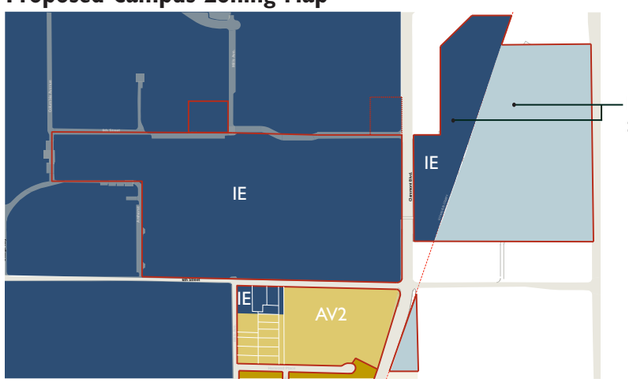
* Includes CMC Primary Campus and AV2 Zones only

Existing Campus Zoning Map



IE - institutional educational
AV2 - arbol verde 2
AV1 - arbol verde 1
CMC campus property
city of upland

Proposed Campus Zoning Map



IE - institutional educational
AV2 - arbol verde 2
AV1 - arbol verde 1
CMC campus property
city of upland

	Proposed (GSF)	Removed (GSF)	Net Increase (GSF)
Academic / Administrative / Support			
Academic 1	60,000		
Academic 2	60,000		
Remove Bauer North		- 31,205	
Remove Bauer South		- 37,170	
Mills Offices		- 2,899	
Academic 3	75,000		
Alumni - Admission	34,000		
Seaman Hall Renovation / Replacement	30,000	- 6,182	
Subtotal	259,000	- 77,456	181,544
Student Life Facilities			
Campus Center	140,000		
Remove Emmet Student Union		- 7,472	
Remove McKenna Auditorium		- 10,059	
Remove International Place		- 1,097	
Remove Heggblade Center		- 8,773	
Remove Collins Dining Hall		- 20,507	
Remove Story House		- 3,580	
Rec Pool & Social Pavillion	8,000		
Athenaeum Addition	10,000		
Subtotal	158,000	- 51,488	106,512
Residence Halls			
Existing Student Apartments		- 41,941	
Proposed Student Apartments	140,000		
Residence Hall Quad	110,000		
Remove Remove Philips Hall		- 13,286	
Subtotal	250,000	- 55,227	194,773
Athletic Facilities			
Remove Ducey Gymnasium		- 41,941	
Fitness & Athletics Center	132,000		
Removal Existing Structures for Soccer Field		- 25,000	
Field House (East Campus Sports Complex)	30,000		
Subtotal	162,000	- 66,941	95,059
Parking Structure			
Parking Structure and Administrative Space	150,000		
Removal Existing Structures		- 5,000	
Subtotal	150,000	- 5,000	145,000
M.P. Increase in Area Totals	**979,000**	**- 256,112**	**722,888**

CMC Existing Campus Building Area **	**718,423**
S.F. per Student (1150 enrollment in Claremont)	625
CMC Proposed Master Plan Campus Building Area	**1,441,311**
S.F. per Student (1400 enrollment in Claremont)	1,030
Pomona College 2003 Master Plan Campus Area (For Comparison)	**1,979,897**
S.F. per Student (1450 enrollment in Claremont)	1,365

** Including Kravis Center - 53,587gsf of Keck Science Center allocated to Pitzer and Scripps Colleges.

Updated Building Area Matrix Part 1

Academic / Administrative / Support	2012 Proposed (GSF)	2012 Removed (GSF)	2012 Net Increase (GSF)	2020 Proposed (GSF)	2020 Removed (GSF)	2020 Net Increase (GSF)
Academic 1	60,000			50,000		
Academic 2	60,000			50,000		
Remove Bauer North		-31,205			-31,205	
Remove Bauer South		-37,170			-37,170	
Mills Offices		-2,899			-2,899	
Academic 3	75,000					
Alumni - Admission	34,000					
Seaman Hall Renovation / Replacement	30,000	-6,182				
Integrated Science Building				135,000		
Remove CMC allocated area within Keck Science					-27,606	
Subtotal of Academic / Administrative / Support	259,000	-77,456	**181,544**	235,000	-98,880	**136,120**
Student Life Facilities						
Campus Center	140,000			103,448		
Remove Emmet Student Union		-7,472				
Remove McKenna Auditorium		-10,059				
Remove International Place		-1,097				
Remove Heggblade Center		-8,773				
Remove Collins Dining Hall		-20,507			-20,507	
Remove Story House		-3,580			-3,580	
Collins Dining Hall Replacement				24,000		
Rec Pool & Social Pavilion	8,000					
Athenaeum Addition	10,000					
Subtotal of Student Life Facilities	158,000	-51,488	**106,512**	127,448	-24,087	**103,361**
Residential Facilities						
Existing Student Apartments		-41,941			-41,941	
Proposed Student Apartments	140,000			140,000		
Residence Hall Quad	110,000			110,000		
Remove Philips Hall		-13,286				
Addition to Beckett Hall (2014)				5,060		
Addition to Claremont Hall (2015)				10,010		
Addition to Marks Hall (2015)				13,744		
Subtotal of Residential Facilities	250,000	-55,227	**194,773**	278,814	-41,941	**236,873**

Updated Building Area Matrix Part 2

	2012 Proposed (GSF)	2012 Removed (GSF)	2012 Net Increase (GSF)	2020 Proposed (GSF)	2020 Removed (GSF)	2020 Net Increase (GSF)
Athletic Facilities						
Remove Ducey Gymnasium		-41,941			-41,941	
Fitness & Athletics Center (Completion of Roberts Pavilion in 2016)	132,000			138,475		
Removal of Existing Structures for Soccer Field		-25,000			-25,000	
Field House (East Campus Sports Complex)	30,000			30,000		
Subtotal of Athletic Facilities	162,000	-66,941	**95,059**	168,475	-66,941	**101,534**
Parking Structure						
Parking Structure Administrative Space	150,000			150,000		
Removal Existing Structures		-5,000			-5,000	
Subtotal of Parking Structure	150,000	-5,000	**145,000**	150,000	-5,000	**145,000**
Master Plan Increase in Area Totals			**722,888**			**722,888**
2012 CMC Existing Campus Building Area**			**718,423**			**718,423**
S.F. per Student (1150 enrollment in Claremont)			625			625
CMC Proposed Master Plan Campus Building Area			**1,441,311**			**1,441,311**
S.F. per Student (1400 enrollment in Claremont)			1,030			1,030
Pomona College 2003 Master Plan Campus Area (For Comparison)			**1,979,897**			**1,979,897**
S.F. per Student			1,365			1,365

△ = **0**

** Including Kravis Center - 53,587 gsf of Keck Science Center allocated to Pitzer and Scripps Colleges

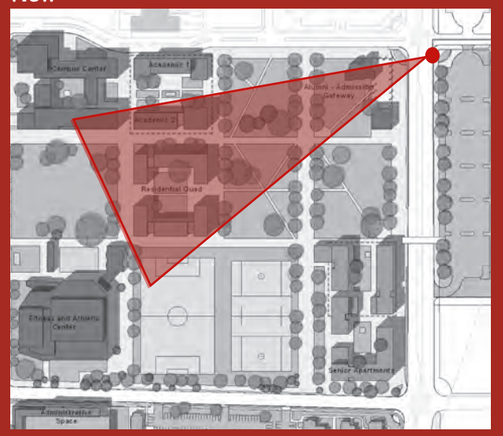
Vision for CMC

- Illustrates how the Master Plan accommodates new programmatic needs of the campus, while preserving the intimate scale of the existing campus and strengthening the character defining elements.
- Provides for needed academic, campus life, athletic, and residential growth.
- Strengthens east/west and north/south campus axes.
- Enhances open space network.
- Improves campus edge definition.
- Clarifies entries and gateways.
- Improves campus circulation and pathways.
- Unifies and harmonizes entire campus.



View Looking East along the North Mall

View



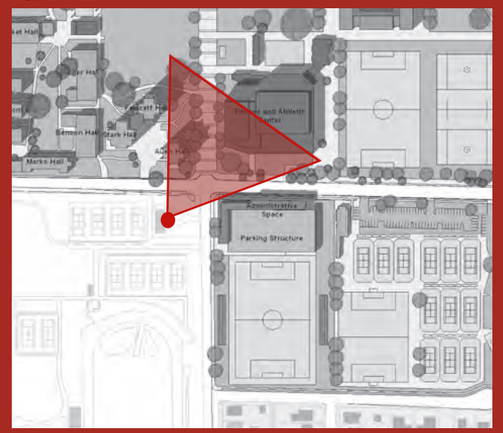
Mills Avenue & Sixth Street Gateway

- The intersection of Mills Avenue and Sixth Street will be an important gateway to CMC.
- View shows three proposed projects: Fitness and Athletics Center (middle); Campus Center (far left); and Parking Structure with Administrative Complex at street level (far right).
- Fitness and Athletics Center along with landscape will define the campus perimeter along Sixth Street. The building form steps down as it engages Sixth Street.
- Sixth Street gateway features landscape and signage linking to the enhanced tree-lined pedestrian-way (aligned with Mills Avenue) leading to the Campus Center.



View Looking North - East from the intersection of Mills Avenue and Sixth Street

View





Creating a Heart at CMC

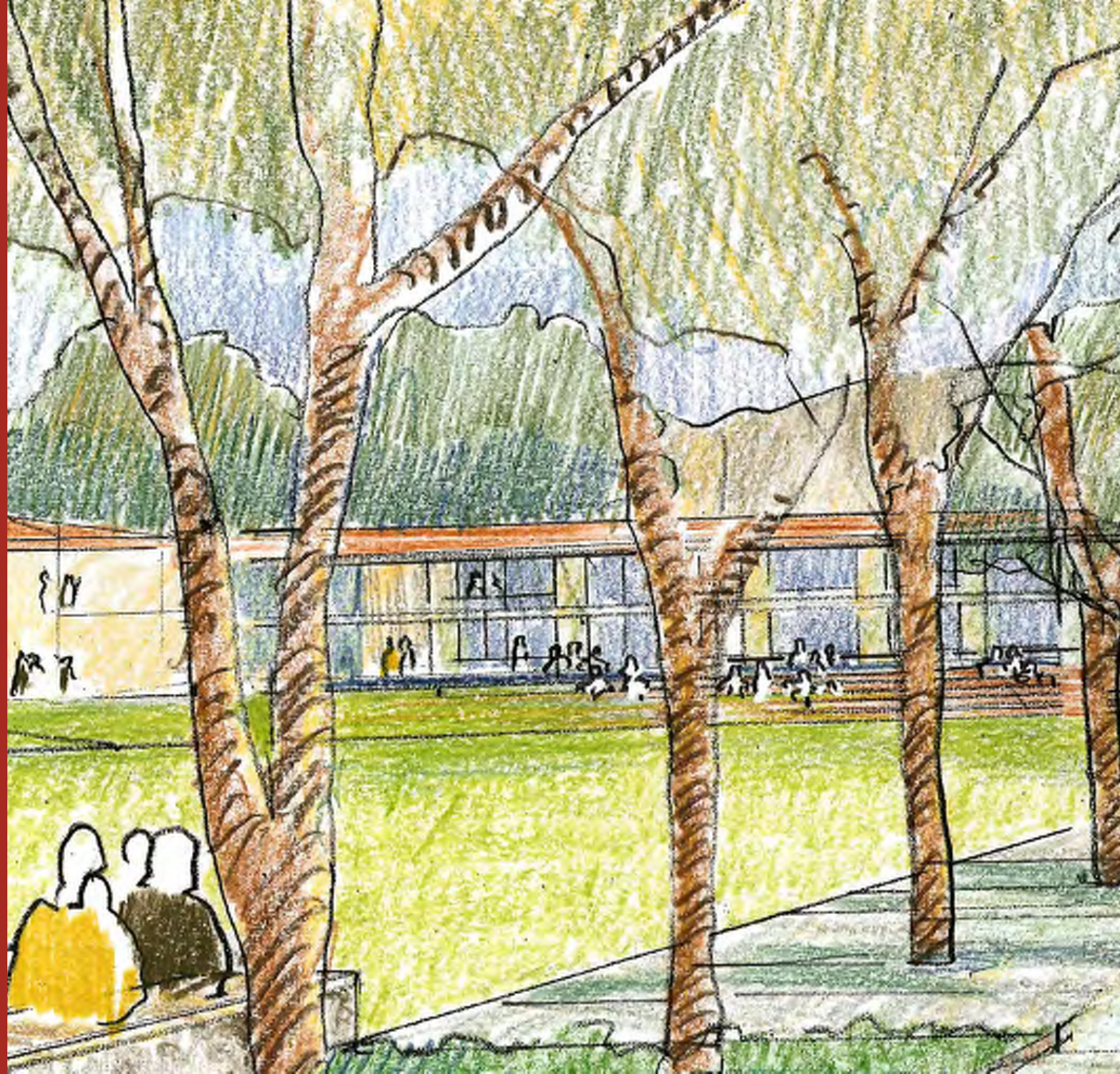
- The Campus Center will be located at the key intersection of the North Mall and Mills Avenue.
- The Campus Center will be modulated to be similar in scale to the adjacent buildings.
- A tower element may be located at the corner of the Campus Center providing commanding views of the surrounding campus and mountains.
- Parents Field will be expanded to the east to create a stronger campus "heart."



View Looking North along Mills Avenue

View







Weaving of the Campus Plaid

- All primary campus components, including academic, service, athletic, and residential uses have an address on the focal open space.
- The Campus Center will be located at the heart of campus.
- The strength and continuity of the North Mall will be maintained.
- Two and three story buildings will be compatible with existing campus buildings and the surrounding campuses and communities.
- An expanded Parents Field will allow more buildings to be at the heart of the campus.
- Landmark trees will be preserved wherever possible.



View Looking Northeast from Parents Field

View





Building on the Tradition of the North Mall

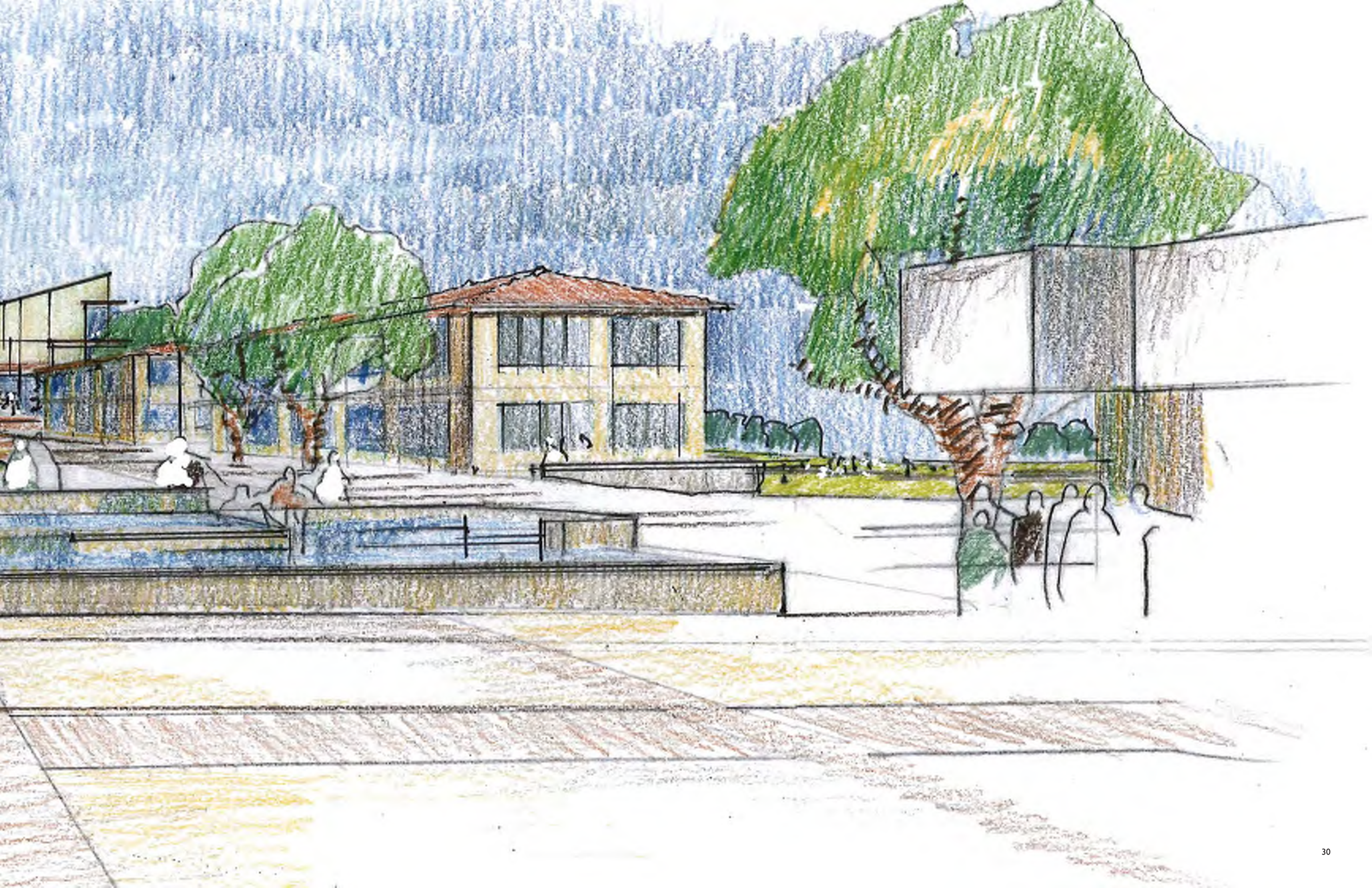
- Academic, cultural, administrative, dining, and student residential uses have and will coexist on the North Mall.
- Proposed three-story academic building, at left, will maintain compatibility with existing buildings along the North Mall.
- Pedestrian passage in the center of the proposed academic building is aligned with Amherst Avenue to provide a direct connection with Scripps College.
- Buildings, landscape, and fountains shape the North Mall as a primary gathering and interaction space on campus.
- Proposed Campus Center is visible in the background.



View Looking East along the North Mall

View





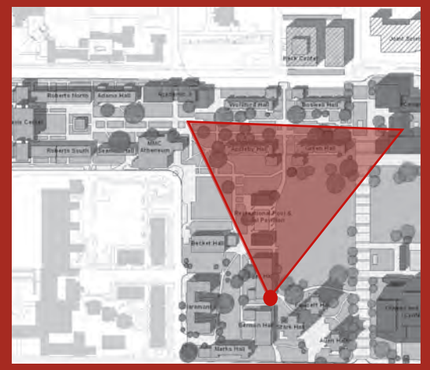
Crossroads of the CMC Campus

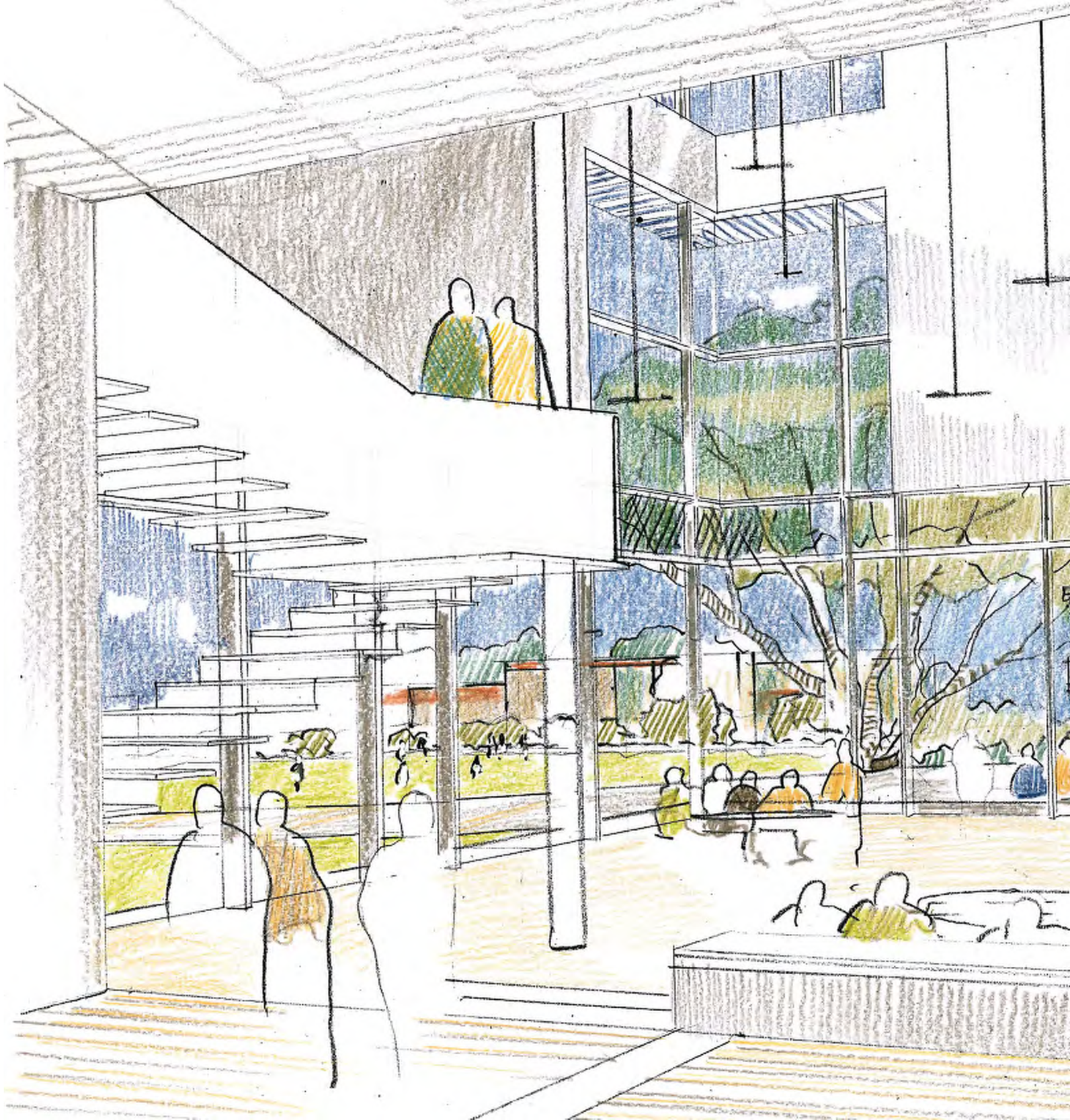
- Campus Center is located at the heart of campus overlooking an expanded Parents Field.
- Inviting social spaces at garden level will enhance interaction between students, faculty, staff, and visitors, while framing and shaping connections to the campus, landscape, and open space.
- Opportunities for special spaces on multiple levels within the building.
- Preservation and celebration of landmark trees.
- Completed Kravis Center is shown at right.



View West from the proposed Campus Center

View







Extending the North Mall

- Maintains and strengthens the continuity of the North Mall east to Claremont Boulevard.
- Proposed three-story academic buildings will maintain similar qualities of the existing buildings on the North Mall.
- Moderately scaled buildings define active courtyards and pathways.
- In the distance, beyond new gardens, the North Mall ends with low-scaled Alumni and Admission buildings proposed to create a new Claremont Boulevard gateway to the campus.



View Looking east along the North Mall

View





Sustainability on Campus

Current Sustainable Design Initiatives

Claremont McKenna College has already taken significant steps to reduce its environmental impact. Resource management is a vital component of CMC's sustainability efforts. Currently, CMC tracks many aspects of its resource usage.

CMC is a member of the Society of College & University Planners, the Association for the Advancement of Sustainability in Higher Education (AASHE), the Pacific Coast Association of Physical Plant Administrators and the Association of Facilities Officers in Higher Education. Membership and participation in these organizations reflects the College's intent to partner with leading organizations and model best practices as CMC continues its stewardship of its campus and resources.

In June 2007, CMC committed to a climate change initiative named the American College & University Presidents Climate Commitment, under which CMC must meet specific climate reducing targets.

Presidents signing the American College & University Presidents Climate Commitment are pledging to eliminate their campus's greenhouse gas emissions over time through:

- Completing an emissions inventory.
- Setting targets and interim milestones for becoming climate neutral.
- Taking immediate steps to reduce greenhouse gas emissions by choosing from a list of short-term actions.
- Integrating sustainability into the curriculum and making it part of the educational experience.
- Making the action plan, inventory, and progress reports publicly available.

LEED Policy

CMC is committed to pursuing environmental best practices when designing, constructing or undertaking the significant renovation of buildings on its campus. At a minimum, CMC will design, build, and pursue certification of all new buildings at a LEED "Silver" level or higher. Significant building renovation projects will also apply LEED standards throughout the course of the project. Additionally, the College will apply principles of sustainability and related best practices in its daily maintenance and operation.

Energy & Water Conservation

Steps have been taken to monitor and understand energy usage on campus. Energy retrofit studies have been conducted and lighting retrofits implemented. The College is also implementing an advanced irrigation control system to reduce irrigation water consumption.

Materials & Resources

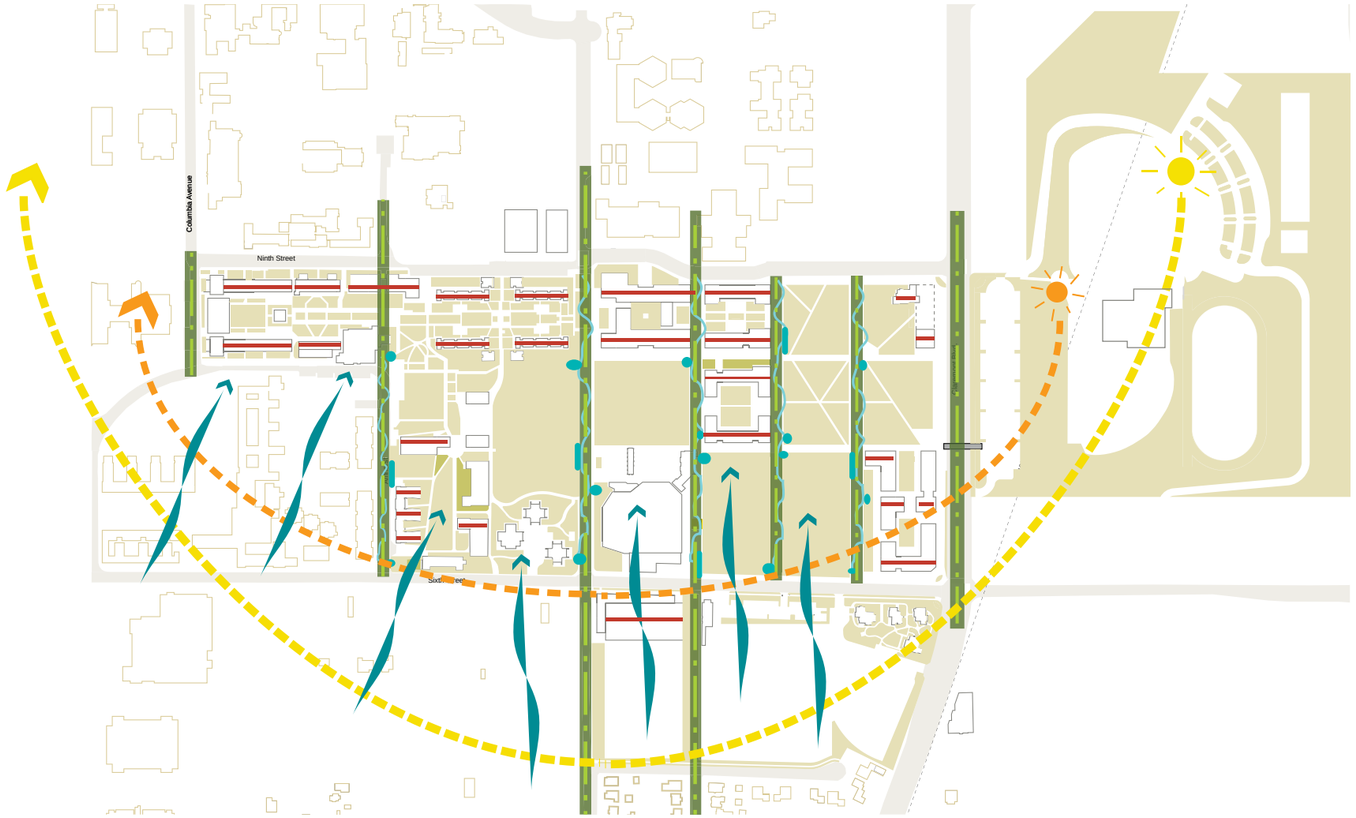
Claremont McKenna College has implemented green purchasing policies and uses green seal certified cleaning products, recycled hand towels, and Energy Star appliances. An electronics recycling program has been implemented along with recycling green waste generated on campus through composting. Solar powered trash compactors have been utilized to reduce trip generation associated with trash collection.



Claremont Hall, LEED Silver



Kravis Center, LEED Silver/Gold Target



Site Analysis: Sun path, prevailing winds, optimum orientation, and green corridors

Proposed Sustainable Initiatives for the Master Plan

Key Considerations

The Master Plan carefully considers site sustainability, energy and water resource management. The Master Plan provides for strategies to be implemented over time allowing for technological advances to be incorporated. Key considerations include:

Stormwater:

Stormwater treatment serves as an important element in the sustainability design. Due to the campus' natural soil conditions, there are several opportunities for stormwater treatment and infiltration within the campus. Given the available open space of the campus, implementation of sustainable landscape features such as linear bioswale systems can be integrated along with the landscape design. This element of "daylighting infrastructure" creates a strong awareness of water and location, which will lend the campus a sustainable and natural environment.

Landscape:

Landscape is an important aspect of campus environment. Opportunities exist to utilize landscape elements to shade buildings on the south, east and west, and tree selection and location will seek to maximize such opportunities.

Climate Responsive Design:

Climate responsive design seeks to respond to the sun, wind, and climate. Orientation of buildings has been considered to minimize east/west exposure where possible, reducing solar exposure. During most of the academic year, the moderate climate provides excellent opportunities for natural ventilation through mixed-mode systems.

Water:

Significant opportunities for water conservation and water reuse exist within the campus. Water reduction target goals will be considered and implemented as practical. Opportunities for grey water recycling to provide recycled water for cooling towers, irrigation, and toilet flushing have been identified and may be pursued on a project-by-project basis, if reasonably economical.

Energy & Carbon Emissions

A strategy has been identified to utilize radiant cooling systems and mixed-mode ventilation within certain facility types to minimize energy consumption. Certain new or existing facilities may be tied into a new central cooling plant to take advantage of diversification of load and high efficiency chillers.

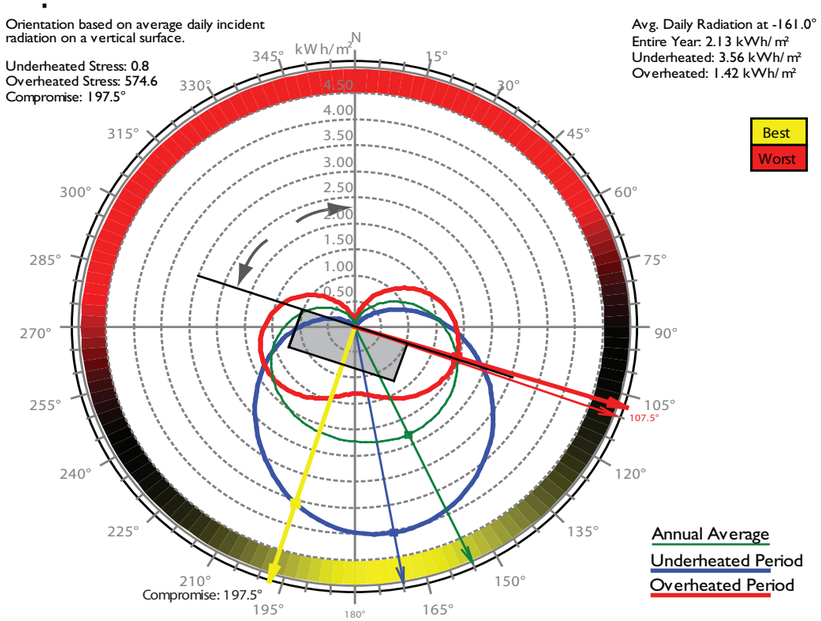
Site Analysis

Climate Analysis

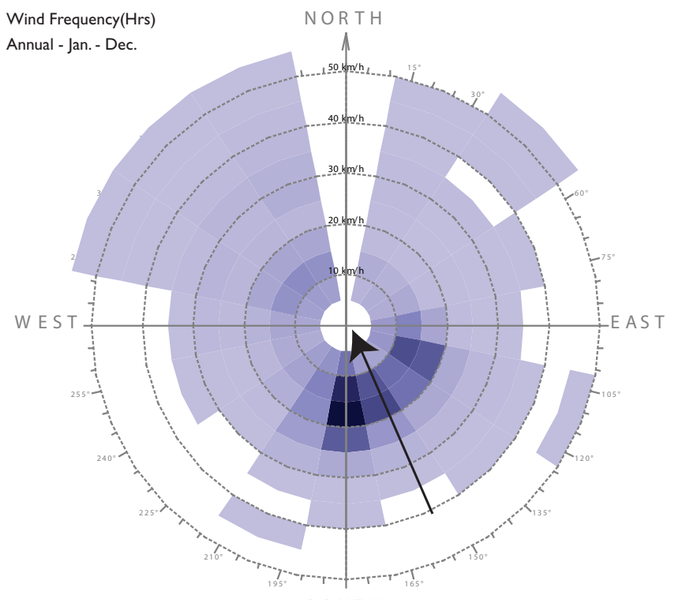
Claremont McKenna College is located at 34° latitude, where the sun is high during summer months and shade on the southern and western facades of buildings is desirable. Lower winter sun can provide some benefit in terms of solar gains, but spring and autumn sun angles can cause particular challenges for shading. The optimum building orientation is 18° from an east/west alignment, facing slightly southwest, and providing reduced solar exposure from afternoon sun. Solar resource for the region is excellent, making solar photovoltaic and solar thermal potentially feasible.

The climate in Claremont offers comfortable conditions for the majority of the year, with good opportunity for natural ventilation via mixed-mode systems. Wind speeds are low, but the prevailing southerly breezes could be used to enhance comfort in external areas. Diurnal swings are significant year round offering an opportunity to utilize natural ventilation. An east/west building alignment could maximize the opportunity for natural ventilation.

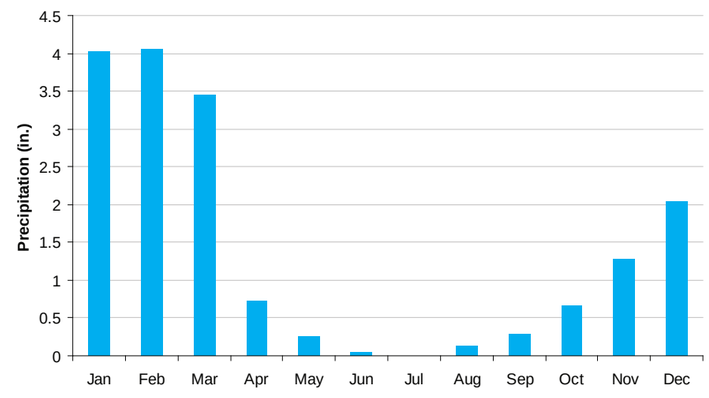
Optimum Orientation



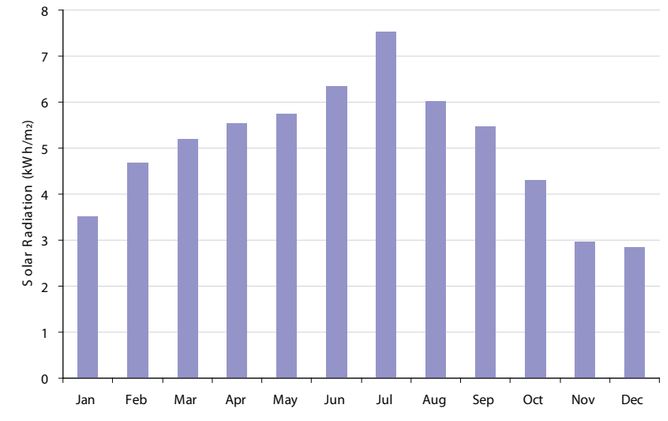
Prevailing Winds



Monthly Precipitation



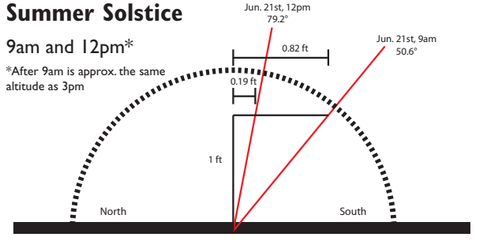
Monthly Solar Radiation



Solar Altitude: Summer Solstice

9am and 12pm*

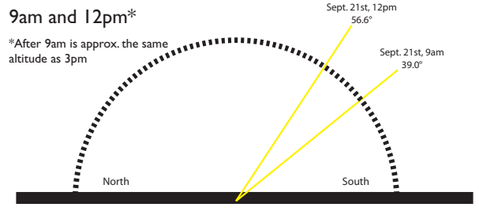
*After 9am is approx. the same altitude as 3pm



Solar Altitude: Spring/Autumn Equinox

9am and 12pm*

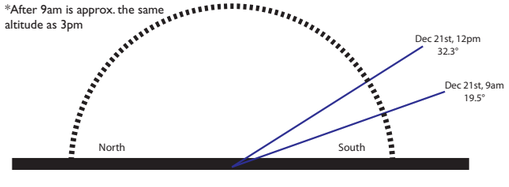
*After 9am is approx. the same altitude as 3pm

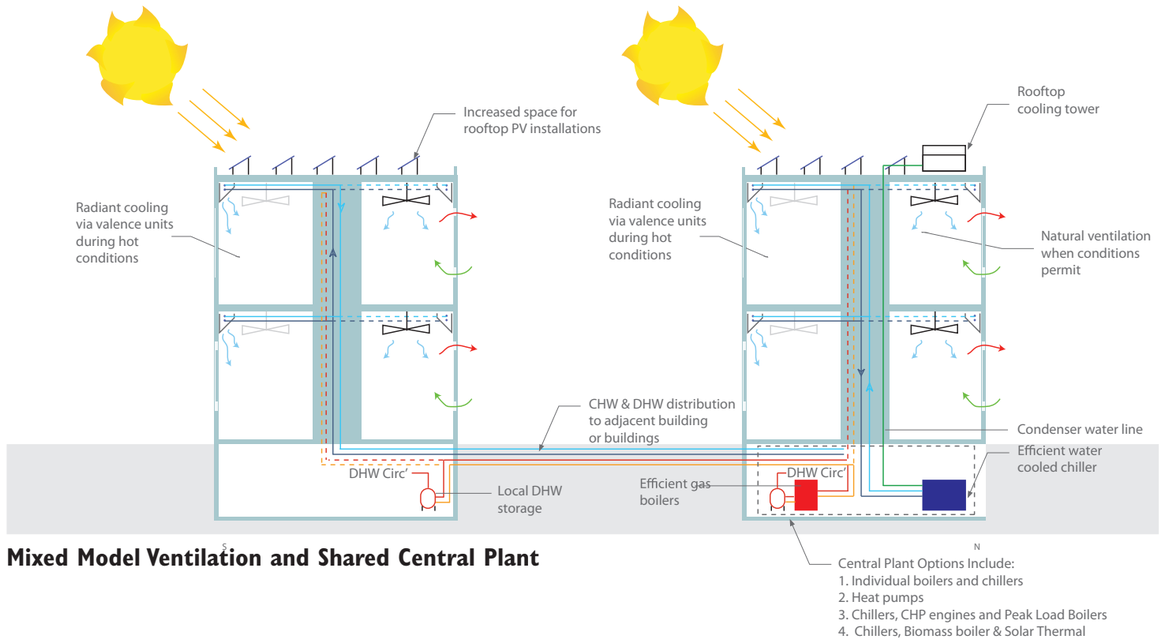


Solar Altitude: Winter Solstice

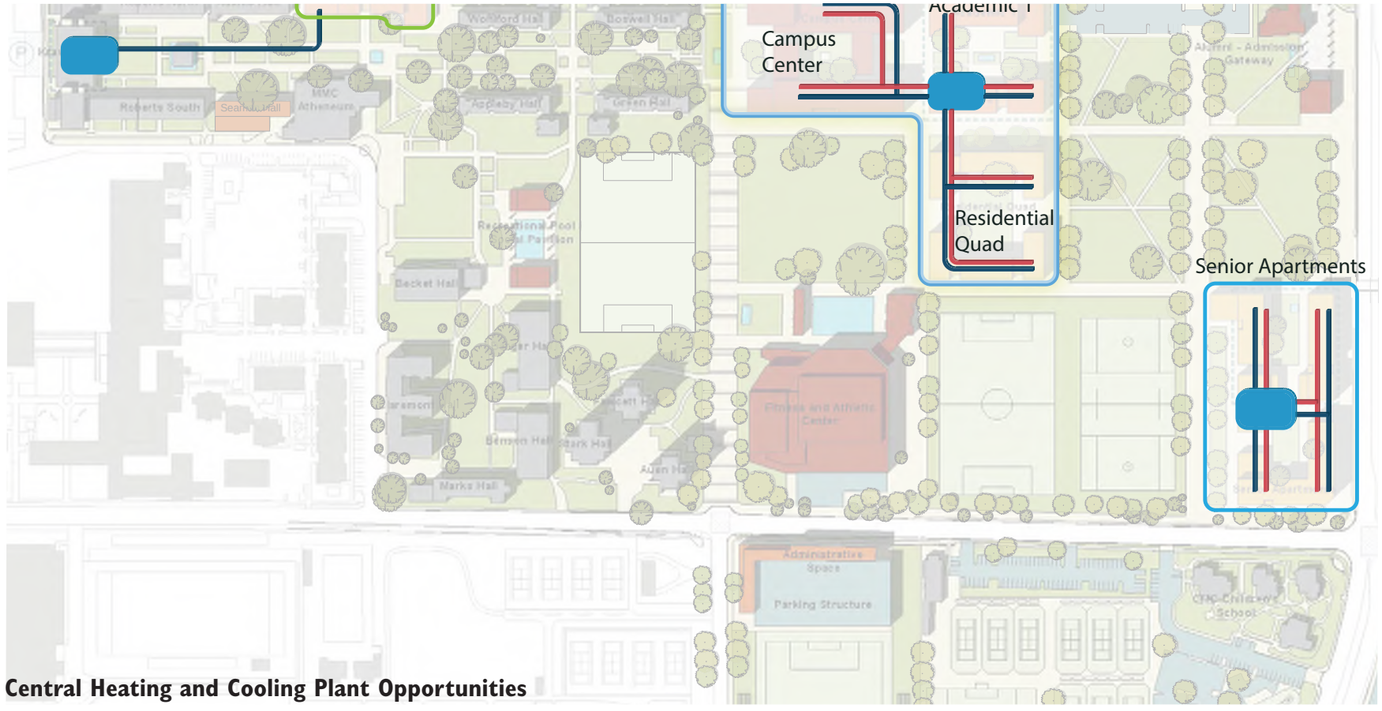
9am and 12pm*

*After 9am is approx. the same altitude as 3pm





Mixed Model Ventilation and Shared Central Plant



Central Heating and Cooling Plant Opportunities

Passive and Active Design Strategies

The Master Plan focuses on minimizing the impact on the local and global environment through climate responsive design. The aim is to reduce energy consumption through passive and active design strategies, and consider the application of renewable technologies.

Passive Design Strategies

Passive design strategies seek to minimize energy consumption for heating, ventilation, and lighting systems by reducing demand through appropriate orientation, massing, and strategies such as night cooling, natural ventilation, and day lighting. Given the local climate, mixed-mode systems utilizing natural ventilation may provide significant opportunities for energy reduction and will be considered on a building-by-building basis.

Active Design Strategies

Active design strategies work to reduce the energy consumed by mechanical systems through strategies such as right-sizing, efficient system design, and efficient equipment selection. Shared heating and cooling plant and infrastructure can provide the opportunity to integrate a wider range of system options, and will be considered on a building-by-building basis.

Renewable Energy Opportunities

A variety of renewable energy technologies have been investigated for usage on the campus. Studies have shown solar energy to be the most abundant on-site energy resource, creating opportunities for integration of solar photovoltaic and solar thermal technologies, particularly from spring through autumn. Average wind speeds on-site are too low for viable power generation from wind turbines and there are no other nearby renewable energy resources, such as hot well geothermal, biomass, or low-impact hydro. Possible solar thermal and photovoltaic applications are described below.

Solar Thermal Domestic Hot Water

Solar thermal collectors utilize the sun's energy to directly or indirectly heat water. The existing and proposed residential dormitories have been identified as having high domestic hot water loads making them potentially suitable for solar thermal technologies. Higher angle collectors would be most suitable to maximize winter and mid season hot water generation due to lower occupancy during summer months. CMC will investigate the practicality of utilizing solar thermal collectors for proposed and existing dormitories on a building-by-building basis.

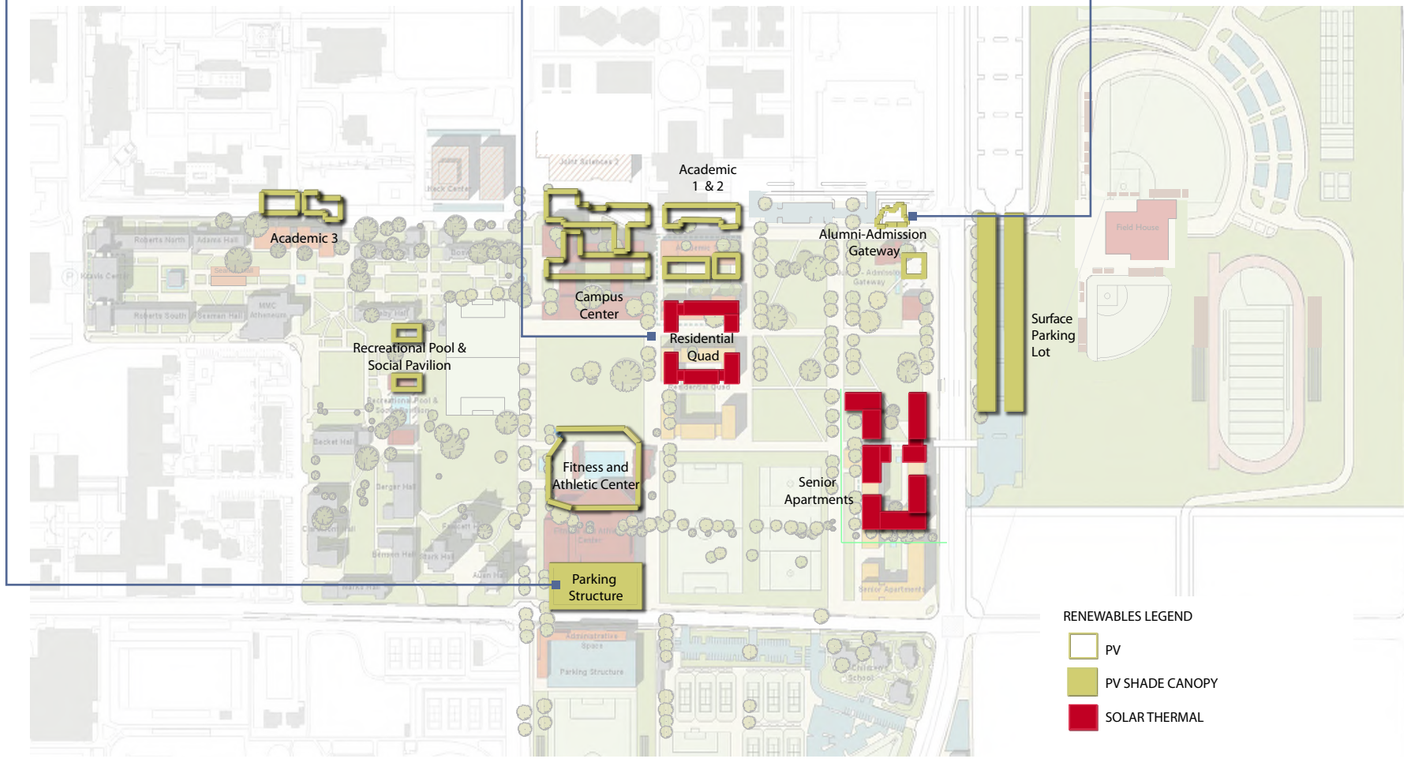
Site and Building Integrated Photovoltaic

Photovoltaic panels capture the sun's energy and directly generate electrical power. The power is then transformed through an inverter from DC to AC for use in buildings. The viability of utilizing photovoltaic technology will be considered on a building-by-building basis. Academic and administrative buildings may be suitable for integration of photovoltaic technology when solar thermal would not be effective. Photovoltaic panels may also be considered as integrated sunshade elements on top of parking structures or surface parking where there is potential for power generation.









Claremont McKenna Renewable Energy Opportunities

Water Use

Water Use Reduction Strategy

The campus uses water within buildings for potable and non-potable uses. Dormitory buildings have high water demands for showers and academic buildings have high water demands for cooling towers. Irrigation across the campus also accounts for a large demand. The Master Plan will attempt to minimize potable water demands as outlined below.

Building Water Efficiency

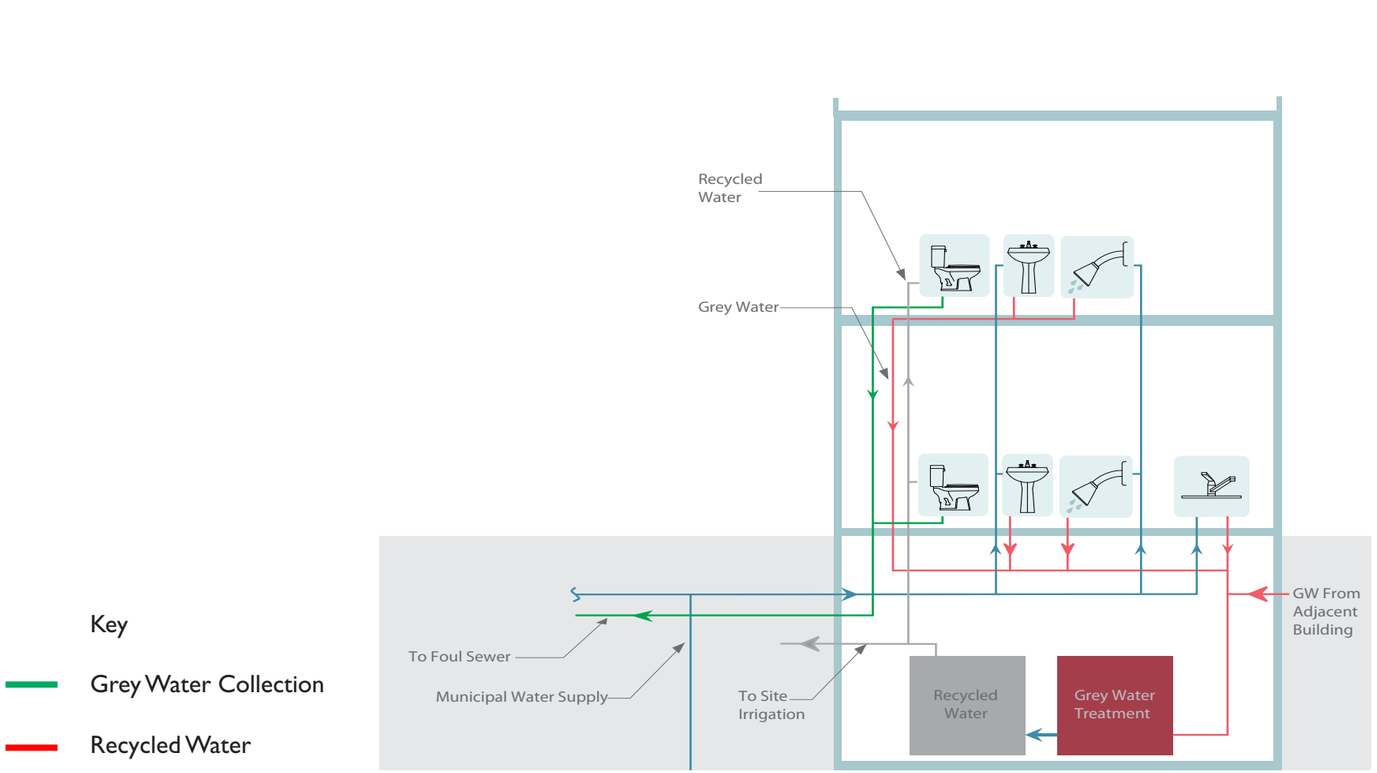
New and existing buildings will minimize water consumption through the use of low-flow fixtures, showers, urinals, and toilets.

Building Water Recycling

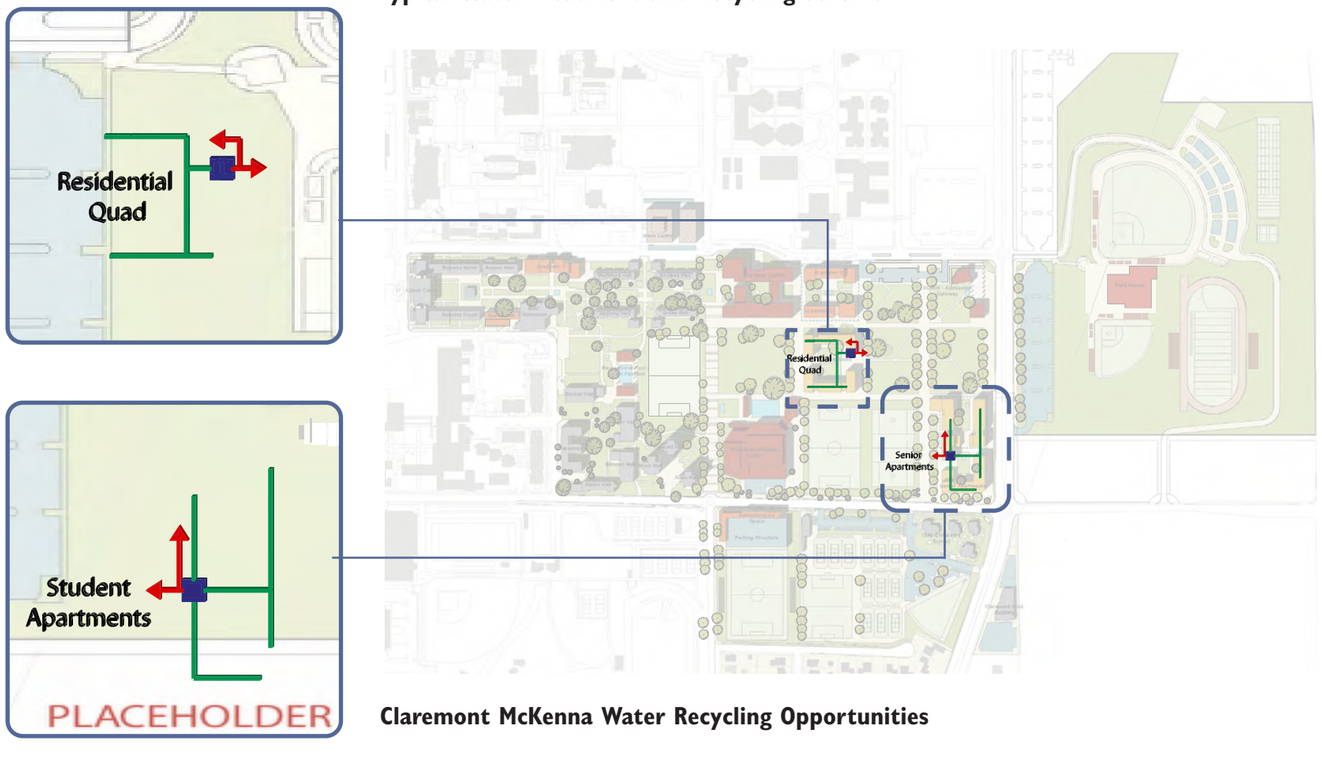
Water treatment and reuse strategies (such as grey water or black water treatment and recycled water use for toilet flushing, irrigation or cooling towers) will be considered for new buildings on a building-by-building basis.

Landscape Irrigation

Demand for potable water for irrigation should be reduced through the selection of native or drought tolerant species when possible.
Irrigation demands may be further reduced through drip irrigation and irrigation management systems. Where grey or black water treatment systems are utilized, the ability to provide local or wider reuse of water for irrigation will be considered. The City of Upland has indicated that it would like to provide grey water to be utilized in irrigating the East Campus Sports Complex. If Upland provides grey water to the East Campus Sports Complex, CMC will reasonably endeavor to utilize such water for irrigation to the extent that CUC is allowed to do so by all water suppliers and regulatory bodies.



Typical Water Treatment and Recycling Scheme



Claremont McKenna Water Recycling Opportunities

Existing Tree Inventory

Preservation of Landmark Trees

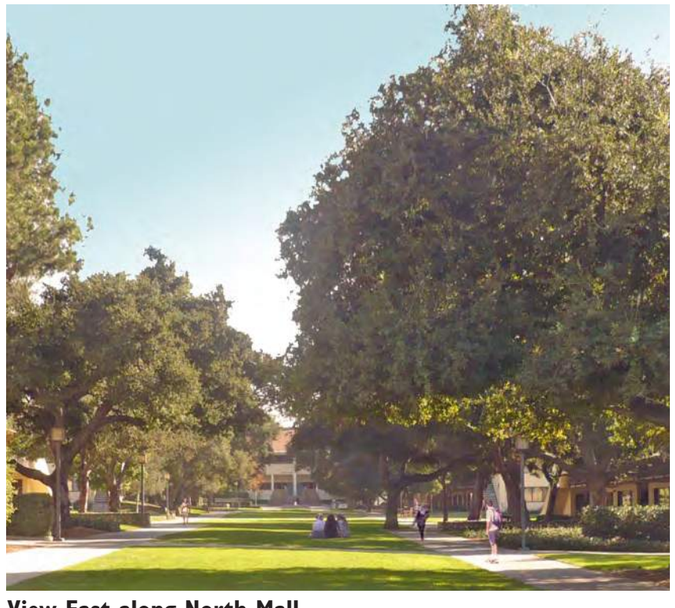
One of the unique qualities of the CMC campus is its mature trees, including specimens of California live oak, stone pine, and sycamore trees.

These trees are significant because they contribute to the beauty of the campus, the quality of the experience, and identity of the place.

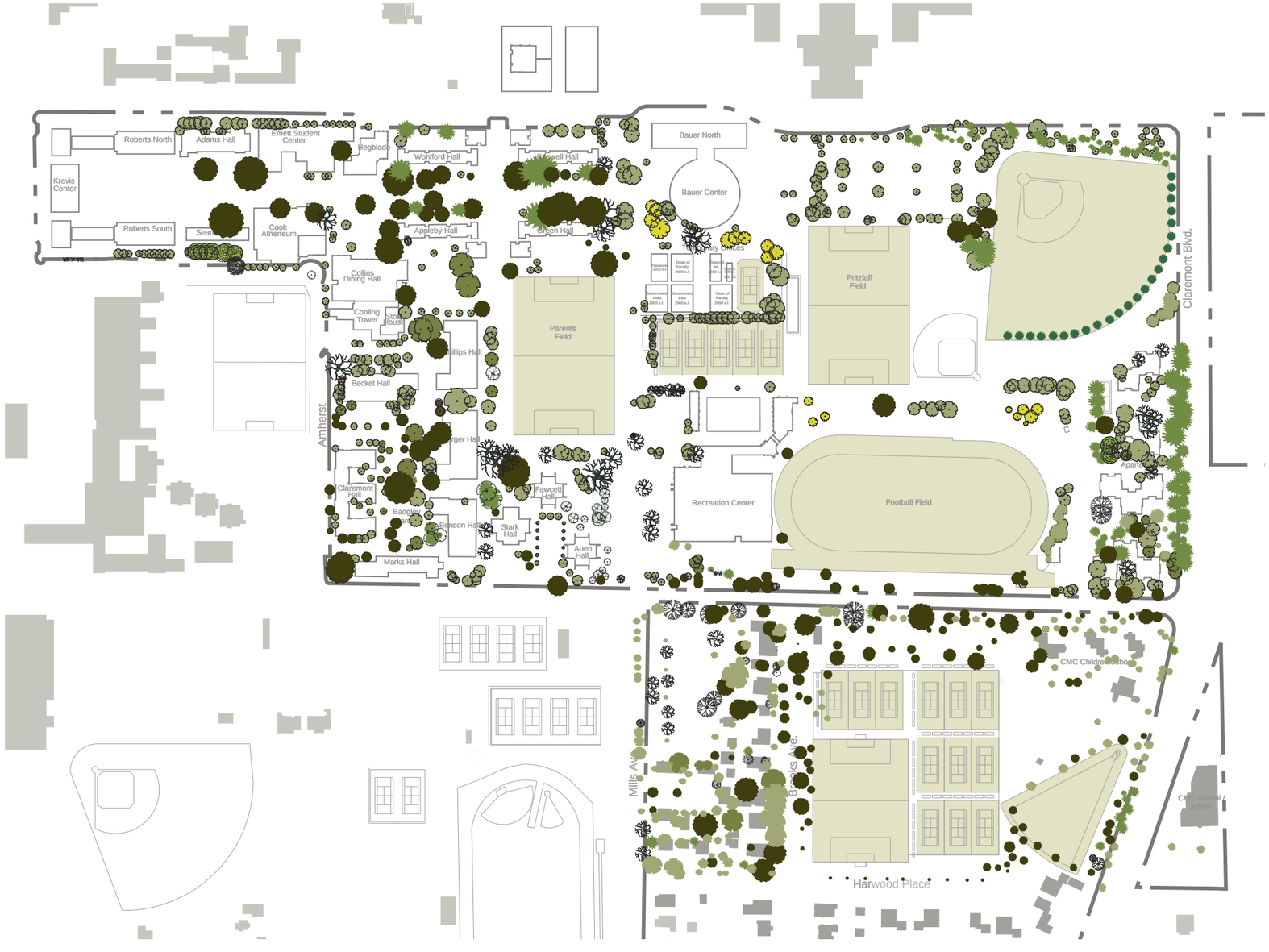
The campus' trees live in concert with the trees of the surrounding Claremont neighborhoods, which have a rich heritage of streets lined with abundant California live oak, camphor, pepper, and jacaranda.

CMC's arborist has inventoried and assessed the trees on campus and has a tree maintenance program involving annual assessments and proactive pruning to maintain tree health, shape, and prevent pest infestation and wind or other damage.

CMC is committed to preserving and maintaining landmark tree specimens where appropriate and integrating existing trees into a new landscape Master Plan vision that links campus and community.



View East along North Mall



Existing Trees at CMC

Mobility & Circulation

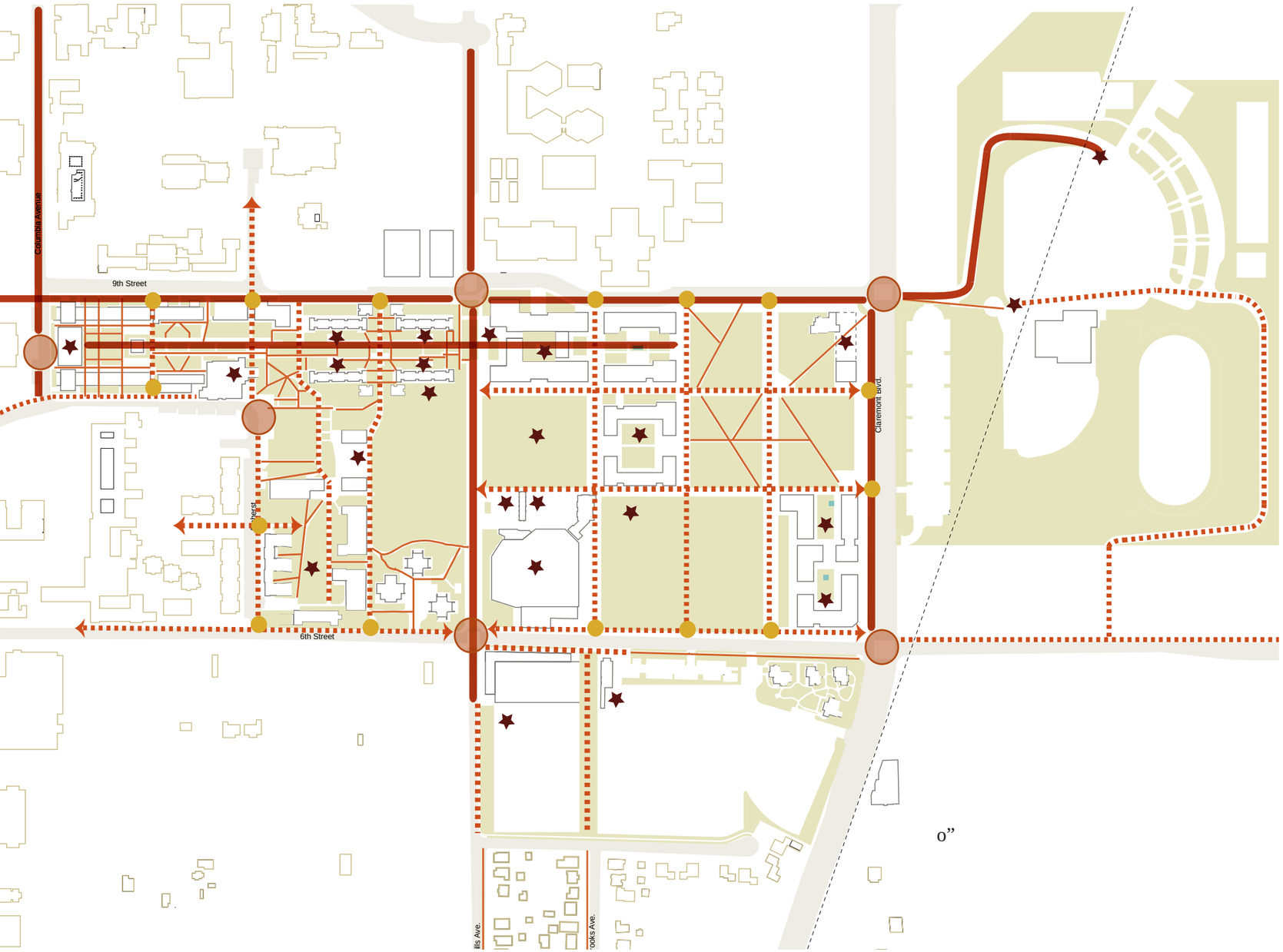
Pedestrian Mobility

Approximately 95% of students live on campus. As a result, the primary means of movement on campus and between other college campuses is walking. Bicycles, skate boards, and scooters are also used and shall be considered "pedestrian" for the purpose of this discussion.

The low-density campus combined with a relatively small student population fosters an uncrowded pedestrian environment. The Claremont Village, a popular destination with all the offerings of a small town, is a pleasant 15-minute walk through Pomona College's lush landscape and Claremont's beautiful tree-lined streets.

The garden setting combined with the temperate climate makes the campus an ideal pedestrian-friendly environment. Primary, secondary, and tertiary pedestrian pathways have been identified on the adjacent plan and within the cross-sectional options that follow. These pathways have a range of dimensional requirements depending upon the amount of pedestrian traffic. In some cases, the minimum dimension of the pathway will be determined by required emergency vehicle access. Additionally, the use and routing of environmentally appropriate electric carts and service vehicles will be factored in pathway dimensions.

The illustrated sections suggest a range of dimensions of walkways, landscape areas and required access.



Mobility & Circulation

Pedestrian Crossings

The proposed East Campus Sports Complex, east of Claremont Boulevard and the parking structure and soccer field south of Sixth Street will increase pedestrian activity on Claremont Boulevard and on Sixth Street. Claremont Boulevard is a 4-lane arterial road.

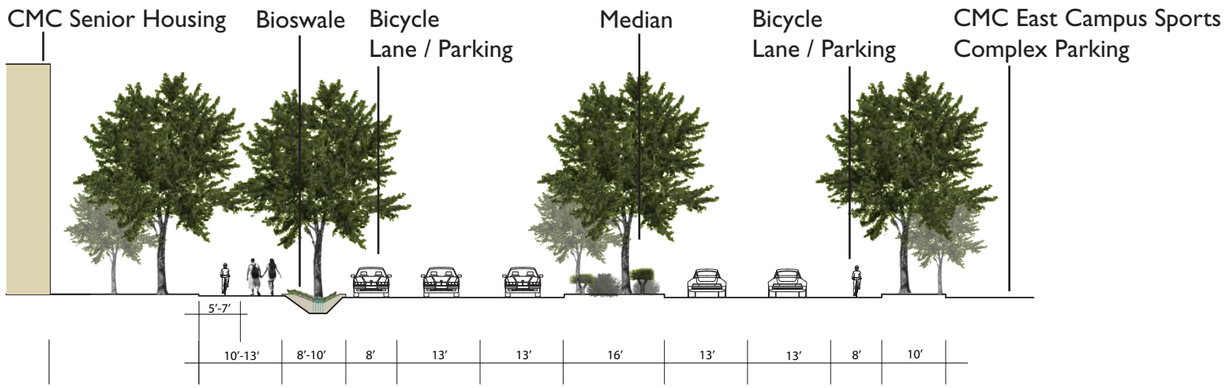
Strategies will be adopted to maintain pedestrian safety and traffic flow. Such strategies may include:

- Traffic signal installation.
- Pedestrian crossing lights and striping.
- Speed humps.
- Raised table intersections.
- "Bulb-outs" to reduce crossing distance.
- Creation of pleasant pedestrian and bike pathways.
- Barriers to discourage jay-walking.

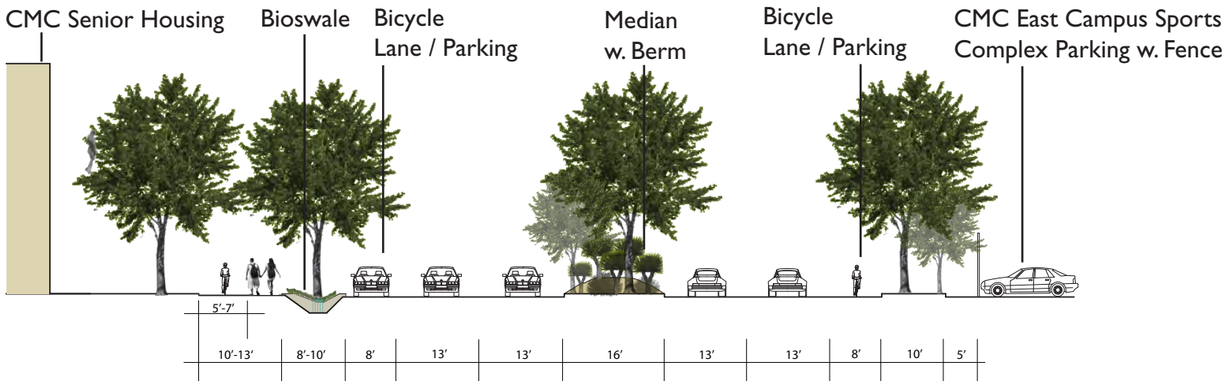
Possible implementations of some of these strategies are illustrated in the adjacent street sections.
The pedestrian circulation options shown are provided for schematic purposes only and actual designs for specific locations may vary.

Primary Pedestrian Circulation Options - Claremont Blvd. (Section looking north)

Option 1

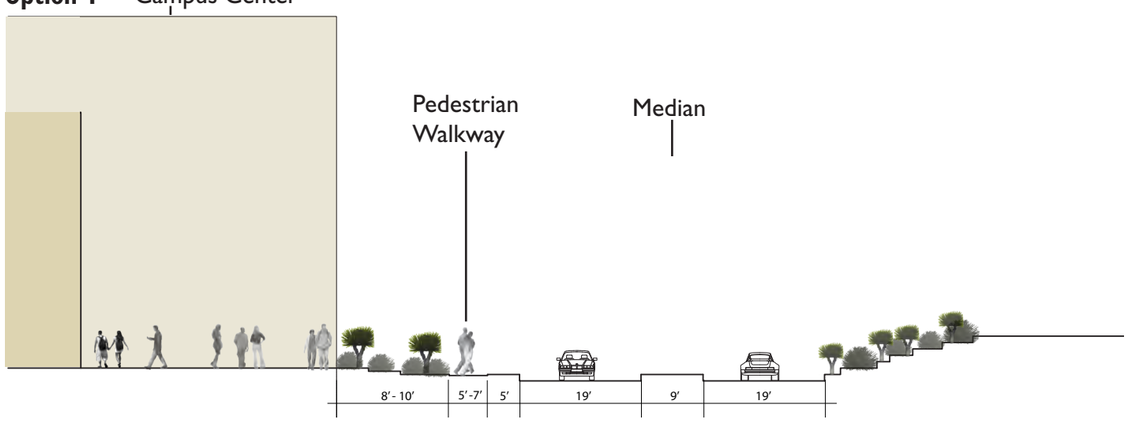


Option 2



Primary Pedestrian Circulation Options - Ninth Street

Option 1 Campus Center



Updated Claremont Blvd. Street Section - South of 9th St. *

Mobility & Circulation

Pedestrian Crossings

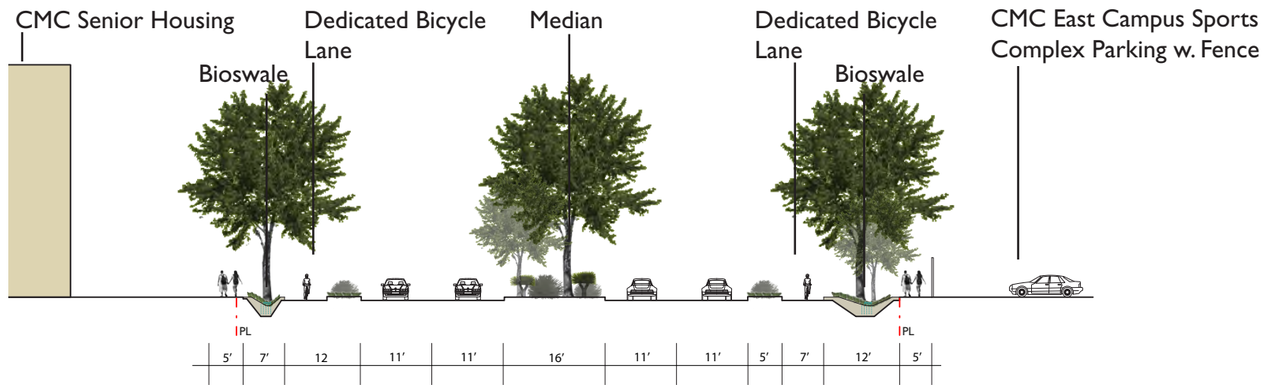
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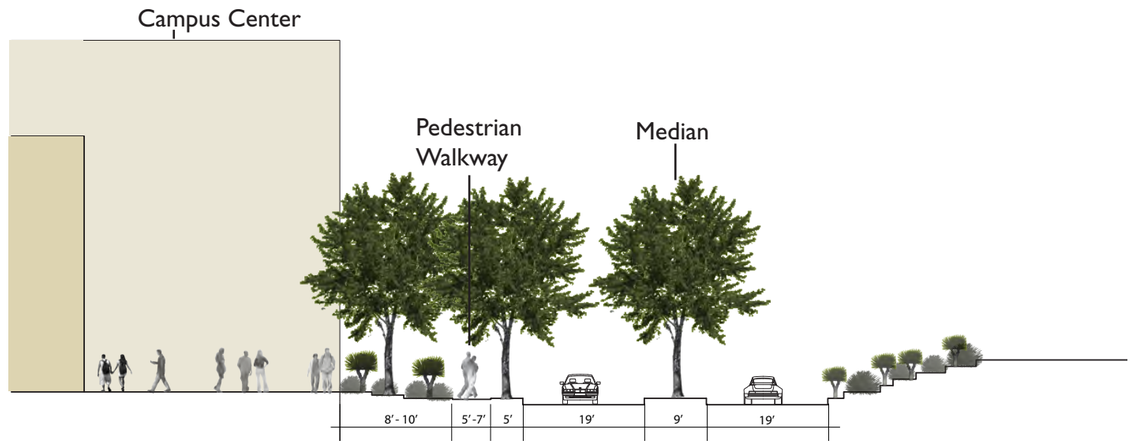
- Traffic signal installation.
- Pedestrian crossing lights and striping.
- Speed humps.
- Raised table intersections.
- "Bulb-outs" to reduce crossing distance.
- Creation of pleasant pedestrian and bike pathways.
- Barriers to discourage jay-walking.

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The pedestrian circulation options shown are provided for schematic purposes only and actual designs for specific locations may vary.

Primary Pedestrian Circulation Options - Claremont Blvd. (Section looking north)



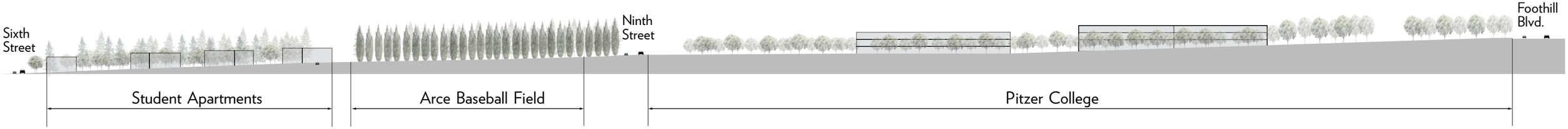
Primary Pedestrian Circulation Options - Ninth Street (Section looking west)



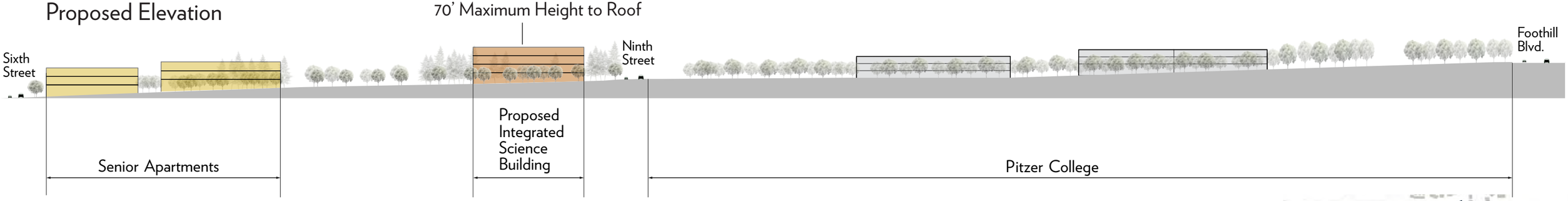
Reference page 43 of the June 2012 Claremont McKenna College Master Plan approved by the City of Claremont.

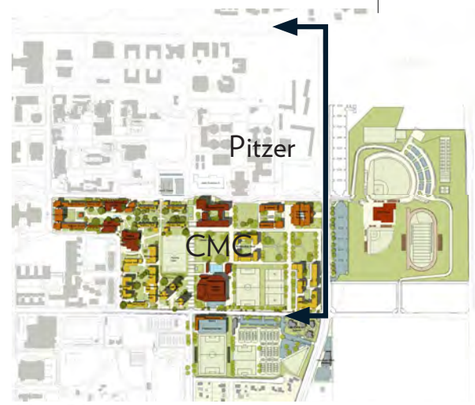
Elevation of Claremont Boulevard from Sixth Street to Foothill Boulevard

Existing Elevation



Proposed Elevation





Key Plan

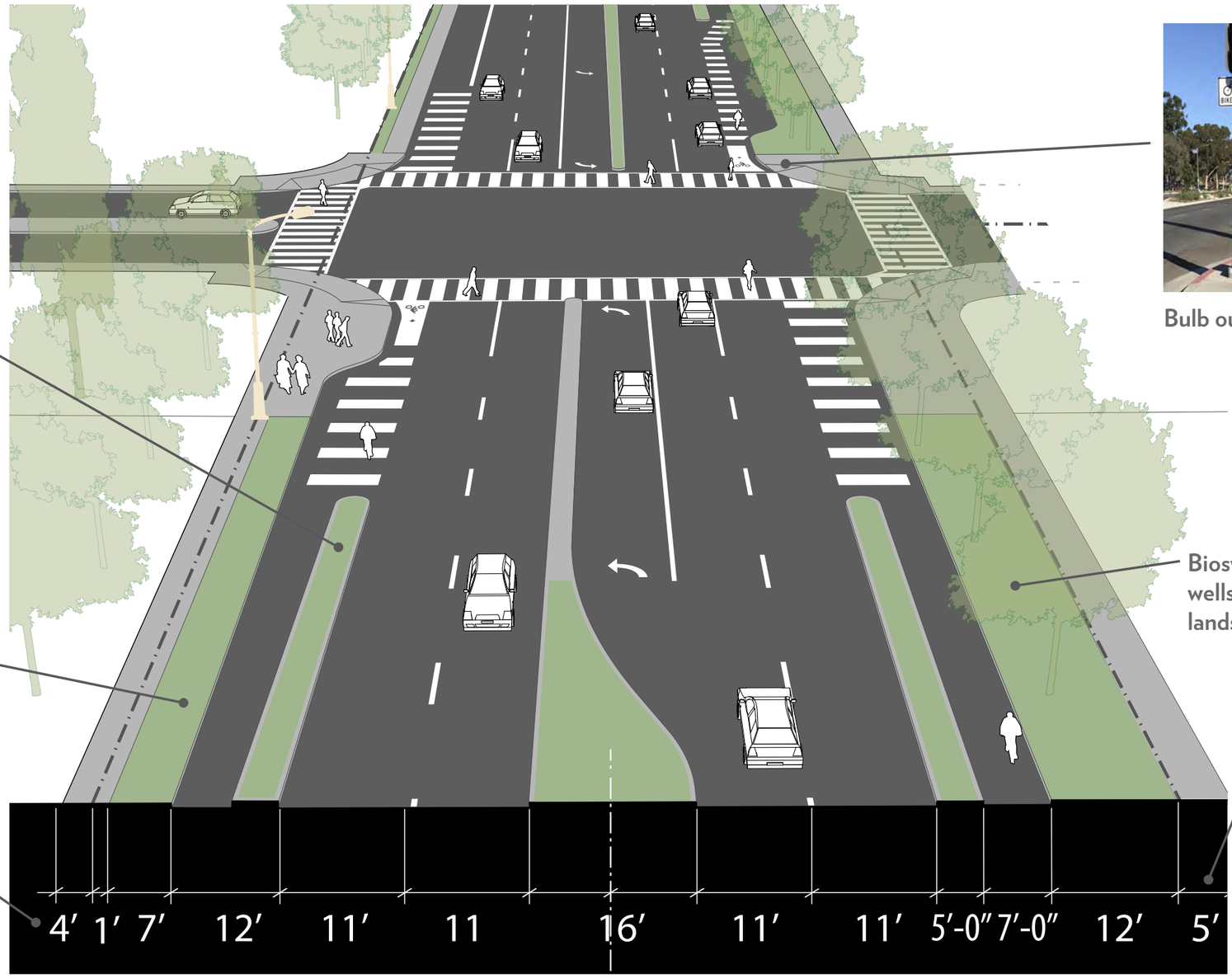
9th St. and Claremont Blvd.: Proposed Bulb Outs & Dedicated Bike Lanes Concept



Bike median precedent



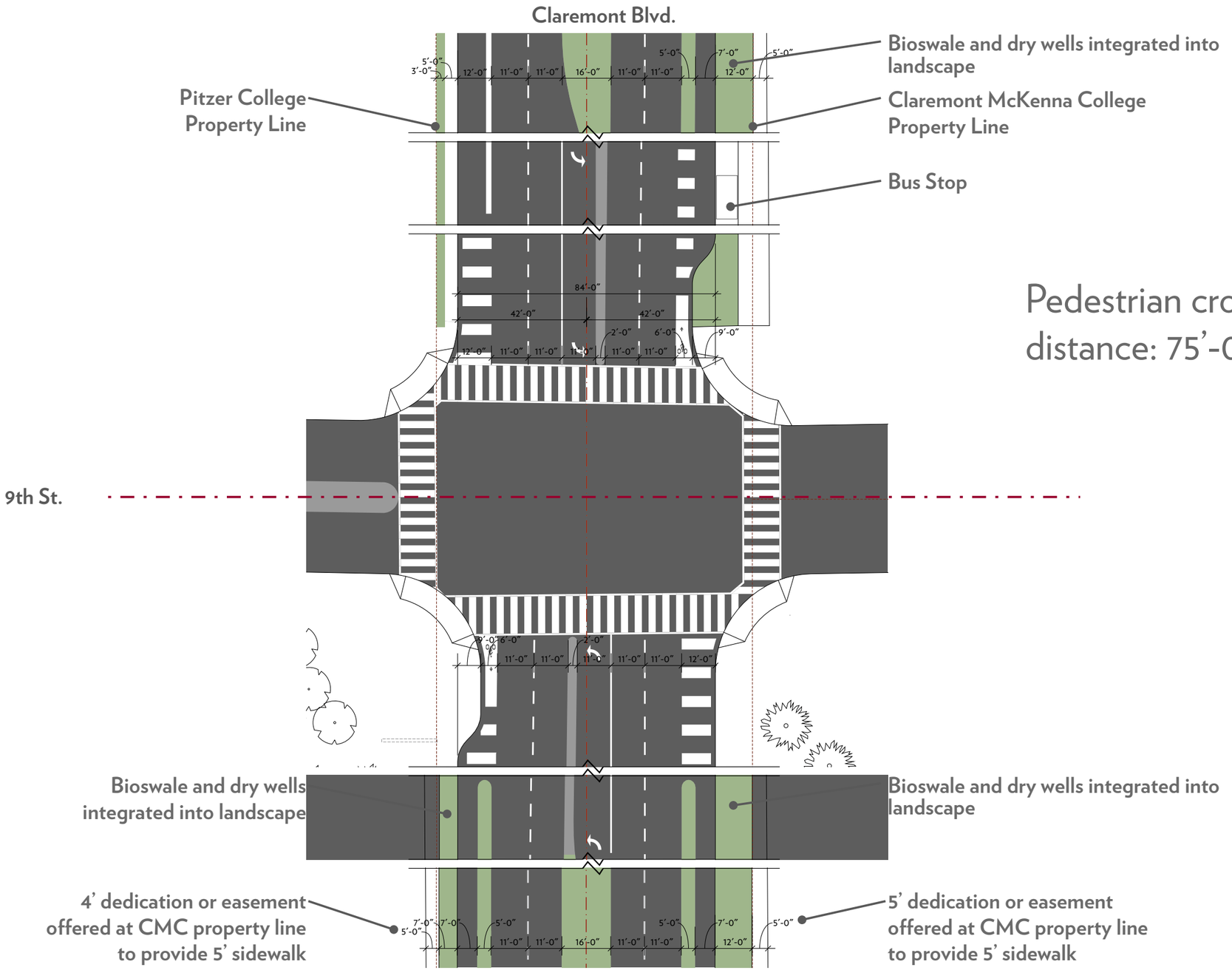
Bioswale precedent





Bulb out precedent

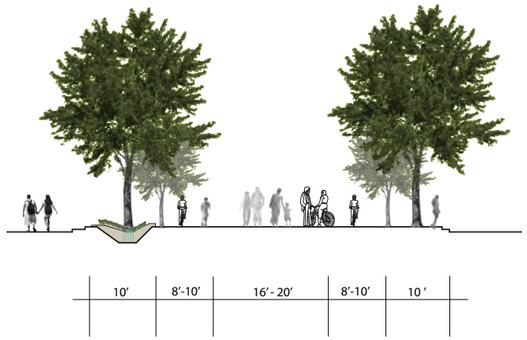
9th St. and Claremont Blvd.: Proposed Bulb Outs & Dedicated Bike Lanes Concept



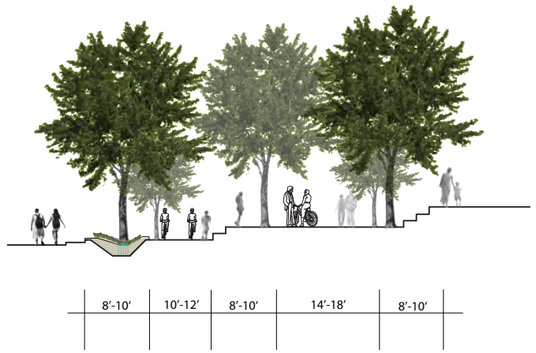
Pedestrian crossing distance: 75'-0"

Primary Pedestrian Circulation Options - Mills Avenue

Option 1

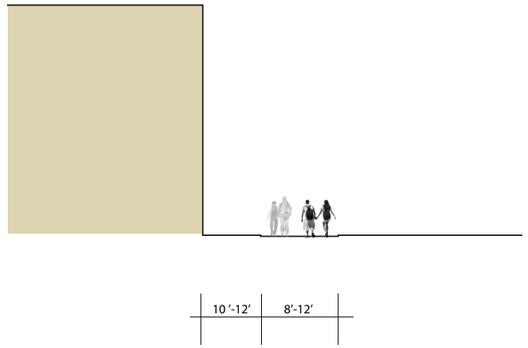


Option 2



Secondary Pedestrian Circulation Options

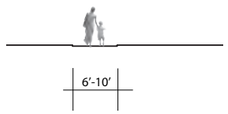
Option 1



Option 2

Tertiary Pedestrian Circulation Options

Option 1





Mobility on Campus

Mobility & Circulation

Bicycle Circulation & Public Transportation

Bicycles are an important part of life on the CMC campus. The benign climate and compact, bike-friendly community encourages the year-round usage of bikes by students, faculty and staff.

To further encourage the use of bicycles, CMC has created an on-campus bicycle shop that provides simple repairs and lends bikes to students, faculty and staff for free. Additionally, the shop will recycle bikes that would otherwise be abandoned, and employs a small number of students to serve as bike technicians.

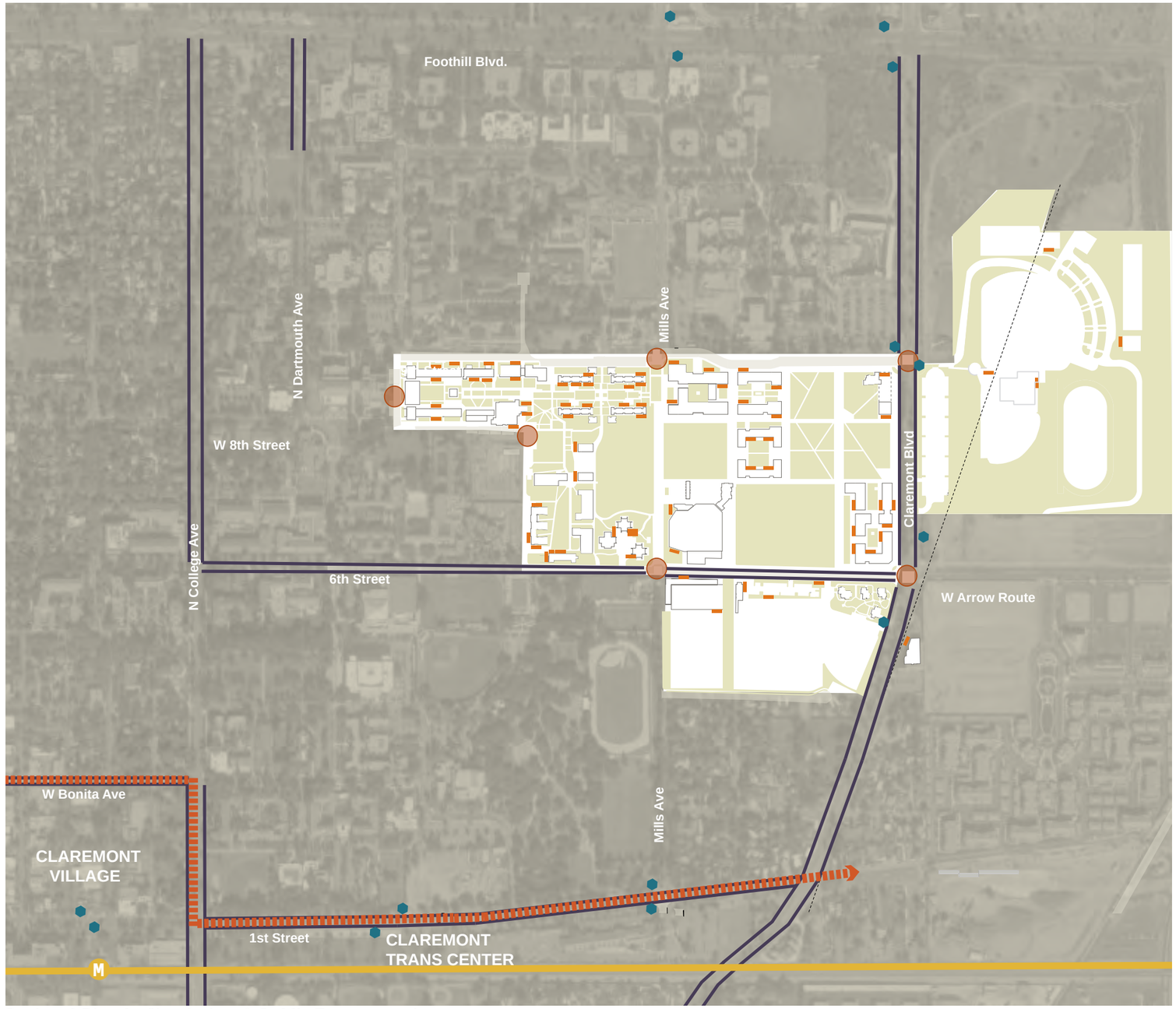
Class II bike paths linking to the larger community are accessible on Claremont Boulevard and on 9th Street. Bike parking/racks are provided at points of destination as described in the adjacent diagrams. The CMC Campus is linked to the larger community by public transportation via bus service provided by Foothill Transit and rail service provided by Metrolink and Amtrak. Bus stops are currently provided on the east side of Campus on Claremont Boulevard. Bus access to the Ontario International Airport provides global connectivity.

Metrolink and Amtrak stations located in the Village may be reached by bus, bike or foot. Metrolink connects the CMC Campus through a commuter rail system to metropolitan Los Angeles while Amtrak connects riders to a national rail system. The planned expansion of the Metro Gold Line will provide added rider access.

The Foothill Transit District Claremont Transit Center is located on 1st Street within three-quarters-of-a-mile from the CMC campus. Seven different bus routes are accessible providing ready transportation to local and regional destinations.

In an effort to further highlight and encourage use of transit by the CMC community, the College will propose to add benches, shelters, and other improvements to the transit stops immediately adjacent to the CMC campus.

The Class II bike path on Claremont Boulevard links to the Citrus Regional Bikeway at First Street.



Regional Bicycle Circulation & Public Transportation

M claremont metrolink & amtrak station
CMC campus gateway / primary pedestrian entry
public transportation stop
san bernardino line / proposed metro gold line
type II bike routes
CMC bicycle rack locations
citrus regional bikeway



Claremont McKenna College Proposed Bicycle Circulation & Public Transportation

type II bike routes public transportation stop bicycle rack locations

0' 100' 200' 400'

Parking Plan

CMC is committed to utilizing parking management and mobility best practices to minimize vehicular impacts on its campus and surrounding communities and campuses and to assure compliance with City Code.

The College engaged a traffic and parking consultant, Linscott, Law, and Greenspan (LLG), to conduct a parking inventory and demand study in 2009 (the 2009 Parking Study). The 2009 Parking Study was submitted to the City of Claremont and is available to members of the public. The 2009 Parking Study provided empirical guidance to CMC as it developed the parking and mobility components of this Master Plan.

The 2009 Parking Study and other related feedback from LLG includes the following key findings:

- CMC generally provides parking at convenient locations around the perimeter of the campus creating a pedestrian-friendly campus core, while minimizing impacts on CMC's neighbors.

- Approximately 95% of the student body lives on campus. Because of the residential nature of the campus and the walkability of its surroundings, only about one-half of the students permitted to bring automobiles to campus do so.

- CMC's current parking supply of 1,007 spaces exceeds relevant requirements under the City Code, which mandate 892 spaces before the application of parking demand management reductions authorized by the City and 838 spaces with the City-approved reductions. Moreover, CMC's current parking supply of 1,007 spaces well exceeds the actual parking demand of approximately 800 spaces determined in the 2009 Parking Study. Additionally, the determination that CMC has an oversupply of more than 200 spaces was made prior to CMC's implementation of a policy to restrict freshmen from parking on campus, which has resulted in a demand reduction of more than 117 parking spaces.

- CMC currently has a sufficient overall parking supply. However, CMC currently experiences some demand-location pressures, including a limited supply of parking for faculty and staff who work in the west academic campus along the North Mall, and a limited supply of parking for students who live in the North Mall Quadrangle. The Master Plan responds to existing demand-location pressures and anticipated future pressures.

Required Parking based on Current City Parking Code

Description	Ratio Required	Existing [1]		Master Plan	
		Units	Spaces	Units	Spaces
Regularly Enrolled Students	0.5 spaces per student	1,173	587	1,400	700
Parking Restriction for first year students	20% student parking reduction		-117		-140
Faculty and Staff	0.5 spaces per employee	486	243	624	312
Public Assembly Allocation [2]	0.2 spaces per seat	--	179	--	179
Total Code Requirement (before managment reductions)			**892**		**1,051**
		Existing Supply:	**1007**	**Potential Supply:**	**up to 1,652**
Plan Mitigation Approval by Planning Commission [3]	6% reduction		-54		-63
Total Code Requirement (with approved reduction)			**838**		**988**
		Existing Supply:	**1007**	**Potential Supply:**	**up to 1,652**

[1] Per November 15, 2010 submittal for Fall 2010. Actual parking supply on the CMC campus now totals 1,038 spaces. Existing reported supply of 1,007 spaces does not include 31 CMC spaces in Lot 89 that by temporary agreement are now being used by Pitzer College faculty / staff.

[2] CMC does not intend to expand its auditorium/public assembly space, so the public assembly parking allocation will remain constant

[3] Parking Management Reductions were approved by Planning Commission Resolution # 2008-20 adopted on June 17, 2008

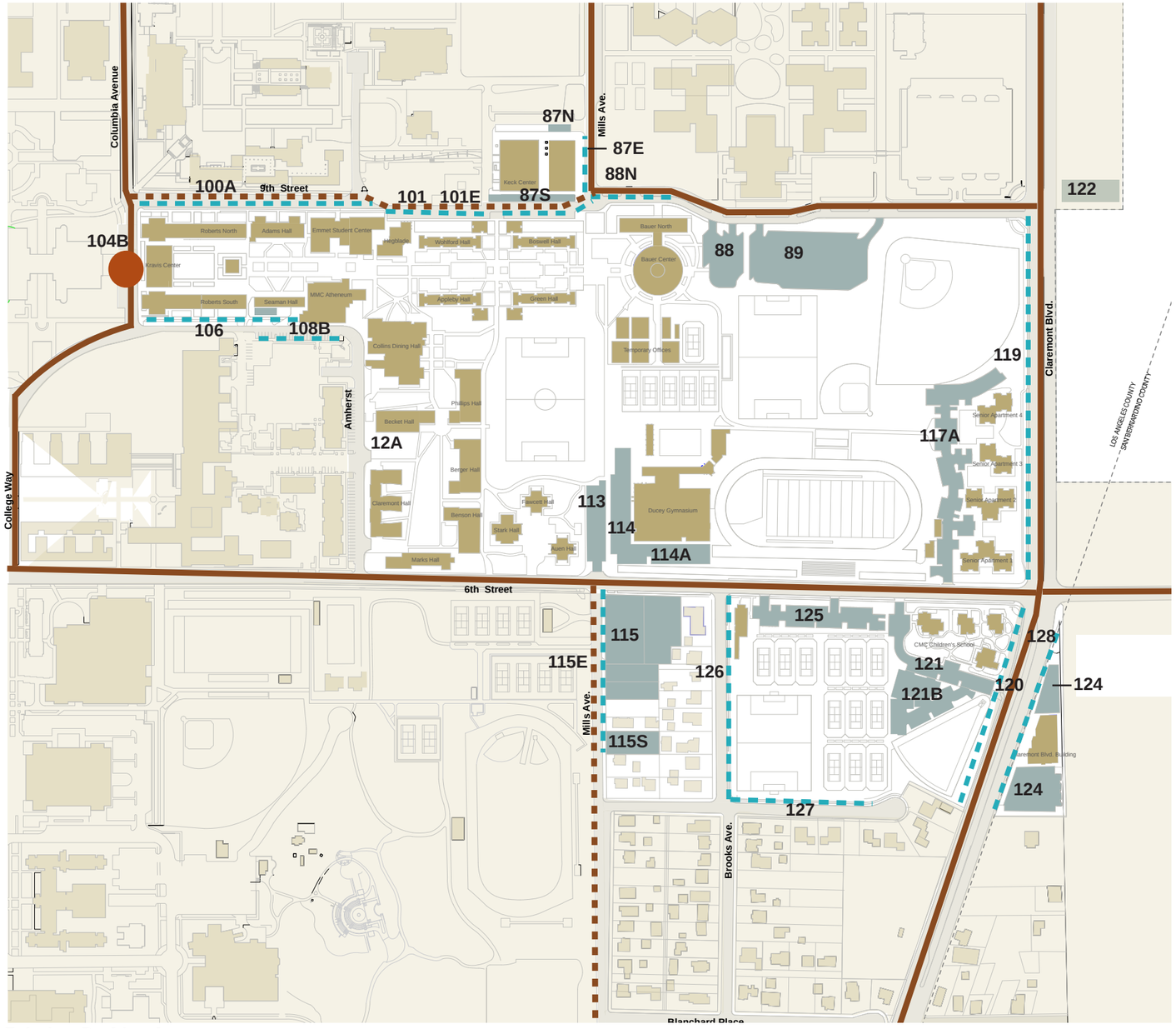
Existing and Future Parking Inventory

REFERENCE	TYPE	LOCATION	CMC EXISTING SUPPLY [1]	POTENTIAL PARKING REVISIONS [2]	POTENTIAL FUTURE SPACES [2]
12A	Curb	Amherst Ave, East Side	4	-	4
87N	Lot	North Lot of Keck Center - South Bay	8	-	8
87S	Lot	South of Keck Joint Science (North Side)	23	-14	9
	Lot	South Lot of Keck Joint Science (South Side)	22	-13	9
87E	Curb	Keck East of Keck Center	-	-	-
88N	Curb	Ninth St. - Adjacent to Bauer Hall	7	-	7
88	Lot	Ninth St. - East of Bauer Hall	50	-50	-
89	Lot	Ninth St. - East of Bauer Hall Lot Near Baseball Field	139	-139	-
100A	Curb	Ninth St. - Columbia Ave. to Amhurst Ave.	15	5	20
101	Lot	Ninth St. - by Heggblade Center	2	2	4
101E	Lot	Wohlford Hall - just north of building	8	-	8
104B	Curb	Columbia Ave,East Side	-	11	11
106	Curb	Eighth St. - North Side Near Seaman	16	-11	5
108B	Curb	Eighth St. - South Side of MMCA	-	-	-
113	Curb	Mills Ave. North of Sixth St. - West Side by Fawcett & Auen	24	-24	-
114	Lot	Mills Ave. - North of Sixth by Ducey Gym	36	-36	-
114A	Lot	South of Ducey Gym	16	-11	5
115	Lot	Mills Ave. & Sixth St. (Southeast Corner)	149	-149	-
115E	Curb	Mills Ave. - East Curb South of Sixth St.	15	-	15
115S	Lot	528-530 Mills Offices Ave.	16	-16	-
117A	Lot	CMC Apts.	104	-104	-
119	Curb	Claremont Blvd. - Sixth St. to Ninth St., West Side	41	-	41
120	Curb	Claremont Blvd. - South of Sixth St. to Park, West Side	21	-	21
121	Lot	Children's School	34	-	34
121B (F2)	Lot	Adjoining Children's School Lot (recently completed))	62	-	62
122	Lot	Archery Range	4	-4	-
124	Lot	400 N. Claremont Blvd.	70	-	70
125	Lot	CMC East Lot - Off of Sixth St. by Tennis Center	59	-	59
126	Curb	Brooks Ave. - East Curb	23	-23	-
127	Curb	Harwood Pl. - North Curb	21	-	21
128	Curb	Claremont Blvd. - South of Arrow Route, East Side	18	-	18
		Subtotal	1007	-576	431
F1 (104C)	Subterranean	Kravis Center (under contruction)	-	+55	55
F3	Lot	East Campus (adjoining Claremont Blvd.)	-	+214	214
F4	Subterranean	Academic 1 & 2	-	+150	150
F5	Lot	Alumni & Admissions Gateway	-	+54	54
F6	Subterranean	Student Apartments	-	+200	200
F7	Structure	6th St. (Absorbs Reference #115 Lot)	-	+375	375
F8	Lot	East Campus (adjoining sports field)	-	+154	154
F9	Curb	Mills Ave. East Curb (extends #115E Southward)	-	+5	5
F10	Curb	Harwood Pl. - North Curb (extends #127 Westward)	-	+14	14
		Subtotal	0	1221	1221
		TOTAL	1007	645	1652

[1] Per November, 2010 reporting

[2] Values are preliminary and correspond to a possible future menu of parking facility additions as well as adjustments to existing facilities based on full Master Plan implementation

[3] City Planning Staff has indicated that after the East Campus Sports Complex has been developed and the F3 lot has been made available, consideration may be given to prohibiting parking on Claremont Boulevard north of 6th Street. In the event that the City elects to prohibit parking as set forth in this footnote, CMC will continue to provide at least as many parking spaces as are required under City Code.



Existing Parking Layout

potential underground parking | surface parking | on-street parking | CMC buildings | existing context buildings

campus gateways | primary vehicular circulation | secondary vehicular circulation

0' 100' 200' 400'

Parking Plan

As a result of the findings from the 2009 Parking Study, CMC has developed a Parking Management Plan and taken other steps to address parking needs on campus, including:

- The construction of the F2 (121B) surface lot south of Sixth Street, which was completed in the fall of 2010. The F2 lot provides 62 additional parking spaces to allow for additional student parking and for overflow event parking.

- The adoption of a parking policy that generally requires faculty and staff members to park in CMC-designated lots as their primary parking location. The purpose of this policy is to direct faculty and staff members in the west academic campus to park in the Bauer East lot or in other CMC-provided parking if parking is not available on the west campus in order to minimize parking impacts on other campuses and on the Claremont Village.

- The adoption of a policy that generally prohibits freshmen students from bringing an automobile to campus.

It is within this context that CMC developed the Parking Plan for the Master Plan. The Parking Plan provides flexible mobility solutions for the campus community and its neighbors utilizing the following means:

- Providing parking spaces in compliance with City Code requirements.

- Adopting parking management strategies that encourage alternative transportation choices.

- Providing, when economically feasible and warranted by demand, structured parking spaces in conjunction with other facilities.

- Adopting parking management strategies that minimize parking and traffic impacts on surrounding campuses and communities.

- Preserving a pedestrian-centered campus environment.

- Creating and maintaining automobile, pedestrian, bicycle, skateboard, and other flow patterns through and around the campus.

- Managing parking needs and traffic patterns during campus construction to minimize disruption and inconvenience for the campus and surrounding communities.

Proposed Parking & Mobility Plan

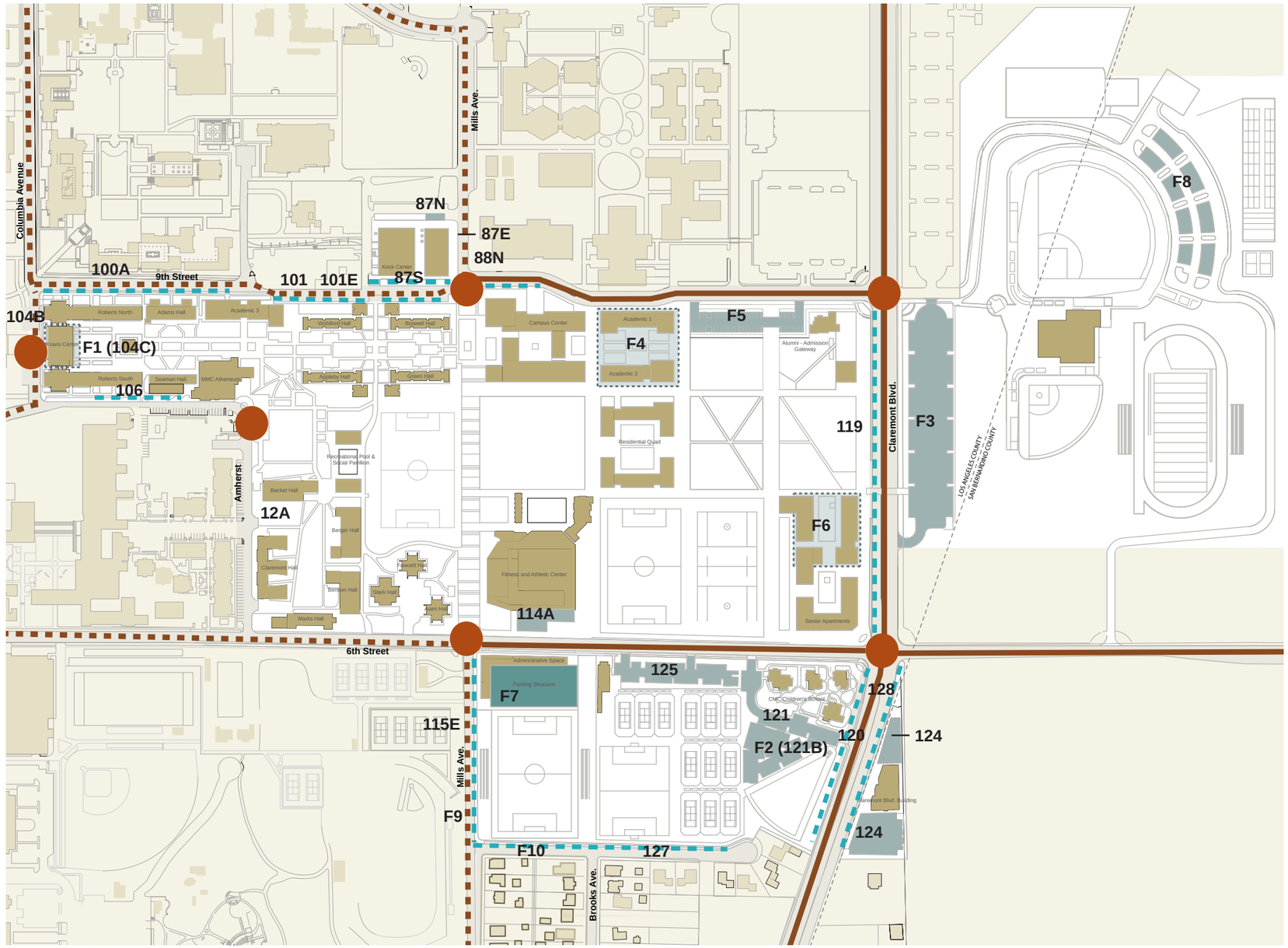
Looking forward to the Master Plan, the proposed Parking Plan builds on the findings of the 2009 Parking Study in the following key areas:

- Faculty and Staff Parking:
  Collectively, the subterranean lot under the Kravis Center (F1), the subterranean lot under Academic Buildings 1 and 2 (F4), and the Ninth Street surface lot (F5), will provide the primary parking to support the College's faculty and staff on CMC's main campus. The addition of each of the potential parking facilities will be tied to the construction of the potential improvement that each facility is intended to serve. Although the College still anticipates demand-location pressures for faculty and staff in the west academic campus, the Master Plan and Parking Plan address this in several ways, including:

  1. The addition of the Kravis Center subterranean lot (F1) (being constructed at this time).
  2. The potential addition of the Academic Buildings 1 and 2 subterranean lot (F4) and adjacent Ninth Street surface lot (F5) to offset any loss of spaces in the Bauer Center lots.
  3. The Campus Center and Sixth Street Administrative Complex will enable a relocation of a significant number of staff from Collins Dining Hall, Story House, Heggblade Center, and the Emett Student Center east to the Mills Avenue corridor, which is more convenient to related parking areas.

- Student Parking:
  Collectively, the F2 (121B) lot south of Sixth Street, the F3 lot along Claremont Boulevard, the potential Sixth Street Parking Structure (F7) and the potential Student Apartment Subterranean lot (F6) provide a range of options to address current and projected needs for student parking. New parking facilities will be added as needed to support specific components of the Master Plan.

- Events / Overflow:
  The potential East Campus Sports Complex lot (F8) will provide parking for potential athletic facilities in the East Campus. In addition, depending on the nature of the event, the potential Claremont Boulevard lot (F3), and Sixth Street Parking Structure (F7) together with the recently-completed (F2) lot south of Sixth Street would all provide additional parking that may serve events or other "overflow" conditions, and which could also be utilized for temporary parking or staging related to construction activities.



Proposed Parking Options

potential underground parking | surface parking | on-street parking | CMC buildings | existing context buildings

campus gateways | primary vehicular circulation | secondary vehicular circulation | parking structure

0' 100' 200' 400'

When added to the existing spaces not planned for demolition, the menu of potential parking additions could result in an overall parking supply of up to 1,652 spaces (see Page 47). The actual number of new spaces constructed will depend on prevailing parking conditions as the Master Plan components are developed, City Code requirements and CMC's parking needs. The 1,652 space potential was calculated by adding together all of the potential new options and does not represent an aspirational goal or a required minimum.

Applying the current City Code to the expected Master Plan enrollment and staffing, plus a public assembly allowance (for overflow parking) of approximately 180 spaces, results in a potential Code requirement of 1,051 spaces, less City authorized parking reductions granted in response to the College's adoption of various demand reduction techniques. Currently, the College has been granted parking managment reductions totaling 54 spaces, and the Code authorized parking reduction may rise to over 63 spaces based on the full master plan. However, even without these reductions, the Master Plan includes parking facilities to meet potential demand and City Code.

As demonstrated above, the parking plan component of the Master Plan assures that campus parking will be used by those it is intended to serve, and demand will not be increased for parking spaces in surrounding parking areas or result in spill-over parking in any surrounding residential neighborhood. Consequently, pursuant to Section 16.069.090.C.2 of City Code, neither provision of Section 16.069.090.C.1 of City Code (as it may be amended) shall restrict CMC from locating parking spaces in the manner described in the Master Plan in the service of buildings or facilities described in the Master Plan.

The figure on page 49 illustrates the parking and circulation aspects of the Master Plan including campus gateways, primary and secondary vehicular circulation elements, existing and future building elements, and expected on-street and off-street parking elements. Full implementation of the Master Plan could involve the absorption of existing surface parking lots into future building sites and/or structured parking elements, with the further addition of parking components in the East Campus Sports Complex.

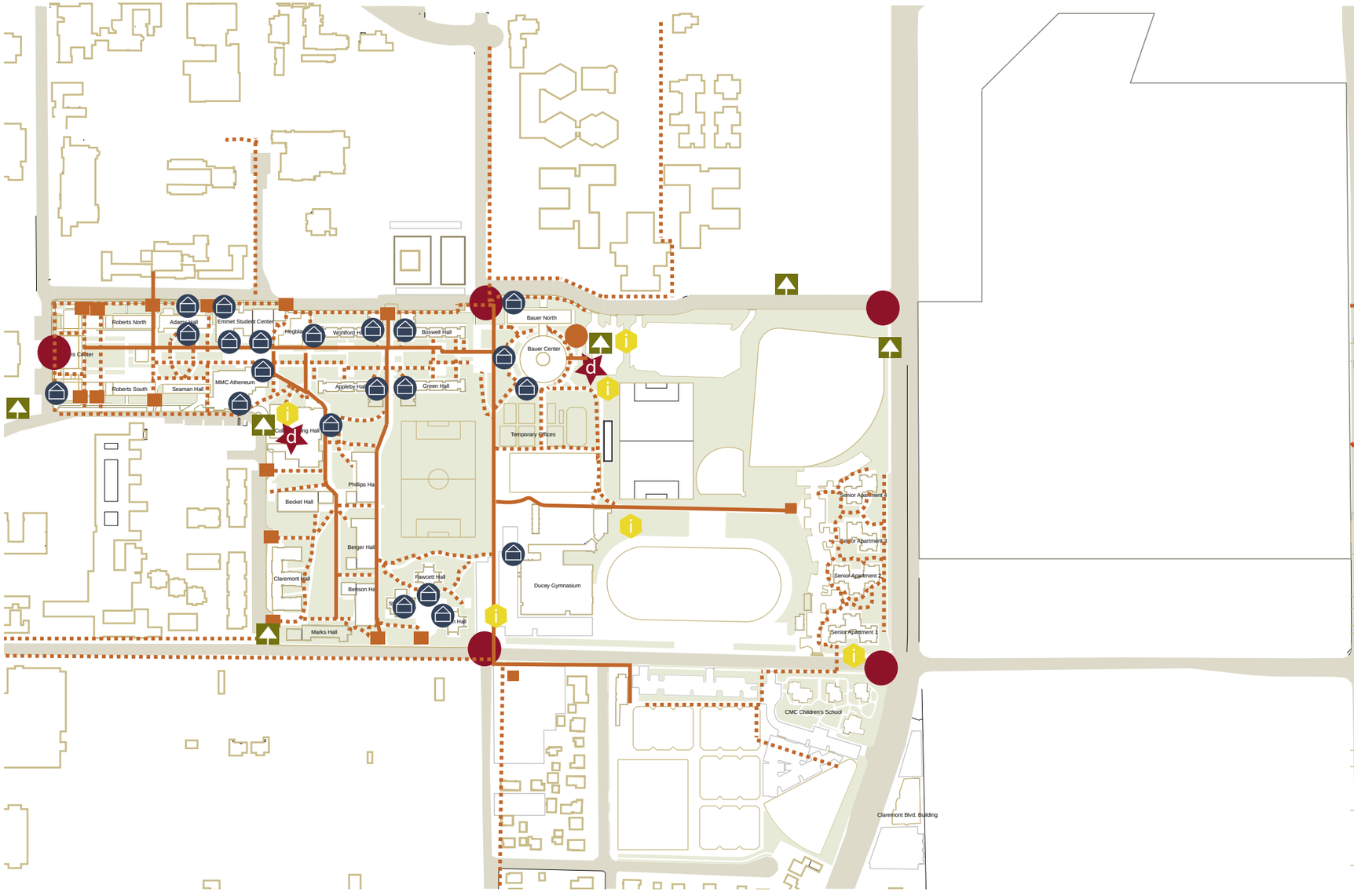


Exterior Campus Signage & Identity

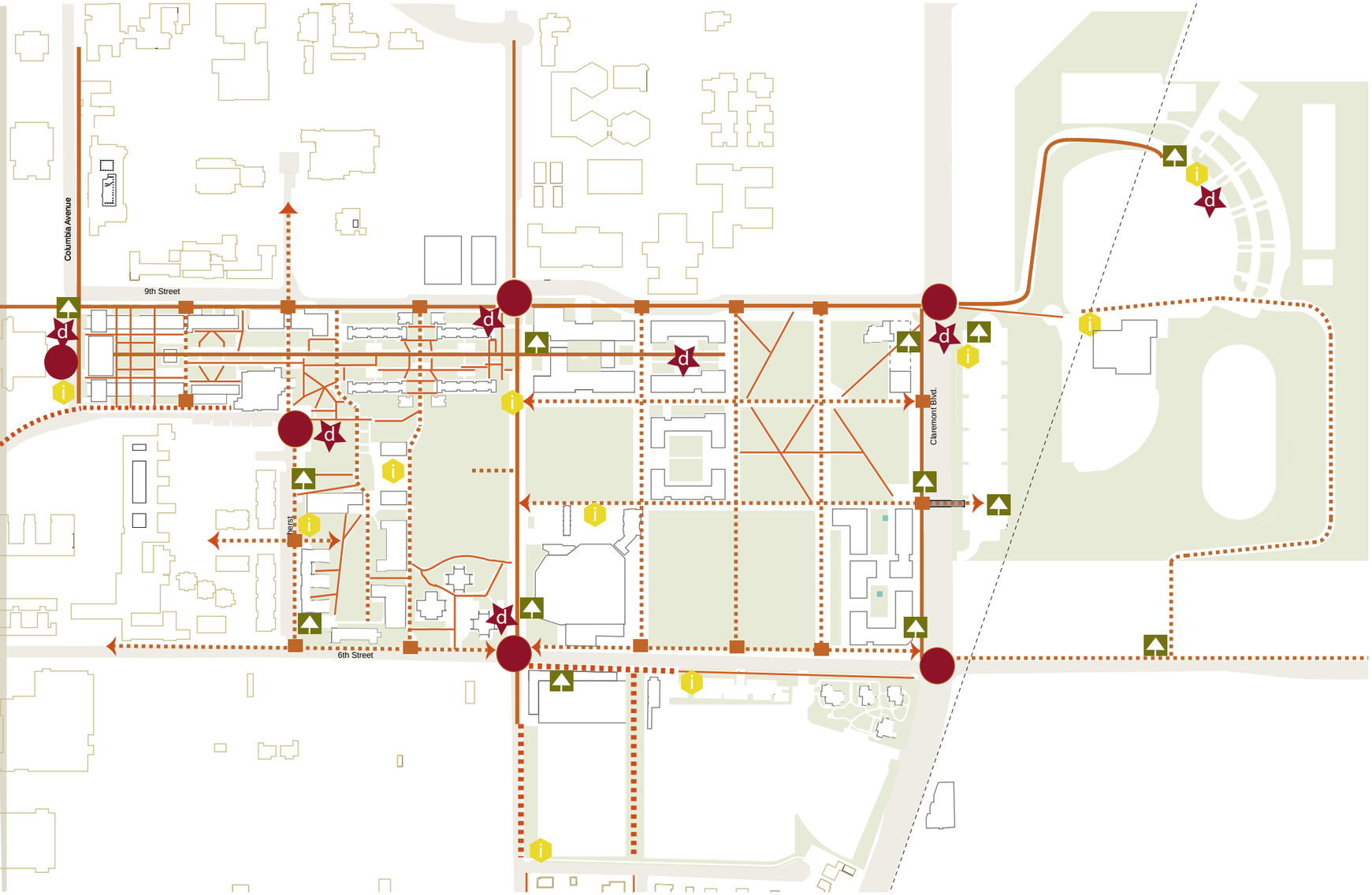
One of the ways Claremont McKenna College will express its identity is through its campus signage. The design of the signage will be integrated with the campus architecture and landscape.

A "family" of related signs will be used to address the variety of way-finding needs. The size and detailing of each sign type will relate to the location where it will be installed and the type of information displayed.

The signage will feature natural materials that are compatible with the campus landscape and will be designed in accordance with City of Claremont signage and lighting requirements. Claremont McKenna College will develop a comprehensive sign program for review and approval by the city.



Existing Signage



Proposed Signage

monument / gateway sign · directory · directional / orientation sign · building sign · information sign

primary pedestrian circulation · secondary pedestrian circulation · secondary pedestrian entrances

0′ 100′ 200′ 400′



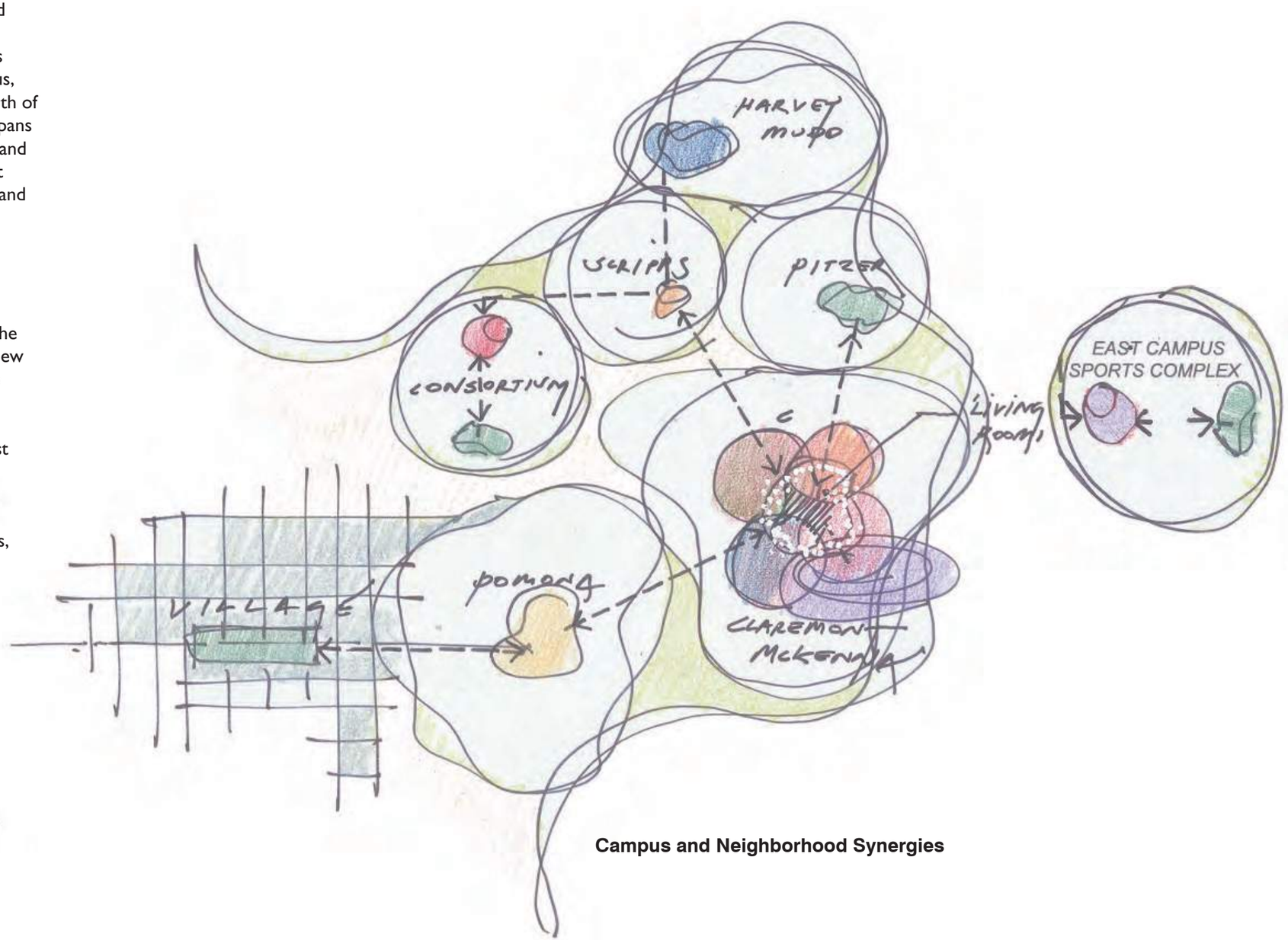
Proposed Campus Gateway at Mills Avenue and Sixth Street

East Campus and Related Projects

The area that will become the East Campus Sports Complex, located east of Claremont Boulevard, is currently owned by Claremont University Consortium (CUC). CUC is subdividing the East Campus Sports Complex from its inert landfill site, known as the East Campus, located south of Foothill Boulevard, west of Monte Vista Avenue, north of Arrow Route, and east of Claremont Boulevard. The East Campus spans the cities of Claremont and Upland and the counties of Los Angeles and San Bernardino and is located mostly in the City of Upland. The East Campus Sports Complex will be located in both the City of Upland and the City of Claremont.

Although the environmental impact of CMC's East Campus Sports Complex will be analyzed as part of the City of Claremont's environmental review of CMC's Master Plan, those environmental impacts will also be analyzed together with Pitzer College's uses of the East Campus as part of Upland's and Claremont's environmental review of the subdivision and usage of the entirety of the East Campus. The City of Upland will be the Lead Agency with regard to the Environmental review of the East Campus subdivision and has jurisdiction over any improvements to the Upland portion of the East Campus.

The master plans of other members of The Claremont Colleges and other nearby developments may be related projects requiring studies, but are not themselves part of this Master Plan.



Campus and Neighborhood Synergies

III. administrative procedures

Administrative Procedures

The following administrative provisions shall govern the implementation of the Claremont McKenna College Master Plan:

A. USES AND DEVELOPMENT PERMITTED WITHIN THE CLAREMONT McKENNA COLLEGE MASTER PLAN BOUNDARIES

1) Relationship of the Claremont McKenna College Master Plan to the Claremont Municipal Code Approval Process.

   The permitted uses and development within the Master Plan boundaries are governed by the provision set forth in the City's Municipal Code for the Institutional District and AV2 District (as such Code may be amended in accordance with this Master Plan), the City's General Plan (as such General Plan may be amended in accordance with this Master Plan), this Master Plan, and any applicable development agreement.

2) Additional Uses and Development Which May Be Permitted Without an Amendment to the Claremont McKenna College Master Plan.

In addition to the permitted uses outlined in (1) above, special uses or development which are listed in 16.306 of the Municipal Code as permitted in an Institutional District subject to the issuance of a special use and development permit may be permitted within the Master Plan boundaries in accordance with the appropriate review procedures in the Municipal Code.

B. DEVELOPMENT REVIEW PROCEDURES

1) Review Requirements

   Unless plans for buildings and structures and all signs, luminaries, landscaping, irrigation and other features of the site for buildings, parking lots, or other structures, have been approved pursuant to the review procedures established in the Municipal Code, no building permits will be issued.

2) Review Responsibilities

   All new construction, modifications, and site changes shall be reviewed as set forth in Section 16.300 of the Claremont Municipal Code, as amended from time to time.

3) Scope of Review for Projects Implementing this Master Plan

The City's review of specific projects implementing components of the Claremont McKenna College Master Plan (including parking) shall be limited to the projects' architectural elements, layout, massing, landscaping, lighting, and compliance with Title 16 of the Claremont Municipal Code, the provisions of the Claremont McKenna College Master Plan, and any Development Agreement. Provisions of the Claremont McKenna College Master and any Development Agreement shall take precedence over the provisions of Title 16 of the Claremont Municipal Code in case of conflict. Environmental review of specific projects shall rely on the CEQA documents adopted with the Claremont McKenna College Master Plan. Any subsequent environmental review of a specific project shall be limited to impacts that would occur as a result of the project and which were not examined as part of the CEQA documents adopted with the Claremont McKenna College Master Plan or are more significant than described in the CEQA documents adopted with the Claremont McKenna College Master Plan.

C. ADMINISTRATION OF THE CLAREMONT McKENNA COLLEGE MASTER PLAN

1) Administrative Adjustments

   The Director of Community Development may administratively approve the following minor adjustments to explicit provisions in the Claremont McKenna College Master Plan:

   a) The addition of new information to the Claremont McKenna College Master Plan maps or text that does not change the effect of any regulations or guidelines.

   b) Minor expansion in the boundaries of the Claremont McKenna College Master Plan, provided the area of the expansions does not exceed 5% of the total Master Plan area.

   c) Modifications in terms of layout or location of structures, fields, parking or other programmatic usages which changes do not have the effect of increasing student enrollment or staffing, creating environmental impacts greater than previously analyzed, the permitted uses, density or intensity of uses, or the maximum height or size of buildings.

2) Claremont McKenna College Master Plan Amendments

   If an amendment does not qualify as an Administrative Adjustment, then this plan may be amended in accordance with the plan review provision of Municipal Code Section 16.069.030. Each amendment shall include all sections or portions of the Claremont McKenna College that are affected by the change. All amendments shall be required to be consistent with the General Plan.

3) Enforcement

   The Claremont McKenna College Master Plan, and/or conditions of approval shall be administered and enforced by the City of Claremont, Community Development Department and subject to the administrative fines program of Chapter 1.14 of the Claremont Municipal Code.

4) Duration

The Claremont McKenna College Master Plan shall be valid 30 years from the date of Planning Commission approval. At the conclusion of the 30-year period, the Claremont McKenna College Master Plan will expire unless the approval of the Master Plan is formally extended.

Once the Master Plan expires, all planned improvements on private property which were not implemented prior to the Master Plan's expiration shall not be constructed unless such improvements are approved pursuant to a new Master Plan or other applicable City regulations in effect at the time. If there are remaining public improvements for which permits have been issued and bonds collected but not constructed prior to expiration, then these improvements shall be completed in a timely manner.



IV. appendices

Appendix A

Utility Infrastructure

The purpose of this analysis is to address the existing utility infrastructure of Claremont McKenna College (CMC) in order to develop an accurate assessment of potential future system upgrades. All existing on-site utility information has been provided by the Claremont University Consortium (CUC), while the City of Claremont has provided as-built information for all off-site public utilities including sewer and storm drain.

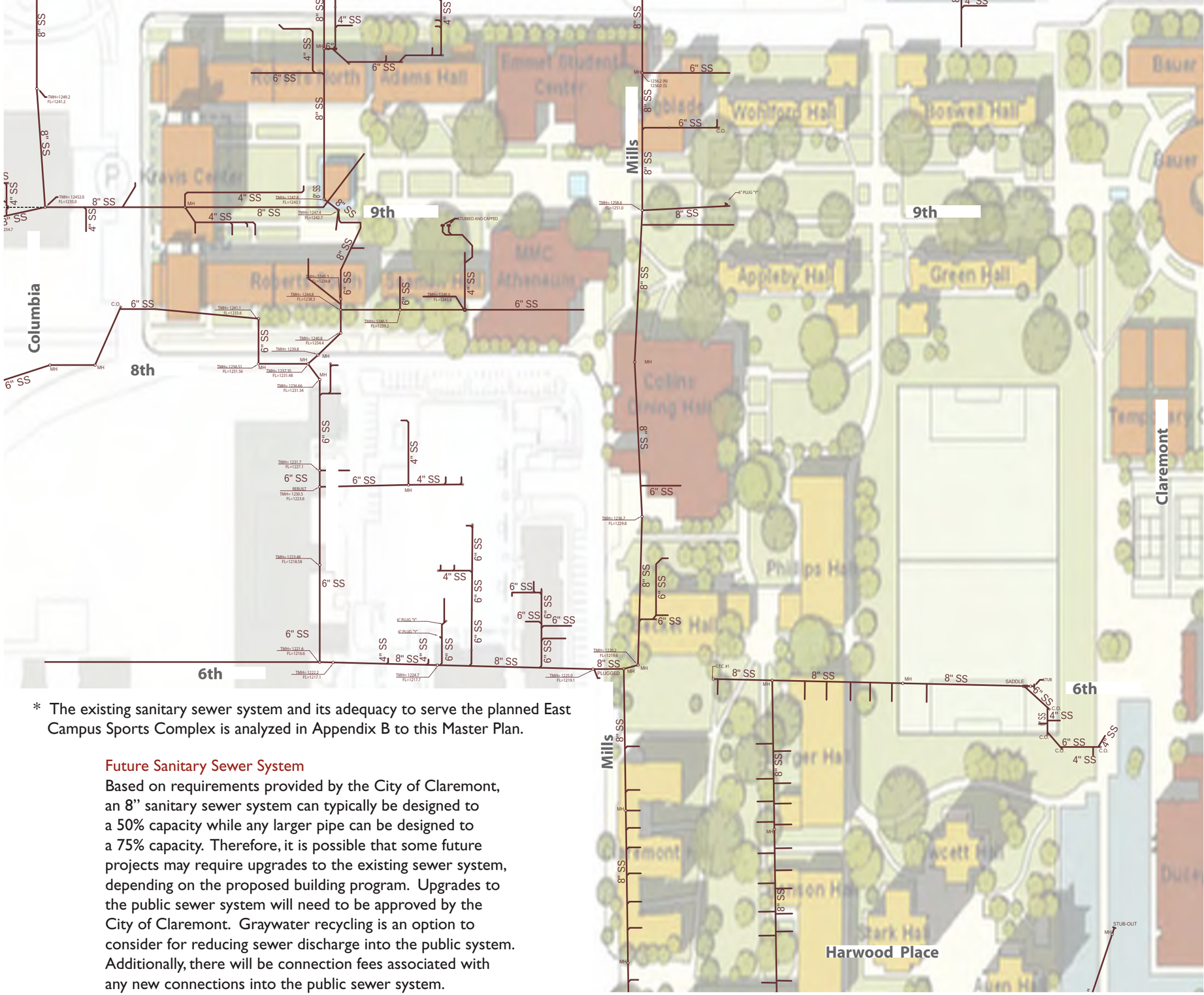
Sanitary Sewer System

Existing Sanitary Sewer System

Sanitary sewer service to the streets surrounding the Campus is provided by the City of Claremont Public Works Department. The main sewer trunks collecting discharge from the CMC campus are located in Sixth Street, Mills Avenue, and Amherst Avenue.

There is an 8" vitrified clay pipe (VCP) sewer line in Mills Avenue and Amherst Avenue, flowing north to south. Both these sewer lines start just south of Twelfth Street and at the downstream end connect to the 8" VCP sewer trunk line in Sixth Street, which flows from east to west. According to Campus records the sewer line connecting from Mills Avenue appears to bypass the intersection of Sixth Street and Mills Avenue. A bypass has been installed so that the Mills Avenue sewer line detours from the Sixth Street sewer trunk and continues south in Mills Avenue towards First Street.

Based on guidelines outlined in the City of Los Angeles, Bureau of Engineering Sewer Design Manual, the average daily flow was determined for each existing building as gallons per day (GPD) and then converted into cubic feet per second (CFS) for input into the Bentley Flowmaster program. Flow capacities for each sanitary sewer system were then determined using this program. Based on the available information, it is determined that the 8" sewer system in Amherst is currently flowing 24% full, and the 8" sewer system in Mills, 19% full. There are several residence halls that connect directly into the 8" sewer pipe in Sixth Street. As a result of the current discharge from the CMC campus buildings (plus additional ones to the north), the 8" sewer main in Sixth Street appears to be currently flowing approximately 35% full.



* The existing sanitary sewer system and its adequacy to serve the planned East Campus Sports Complex is analyzed in Appendix B to this Master Plan.

Future Sanitary Sewer System

Based on requirements provided by the City of Claremont, an 8" sanitary sewer system can typically be designed to a 50% capacity while any larger pipe can be designed to a 75% capacity. Therefore, it is possible that some future projects may require upgrades to the existing sewer system, depending on the proposed building program. Upgrades to the public sewer system will need to be approved by the City of Claremont. Graywater recycling is an option to consider for reducing sewer discharge into the public system. Additionally, there will be connection fees associated with any new connections into the public sewer system.

administrative / academic buildings | student life buildings | residential buildings
CMC parking | existing CMC buildings | CMC recreation | open space

Domestic Water and Fire Service System

Existing Domestic / Fire Water System

Water service is provided to the CMC campus by Golden State Water Company (GSWC). GSWC currently maintains 8" water lines in Sixth Street, Amherst Avenue, and Ninth Street. There is also a 10" water main in Mills Avenue and a 12" main in Claremont Boulevard. Additionally, there is a 6" privately owned water main that runs north-south through the CMC campus.

Based on campus utility records, it appears that the CMC campus is served by a looped domestic/fire water system. Fire flow tests have been performed on all existing hydrants on and neighboring the CMC campus. There are at least 14 existing hydrants servicing the CMC campus, 8 of which appear to be public hydrants. It is our understanding that the jurisdiction responsible for reviewing any future hydrant and access improvements is the County of Los Angeles Fire Department (LACFD).

Future Domestic / Fire Water System

Any future water systems shall provide adequate water supply for operation of the proposed building's domestic water requirements, irrigation demands, fire sprinkler systems, and on-site hydrants (if required by LACFD). Additionally, GSWC requires that all proposed fire and domestic water lines include approved backflow prevention device.



Fire Water System Appurtenances

* The existing domestic water and fire service systems and their adequacy to serve the planned East Campus Sports Complex are analyzed in the attached Appendix B to this Master Plan.

administrative / academic buildings | student life buildings | residential buildings | shut off valve | meter vault | fire hydrant | post-indicator valve

CMC parking | existing CMC buildings | CMC recreation | open space | backflow prevented | reduced pressure valve | detector check valve

Storm Water Management and Storm Drain System

There are many options for storm water management on the Claremont McKenna College (CMC) campus. According to SUSMP regulations, the College is required to pre-treat the first ¾" of rain water prior to discharge into the public system. Additionally, based on geotechnical investigations, the existing soils are favorable for infiltration. Therefore, the implementation of an infiltration system is recommended to provide for the capture of on-site stormwater runoff.

Existing Site Hydrology

Site hydrology determines the amount of rainfall expected throughout the campus over a given period. The overall existing drainage pattern of the CMC campus is in the southwest direction. Storm water appears to collect in multiple drainage inlets throughout campus and is channeled through underground storm drain conduits to connect to the public storm drain system in Mills Avenue and Sixth Street. General drainage patterns for the campus have been determined from a study of available topographic information.

Existing Storm Drain Systems

There are three (3) main public storm drain lines collecting runoff from the CMC campus. There is a 51" reinforced concrete pipe (RCP) in Mills Avenue, which is owned by the Los Angeles County Flood Control District (LACFCD). However, based on the LACFCD record drawings, there does not appear to be any direct connections to this line within the boundaries of the campus. If proposed development requires future connections to this line, CMC will be required by the LACFCD to apply for an allowable discharge flow limit and provide retention of on-site stormwater in order to reduce the amount of outflow discharging into the public main.

On the west side of the CMC campus, there is a private 24" RCP storm drain in Amherst Avenue, maintained by the Claremont College Facilities. This storm drain line has been designed for connections from the CMC campus. At the southwest corner of the site is where the upstream end of the Sixth Street storm drain line starts. There is a 24" RCP storm drain line in Sixth Street, owned and maintained by the LACFCD.

Future Storm Drain Systems and Proposed Storm Water Treatment Systems

Storm water treatment – Based on guidelines outlined in the National Pollutant Discharge Elimination System (NPDES) Permit, the Regional Water Quality Board requires that all new projects develop and implement the Best Management Practices (BMP's) for storm water management within the County of Los Angeles. All future developments at the campus that fall within one of the nine prescribed thresholds will be subject to these requirements, including developing a Standard Urban Stormwater Mitigation Plan (SUSMP) which justifies proposed BMP's for the project. The State of California Regional Water Quality Board (CRWQB) is considering revisions to the statewide permit that will require among other things, project developments to limit their stormwater runoff to predevelopment condition levels, potentially requiring more detention/retention. KPFF will review all opportunities to treat/capture and infiltrate stormwater where feasible.

Proposed BMP systems shall be designed to the level of sustainability desired by CMC. A combination of underground and surface level BMP systems is recommended for the CMC campus, including implementation of bioswales and underground infiltration trenches.

Existing storm drain systems will not be drastically affected by the proposed development to the CMC campus. CMC would like to implement BMP systems that detain/retain the on-site stormwater runoff collected from surface and building runoff prior to discharge into the public storm drain system. Any overflow drains will connect into the public system, in the event of a large storm event.

* The storm water management for the East Campus Sports Complex is discussed in Appendix B to this Master Plan."



Parkway drain to bioswale application

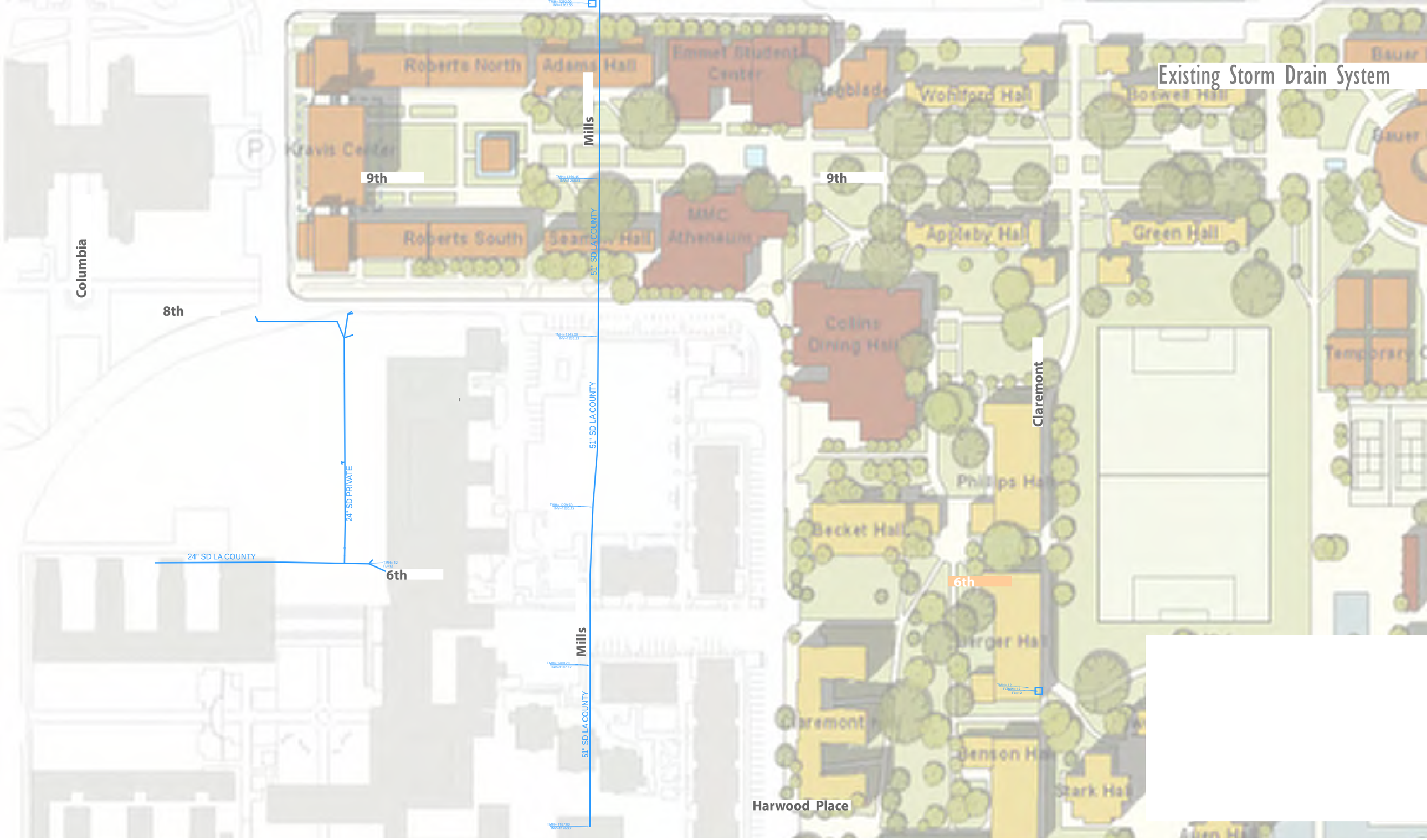


Bioswale in parking lot application



Concrete gutter bioswale application

Existing Storm Drain System



administrative / academic buildings
student life buildings
residential buildings
CMC parking
existing CMC buildings
CMC recreation
open space

Storm Water Management and Storm Drain System (cont.)

Proposed Hydrology

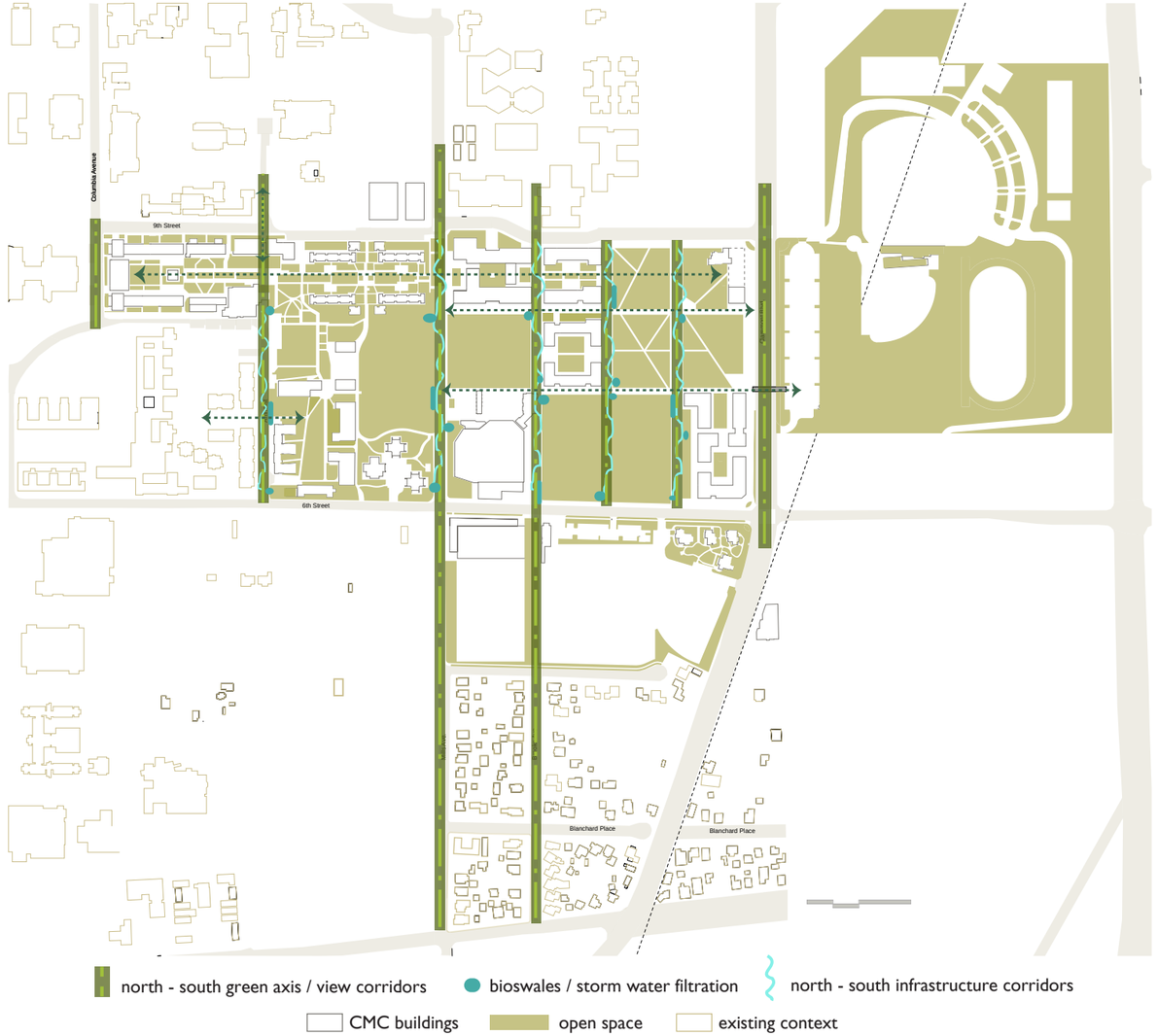
Site hydrology affects the amount of runoff to the site by the site slope and grading and runoff coefficients. CMC desires to implement storm water treatment systems including infiltration within the campus in order to utilize the existing soils which are favorable for infiltration as a storm water management solution. Geotechnical investigations in the area have indicated a high percolation rate in the existing soils. CMC would like to set storm water goals such as on-site storm water detention and infiltration. Such goals can be achieved by utilizing the permeable existing soils for infiltration, as well as utilizing the proposed landscaping for use as a bioswale system and also possible irrigation reuse via graywater treatment system.

Bioswale

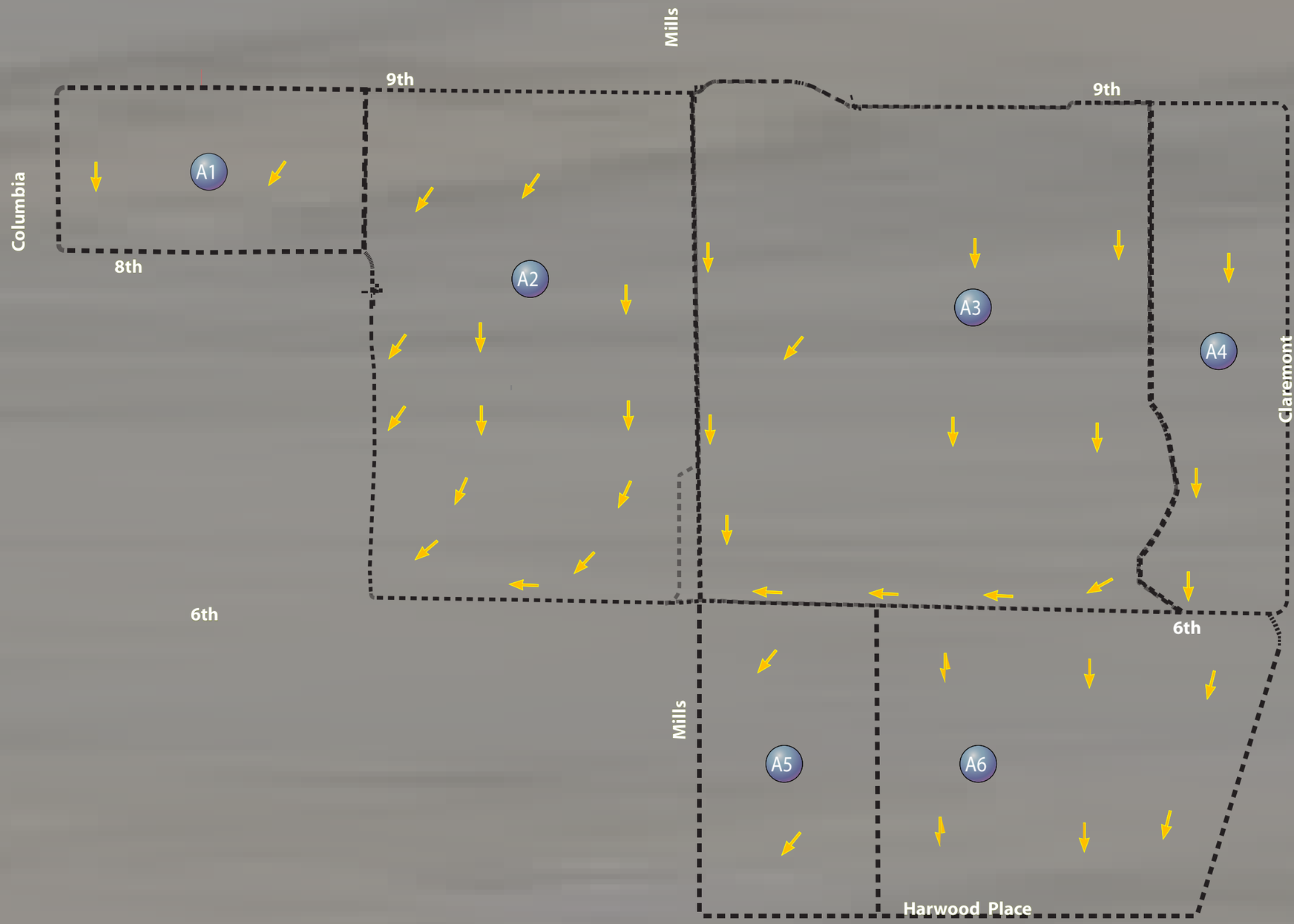
A bioswale is a landscape element designed to collect stormwater surface runoff and "treat" that water by removing its sediments and silts. It is a type of stormwater filtration system. The proposed development of CMC's campus allows for the implementation of multiple bioswale systems throughout the campus due to the future open space design combined with the existing soil conditions. The landscape design shall be integrated with the bioswale component as a way to utilize the site's natural elements and implement a sustainable feature to the campus.



Proposed bioswale



Existing Site Hydrology



* The existing site hydrology for the East Campus Sports Complex is discussed in Appendix B to this Master Plan.

flow arrow

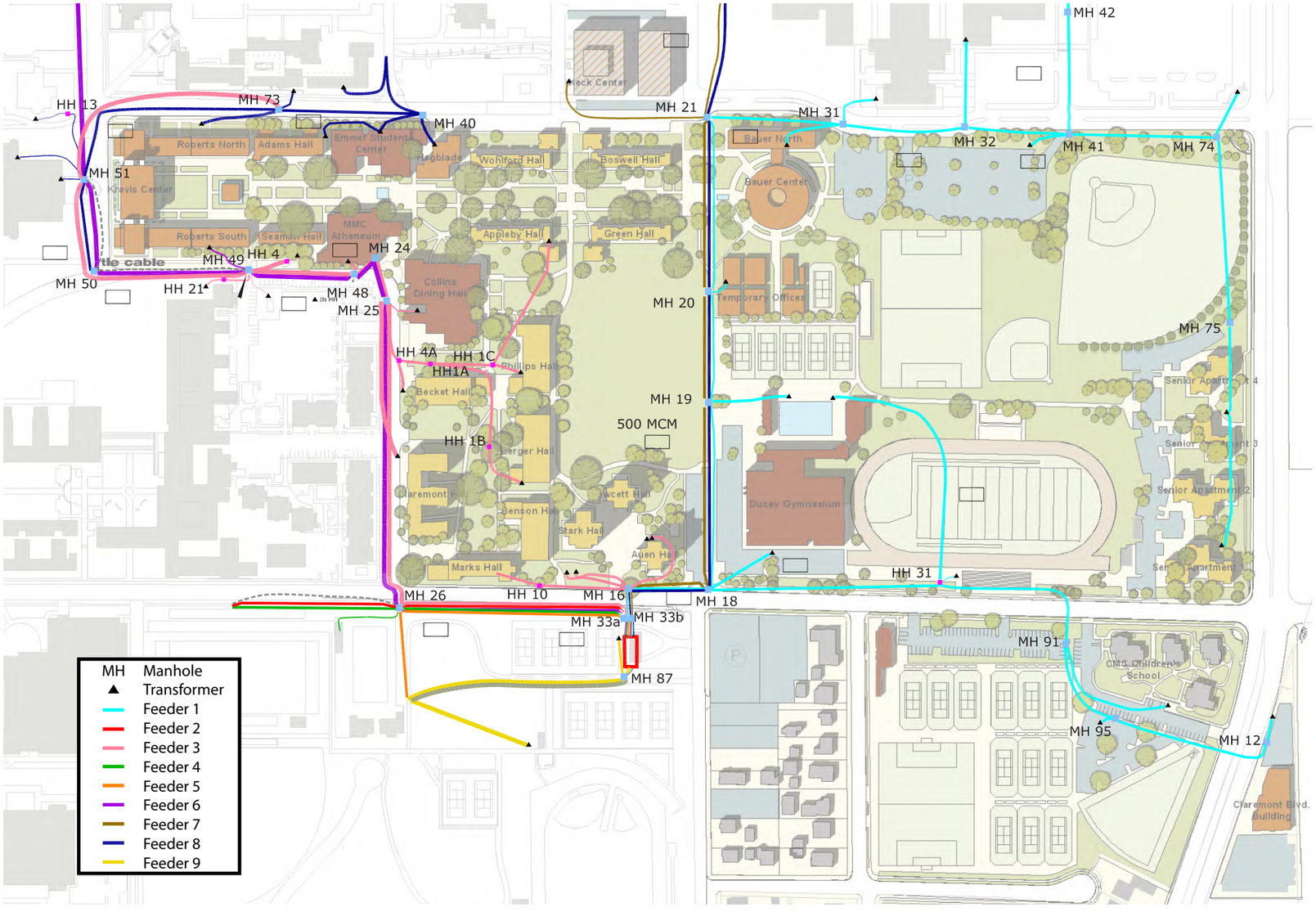
area label

Infrastructure

Electrical Infrastructure

Electrical power originates from The Claremont Colleges substation located at the southwest corner of Sixth Street and Mills Avenue which supplies power to the five undergraduate colleges. There are nine feeder lines distributing power between the colleges. The campus is predominantly fed from three feeders at 4160 V. The proposed buildings will largely be fed from the existing feeder lines where buildings are being replaced. New construction may require feeder upgrades to accommodate increased capacity needs.

* The current electrical infrastructure and its adequacy to serve the East Campus Sports Complex is analyzed in Appendix B to this Master Plan.



Existing Site Electrical Distribution

Appendix B

East Campus Sports Facilities

Claremont Colleges East Campus Project Description

The Claremont University Consortium (CUC) East Campus project site consists of approximately 75 acres, with 30 acres in the City of Claremont and the remaining 45 acres in the City of Upland. The site is located south of Foothill Boulevard, east of Claremont Boulevard, north of Arrow Route and west of Monte Vista Avenue. The jurisdictional boundary, between the City of Claremont in Los Angeles County and the City of Upland in San Bernardino County, transverses the project site diagonally (northeast to southwest) from Foothill Blvd. to Arrow Route.

Formerly a aggregate quarry, the CUC East Campus site currently contains the Claremont McKenna College archery range along the western edge of the site. The remainder of the site is being used for construction parking and a landfill.

The CUC site is being subdivided into three (3) parcels in Claremont and six (6) parcels in the City of Upland in order to provide land for Pitzer College (17 acres) and Claremont McKenna College (41 acres) uses. Uses for the remainder of the site will be determined at a later time.

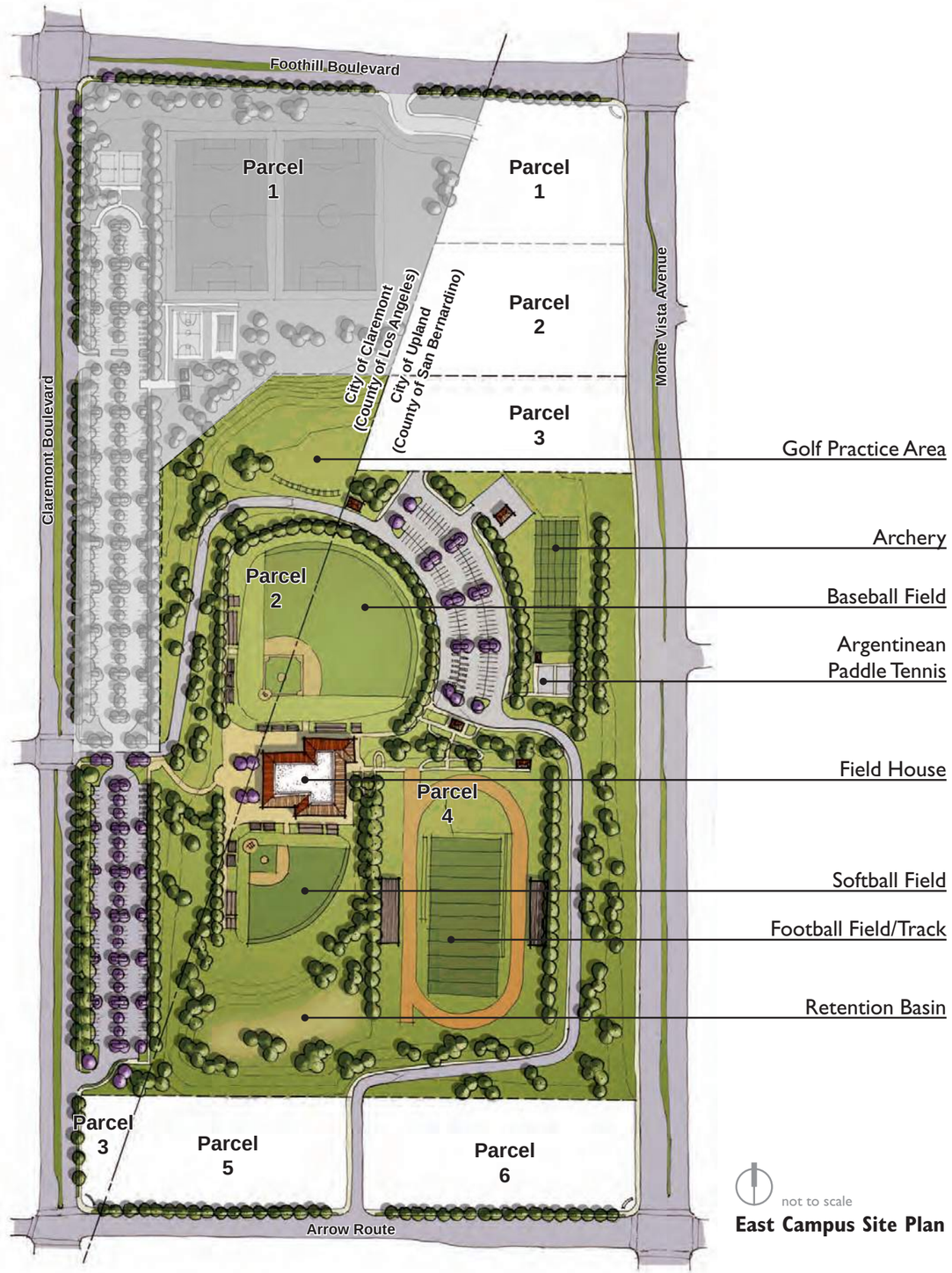
Claremont Mckenna College (CMC) East Campus Project Description

The portion of the site being allocated for CMC use sits astride the boundary line between the two cities and is thus on two parcels: Parcel 2 of Parcel Map 70243 in the City of Claremont and Parcel 4 of Parcel Map 18989 in the City of Upland. The CMC parcels will be developed with the following uses:

- NCAA regulation size baseball field with bleachers to hold 500 spectators.
- Softball field with bleachers to hold 500 spectators.
- Football field and track with bleachers to hold 3,500 spectators.
- Archery range.
- Argentinean paddle tennis court.
- Golf practice area.
- A 30,000 square foot field house containing offices, locker rooms, classrooms, restrooms, equipment storage rooms, and a concession stand.
- A 207 space parking lot along Claremont Boulevard and a 141 space parking lot at the field level.
- Field Lighting.

The baseball field, softball field, football field and track, and the archery range are all facilities that are being relocated from other areas of the CMC campus.

The East Campus Site Plan has been designed, where possible, to utilize the existing topography and land forms of the former quarry, in order to minimize cut and fill operations and to take advantage of the natural grade elevations to develop the athletic fields and spectator areas.



East Campus Site Plan

East Campus Utility Infrastructure

Sanitary Sewer Services (Wastewater Services)

City of Upland

The City of Upland Public Works Department maintains sewer mains within its jurisdiction. Existing off-site sewer mains in the project vicinity include an 8-inch vitrified clay pipe (VCP) under Monte Vista Avenue between Foothill Boulevard and Arrow Route and a sewer stub for an 8-inch VCP to the project site under College Park Drive to the north side of Arrow Route. Per the City of Upland Public Works Department, the sewer line was designed with the intent that it be utilized by the new development "at the Quarry site." Wastewater treatment is provided to Upland by the Inland Empire Utilities Agency (IEUA).

City of Claremont

The City of Claremont Engineering Division maintains sewer mains within its jurisdiction. Two sewer mains currently exist within the project vicinity. One is located on the Pitzer College campus immediately west of the project site. The other is located under 6th Street, approximately 2,000 feet from the southwest corner of the project site. Either sewer main has capacity to serve the project site. Wastewater treatment is provided by the Los Angeles County Sanitation District (LASD) No. 21.

Cross-Jurisdictional Wastewater Treatment

Development of the East Campus site may benefit from cross-jurisdictional wastewater treatment services from either IEUA or LASD. The entire build-out of the project is estimated to discharge 3,253.5 gallons per day (GPD). This would be less than one percent of the current and planned treatment capacity of capacity of servicing IEUA treatment plants. 3.253.5 GPD is also less than one percent of the Pomona wastewater treatment plant (WRP) treatment capacity. Based on this analysis, should wastewater treatment services be provided to the project site singularly by the IEUA or LASD, there is sufficient capacity in both systems without the need for either operator to expand treatment capacity.

Domestic Water Service

City of Upland

The City of Upland provides water to customers within its jurisdiction. The City of Upland maintains a 10-inch steel water main under Arrow Route between College Park Drive and Monte Vista Avenue with a stub that connects to the north side of Arrow Route. The existing water main located under Arrow Route was constructed with a stub for connection to the project site. Similarly, the sewer main under College Park Drive was constructed with a stub for connection to the project site. The project public utilities report indicates that these service lines were installed with the intent to serve the project site; therefore, expansion of these facilities is not anticipated in order to serve the project site. Recycled water is available in portions of the City of Upland and may be available at such time of development.

City of Claremont

Golden State Water Company (GSWC) provides water to the majority of the City of Claremont, including the project site. GSWC maintains an 8-inch polyvinyl chloride (PVC) water main under Foothill Boulevard between Claremont Boulevard and Monte Vista Avenue. The project utilities report indicates that GSWC confirmed that the 8-inch main will have adequate capacity to serve project water demand and fire flow requirements. Recycled water is not available in the Claremont System.

Cross-Jurisdictional Water Service

Development of the East Campus site may benefit from cross-jurisdictional water service from either the City of Upland or GSWC. The entire build-out of the project is estimated to use 204.09 AFY of water. This would be 0.4 percent of the City of Upland's total water supply in 2025. 204.09 AFY is approximately one percent of GSWC's future total supply. The urban water management plans (UWMP) for both water purveyors indicate that sufficient water supply is available to serve each district over the log-term. Should water service be provided to the project site singularly by the City of Upland or GSWC, neither purveyor will need to increase or expand their water supplies.

Storm Water and Storm Drain System

The project vicinity is completely urbanized with a fully developed storm drainage system. Curb and gutters are constructed on all streets around the perimeter of the project site to convey drainage to multiple side inlets in the area and eventually to subsurface storm drains. In addition, the proposed subdivision and Conceptual Master Site Plan include a retention basin in the southwest portion of the site. This retention basin will be designed to retain all on-site drainage from the future sports facilities up to and including the 100- year flood (1% annual flood).

Solid Waste Services

City of Upland

The City of Upland contracts with Burrtec Waste Industries for commercial and residential solid waste disposal. The majority of Upland's solid waste is disposed of at the Mid-Valley Sanitary Landfill (SLF). Other landfills serving Upland include Colton SLF, Puente Hills SLF, San Timoteo SLF, and Victorville SLF.

City of Claremont

The Claremont Colleges currently contracts with the City of Claremont for solid waste disposal serves. The City of Claremont is primarily served by Puente Hills Sanitary Landfill (SLF). Other landfills serving Claremont include Colton SLF, Lancaster Landfill and Recycling Center, Mid-Valley SLF, and Victorville SLF

Cross-Jurisdictional Landfill Service

Most of the landfills that serve Claremont also serve Upland. The combined remaining capacity of the landfills serving Upland is 410,217,733 CY, approximately 60 percent of total capacity. This is comparable to remaining capacity serving Claremont. With remaining capacity between 60 and 61 percent between the respective jurisdictions, adequate capacity remains to serve the long-term disposal needs of the project.

Electrical Infrastructure

Southern California Edison Company provides both the City of Claremont and the City of Upland with electrical service. Southern California Edison's office in San Dimas provides service to the City of Claremont, while the Ontario office provides service to the City of Upland. Existing Southern California Edison Company power poles and lines surround the site.

Appendix L

Mitigation Monitoring and Reporting Program

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.

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
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. 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			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		
					Initial	Date	Comments
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. 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: • Avoidance of the species; • Relocation of the species; and • Compensation through payment into a conservation bank.							
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	City review and approval of landscaping plans.	Landscape Plan review prior to issuance of building permits for the East Campus Sports Complex. Restoration Planting monitoring after	Monthly during first year; quarterly during second and third years after replanting.	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
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		completion of construction.					

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			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
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.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
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.							
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: • 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.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
to establish a tree protection zone prior to the start of construction • 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							
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.	Verify that tree alteration is performed by a tree trimmer certified by the International Society of Arboriculture or similar organization.	During and after construction.	Ongoing.	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			
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.	Survey trees located within the public right-of-way adjacent to or within the project boundary to determine the extent of tree impacts.	Prior to grading.	Once prior to construction.	City of Claremont Community Development Department.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
CULTURAL RESOURCES							
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. 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. If Native American cultural resources are discovered, a qualified archaeologist shall be hired to assess the resources and prepare a	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.	During, and potentially after, grading and construction (excluding the East Campus Sports Complex area).	Ongoing during, and potentially after, grading and construction.	City of Claremont Engineer; project construction contractor.			

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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.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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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.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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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 • Install landscape and construct development that takes advantage of shade, prevailing winds, and landscaping. • Install efficient lighting and lighting	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			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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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: • 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. • 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							

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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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.	• Verify compliance with provisions of mitigation measure.	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").	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").	Community Development Department or Development Services Department of applicable jurisdiction.			
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	Review and approve Soils Monitoring and Contingency Plan prior to the issuance of grading permits for the East Campus Sports Complex.	Prior to issuance of grading permits for the East Campus Sports Complex.	Once prior to issuance of grading permits.	Community Development Department or Development Services Department of applicable jurisdiction.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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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 contaminates.							
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 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.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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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 commencemen t 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. • 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: ○ <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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Street from the south at either Brooks Avenue or Mills Avenue and travel east to Claremont Boulevard. ○ 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. 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.							
N-3: Air Conditioning. An air conditioning system shall be installed in rooms within buildings in the following locations: • 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	Perform site inspection to verify compliance with Mitigation Measure N-3.	Prior to issuance of building permits; prior to issuance of certificate of occupancy.	Once prior to issuance of building permits; once prior to issuance of certificate of occupancy.	City of Claremont Building Division.			

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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 2nd southbound right-turn lane. In addition, the existing traffic signal shall be modified accordingly to accommodate the 2nd 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			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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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.			

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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		
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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 and a second southbound left-turn lane. 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).	pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	Claremont Public Works Director or Community Development Director.			
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. Baseline Road shall also be widened and/or restriped to provide a third westbound through lane. In addition, the traffic signal shall be modified accordingly and an eastbound and westbound right-turn overlap phase shall be installed on Baseline Road. The total contribution shall be $10,480 (or approximately 1.6% 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(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	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and	As set forth in the Development Agreement and related agreements controlling the	As set forth in the Development Agreement and related agreements	City of Claremont Public Works Director or Community Development			

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. Foothill Boulevard shall also be widened and/or restriped to provide an exclusive eastbound right-turn 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 $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	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.				
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).	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(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: • 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	Review and approve the Construction Management Plan submitted by the project proponent.	Prior to issuance of grading permits.	Once prior to issuance of grading permits.	Approving jurisdiction's City Engineer.			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
vehicles shall utilize for the delivery of construction materials •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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					Initial	Date	Comments
staging of vehicles shall be kept out of the adjacent public roadways and shall occur on-site. • 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.							
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.	Review and approve the traffic management strategy submitted by the project proponent as specified in Mitigation Measure T-2(n).	Prior to issuance of occupancy permits for the baseball and/or softball field proposed within the East Campus Sports Complex.	Once prior to issuance of occupancy permits for the baseball and/or softball field proposed within the East Campus Sports Complex.	City of Upland Community Development Director and the City of Claremont Community Development Director.			
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.	Review and approve the landscape plans for Claremont Boulevard submitted by the project proponent.	Prior to approval of street improvement plans for Claremont Boulevard.	Once prior to approval of street improvement plans for Claremont Boulevard.	City of Claremont Director of Community Development.			