

Attachment 1

**Conditions of Approval
California Institute of Technology (Caltech)
Master Development Plan Amendment**

Planning

1. The new Chemistry and Chemical Engineering (CCE) Laboratory, if constructed on Wilson Avenue frontage, shall not exceed a height of 50 feet and shall provide a minimum setback of approximately 90 feet matching the existing Braun Laboratory. The CCE Lab shall not exceed a building floor area of 80,000 gross square feet.
2. The new Chemistry and Chemical Engineering (CCE) Laboratory, if constructed between the Noyes and Beckman Behavior Laboratories, shall not exceed a height of 50 feet. The CCE Lab shall not exceed a building floor area of 80,000 gross square feet. The southern building terminus of the CCE Lab shall not encroach into the main pedestrian walkway of the east-west open space and pedestrian corridor of the San Pasqual Mall. Building plans shall be submitted to the Planning and Development Department for review and approval prior to any grading permit.
3. If the new North Undergraduate Houses are constructed to replace the existing housing, the height shall not exceed 50 feet, floor area shall not exceed 138,000 square feet, and the number of beds shall not exceed 275, plus or minus 2% subject to no net increase overall. The footprint of the building shall not extend more than 35 feet east from the eastern wall of the existing Ruddock House. The existing 7 ³/₄-foot brick walkway, immediately west of the Athenaeum, shall be extended to San Pasqual with landscaping to create a pedestrian corridor at least 26 feet in width.
4. If the existing North Undergraduate Houses are rehabilitated and a fourth house is added, the footprint of the fourth house shall not extend more than 95 feet from the eastern wall of the existing Ruddock House and shall not exceed 35 feet in height. The number of beds shall not exceed 275, plus or minus 2% subject to no net increase overall. The existing 7 ³/₄-foot brick walkway, immediately west of the Athenaeum, shall be extended to San Pasqual with landscaping to create a pedestrian corridor at least 26 feet in width.
5. At the eastern edge, the footprint and massing of the expanded or newly constructed North Undergraduate Houses should respect the northwest corner of the Athenaeum with appropriate scale and building separation. Construction to the west of the existing lawn adjacent to the Athenaeum should have a setback from the lawn and massing that are similar to those of the South Undergraduate Houses. The Design Commission shall review the massing and setback of new construction or additions to the North Undergraduate Housing in relationship to the historic setting and context of the Athenaeum.
6. The new Campus Center on the west side of Holliston Avenue shall have a minimum setback of 41 feet. The Campus Center shall not exceed a height of 50 feet and shall not exceed a building floor area of 100,000 square feet.
7. The new graduate dormitories on the northeast corner of Holliston Avenue and San Pasqual Street shall not exceed a height of 50 feet and shall not exceed a building floor area of 55,000 square feet. A minimum setback of 44 feet shall be provided along San Pasqual Street and a minimum setback of 51 feet shall be provided along Holliston Avenue. The

number of beds for the graduate dormitories shall not exceed 62 beds, plus or minus 2% subject to no net increase overall.

8. The applicant shall meet all of the mitigation measures of the Final Environmental Impact Report. The applicant shall retain an Environmental Impact Report Mitigation Monitor Coordinator with experience on construction projects to serve as a liaison between the development/construction team and the City. The Mitigation Coordinator will monitor the implementation of the Mitigation Monitoring and Reporting Program as specified in the project FEIR and prepare and submit written reports to the Condition/Mitigation Monitoring Coordinator of the City of Pasadena. The format and timing of the reports is subject to approval by the Code Compliance Manager
9. For each new academic and administrative building over 70,000 square feet of gross floor area proposed to constructed, Caltech shall include in the project a public art component equal to or greater than one percent (1%) of the construction cost. Caltech shall consult with the Arts Commission of the City of Pasadena and follow the Private Development Public Art Program Guidelines to comply with Public Art requirement.

Transportation

10. The applicant shall continue to participate in the City's Transportation Demand Management program.
11. Based on an on-campus supply of 3,333 parking spaces, a minimum of 170 bicycle parking spaces shall be provided on the site. The locations shall be shown on the master site plan and approved by the Department of Transportation prior to the issuance of a building permit.
12. The applicant shall fund the enhancement of transit stop locations along California Boulevard, Hill Avenue, and Del Mar Boulevard prior to the issuance of grading permits for any development amendments as proposed in this Master Plan.
13. The applicant shall fund the installation of pedestrian count-down indicators at two locations to be identified by the Department of Transportation.
14. The applicant shall participate in the Citywide Transportation Monitoring Program.
15. Prior to the start of construction or issuance of any grading permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works and the Department of Transportation for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site.

Noise equipment shall be provided on the construction site to monitor the noise level to ensure compliance with the existing noise standards. If the developer exceeds the noise standards, the project shall be brought immediately into compliance. The noise level during the construction phase shall not exceed the level authorized in the noise ordinance for construction sites.

Public Works

16. The project may result in increased sewage discharge. The city will determine if the existing sewer system can safely accommodate an increase in sewer flow. If it cannot, the applicant shall mitigate the capacity deficiencies by a method approved by the Department of Public Works. Mitigation may require replacement of sewer mains with larger size pipe, construction of relief sewers, or payment of the projects share of funds for sewer improvement project(s). If the project is required to construct physical improvements, the applicant shall bear the cost of plan preparation, construction, inspection and other direct costs associated with the improvements.
17. The new laboratory and other buildings shall connect to the public sewer with a new house sewer consisting of one or more six-inch diameter vitrified clay or cast iron pipe laid at a minimum slope of two percent. The house sewer shall meet City Standards as determined by the Department of Public Works.
18. The applicant may be required to obtain a permit from the Los Angeles County Department of Public Works for any work over any LACDPW storm drain facilities.
19. If the applicant proposes any new driveways, the new one-way entry/exit drive approach shall be a minimum of 12 feet in width and two-way entry/exit drive approach shall be a minimum of 24 feet in width and a maximum of 26 feet in width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed. The street trees shall have a clear distance of a minimum of seven feet from the drive approaches. The new drive approaches shall not cause damage to the existing street trees which shall remain in place. The applicant shall complete the improvements prior to the five-year review.
20. If the proposed improvements drain to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in a curb outlet approved by the Department of Public Works
21. Signs clearly indicating the private streets as 'Private' shall be installed on all private streets, e.g. Lura Street, Holliston Avenue, San Pasqual Street, etc.
22. If any street vacancies exist, the applicant shall plant and maintain, for a period of three years, the officially designated street trees per the City approved master street tree plan on the subject frontages and install and permanently maintain an irrigation system for the trees. Locations will be finalized in the field by the Department of Public Works. Trees must meet the City's tree stock standards, be inspected by the City, and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the five-year review.
23. If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
24. Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings, grading or plantings that impact City street trees. The

plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.

25. The applicant shall provide refuse storage specifications in compliance with Pasadena Municipal Code 17.40.120B.
26. The applicant shall provide recycling bin space with refuse storage area in compliance with Pasadena Municipal Code 17.40.120B.
27. The parking, loading and trash enclosure areas shall conform to the requirements of the Zoning Ordinance, and a plan showing all pertinent dimensions for these areas shall be submitted for each development amendment to the Department of Public Works and the Department of Transportation for review and approval prior to the issuance of a building permit for each development. The trash enclosure area shall include provisions for recycling.
28. For any new construction, the applicant shall submit to the Department of Public Works a grading and drainage plan and hydrology study for review and approval prior to the issuance of a building permit. The grading and drainage plan and the hydrology study shall be prepared by a licensed civil engineer registered in the State of California. The hydrology study shall include calculations for the quantities of storm water runoff for the pre-development and post development conditions and how drainage will be handled. On-site drainage shall be connected to an off-site drainage system whenever possible.
29. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, the applicant will be required to place a deposit with the Department to cover the cost of plan checking and construction inspection of the improvements.
30. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. A processing fee will be charged against the deposit.
31. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

32. Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.031, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontages prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.035, entitled "Inspection required for Permit Clearance" of the PMC.
33. City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.
34. Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC
This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp>
35. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. Summary Report with documentation must be submitted prior to final inspection.
- If any new construction is proposed, a security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.
36. The City of Pasadena Water and Power, Power Delivery Unit has been working closely with Caltech engineers in preparing all their electrical needs. Currently, there are 17,000 Volts feeders feeding the campus simultaneously, and Caltech is also in the process of upgrading their co-generating station. All new loads from the new construction within Caltech's property shall be adequately fed from those existing high voltage feeders.
37. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.