

**Avila Ranch
Compliance with Mitigation Measures
February 2023**

Mitigation Measures

Item	MM ID	Summary Description	Timing	Compliance Status
1	AG-2a	Install fencing and signs along Buckley to minimize trespass	prior to Final Map approval	plans to indicate compliance; installation to be verified in the field Phase 6
2	AG-2b	Landscape plans to include trees and shrubs to minimize dust	prior to Final Map approval	plans to indicate compliance; installation to be verified in the field Phase 6
3	AG-2c	Add 20-foot hedgerow of trees along east side of Vachell	prior to Final Map approval	completed with Phase 1 improvements
4	BIO-2b	Prepare Biological Mitigation Plan - habitat restoration	prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
5	BIO-2c	Prepare Biological Mitigation Plan - wetland and riparian mitigation	prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
6	BIO-2d	Preserve southern 275 feet of N-S creek to protect riparian woodland	prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
7	BIO-2e	Stockpile emergent vegetation (cattails) to plant later in realigned creek	prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
8	BIO-2j	Tank Farm Creek Class I bike bridge to be placed outside mapped riparian	Bio Mitigation Plan prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
9	BIO-3b	Implement special status species protection measures	Bio Mitigation Plan prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
10	BIO-4	Conduct bat surveys in building proposed for demolition	Bio Mitigation Plan prior to Final Map approval	Plan Completed; field monitoring as needed
11	BIO-5a	Shield all lights facing Tank Farm Creek	Bio Mitigation Plan prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
12	BIO-5b	Tank Farm Creek restoration to include native trees to minimize light spillover	Bio Mitigation Plan prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
13	BIO-6	All work within 100 feet of Tank Farm Creek to occur April 15-October 15	Bio Mitigation Plan prior to Final Map approval	BMMP completed Jan 2019; field verify as needed
14	HYD-2a	Submit Master Drainage Plan	Drainage Plan prior to Final Map approval	Following Sept 2018 Phase 1 Drainage Report; field verify as needed
15	HYD-3a	Submit Cumulative Master Drainage Plan	Drainage Plan prior to Final Map approval	Following Sept 2018 Phase 1 Drainage Report; field verify as needed
16	HYD-3b	Design bridges, culverts and drainage per City specs	Drainage Plan prior to Final Map approval	City verifying as needed through review of improvement plans
17	HYD-4a	Geotech study needed for HDD areas - part of Utilities Plan	Utilities Plan prior to Final Map approval	City verifying as needed through review of improvement plans
18	HYD-4b	Frac-Out Contingency Plan needed for HDD areas - part of Utilities Plan	Frac-Out Plan prior to Final Map approval	Frac-Out Plan Prepared April 2022; followed as needed
19	UT-2	Utility infrastructure subject to city approval. Applicant to construct.	Utilities Plan prior to Final Map approval	City verifying as needed through review of improvement plans
20	AQ-1a	Prepare Construction Activity Management Plan (CAMP)	prior to recordation of Phase 1 Final Map	Completed Feb 2019; field verify as needed
21	AQ-2a	Implement APCD conservation requirements	prior to recordation of Phase 1 Final Map	Shown on plans; need to field verify
22	AQ-2b	Implement APCD AQ Handbook strategies	prior to recordation of Phase 1 Final Map	Shown on plans; field verify as needed
23	BIO-1a	Prepare Biological Mitigation Plan - implement BMPs	prior to recordation of Phase 1 Final Map	BMMP completed Jan 2019; need to field verify BMPs
24	PS-1	Prepare and implement Security Plan with SLOPD	prior or after recordation of Phase 1 Final Map	City to verify status of Security Plan submitted in June 2021
25	PS-2	Fair Share Contribution to Fire Protection Service as part of CFD	prior to recordation of Phase 1 Final Map	See DA; City to verify compliance with fire protection planning
26	TRANS-3b	Install traffic calming measures required by Policy 8.1.3	see Map Condition 118 (Phase 1 map recordation)	Satisfied through Phase 1. PIPs for subsequent phases will be reviewed for compliance.
27	TRANS-5	Pro Rata share for Buckley/227 roundabout	see Map Condition 116 (Phase 1 map recordation)	Complete - AR paid full share to County w/ Phase 1 Map
28	TRANS-8a	Pay LOVR subarea fee	see Map Condition 126, DA 5.04.2.b (Phase 1 map rec)	Ongoing w/ each building permit
29	TRANS-8b	Re-time signal at LOVR/Higuera	see Map Condition 100 (Phase 1 map recordation)	In partial compliance; applicant and city are cooperating to ensure full compliance
30	TRANS-14	Pay citywide TIF for Class I bike path from Buckley/Higuera to LOVR/SB101	see Map Condition 116.c (Phase 1 map recordation)	Satisfied with Citywide TIF payment
31	TRANS-15b	Pay fair share to improve Tank Farm/Higuera	see Map Condition 116.f (Phase 1 map recordation)	Satisfied with Citywide TIF payment
32	TRANS-15c	Pay fair share to improve Tank Farm/Horizon	see Map Condition 116.f (Phase 1 map recordation)	Satisfied with Citywide TIF payment
33	TRANS-15d	Pay fair share to improve Buckley/Vachell	see Map Condition 116.g (Phase 1 map recordation)	Weighted portion of fee paid with each phase. Phase 1 share paid prior to Final Map reco
34	TRANS-2a	Prepare Transportation Improvement Phasing Plan	prior to recordation of Final Map	Complete with Phase 1
35	TRANS-3a	City to review roadways and driveways for compliance with City standards	prior to recordation of Final Map	Complete for Phase 1
36	AG-1	Agricultural Conservation Easement	prior to approval of grading permits for Phase 1 and 2	To be verified by City
37	AQ-1c	Develop offsite mitigation strategy 3 months before grading permits	prior to approval of grading permits for Phase 1	at least 3 months prior to grading permits, coordinate with APCD per letter of 3/21/19
38	BIO-1b	Hire biological monitor to oversee construction activities	prior to approval of grading permits for Phase 1	Monitor approved; field monitoring as needed
39	BIO-2h	Tank Farm Creek project activities to be performed when creek is dry	prior to approval of grading permits for Phase 1	BMMP completed Jan 2019; field verify as needed
40	CR-3a	Retain archaeologist and Native American monitor prior to Phase 1 grading	prior to approval of grading permits for Phase 1	Monitor approved; field monitoring as needed
41	CR-3b	Educational materials prior to grading and construction	prior to approval of grading permits for Phase 1	Monitor working with construction team
42	GEO-3	Prepare geotech study prior to site development	prior to approval of grading permits for Phase 1	Following Jan 2019 Geotech Plan
43	GEO-4	Geotech investigation to examine soil settlement	prior to approval of grading permits for Phase 1	Following Jan 2019 Geotech Plan
44	GEO-5	Geotech investigation to examine soil expansion	prior to approval of grading permits for Phase 1	Following Jan 2019 Geotech Plan
45	GEO-6	Geotech investigation to examine subsidence	prior to approval of grading permits for Phase 1	Following Jan 2019 Geotech Plan
46	HAZ-1	Prepare Health and Safety Plan	prior to approval of grading permits for Phase 1	Following July 2020 Health and Safety Plan
47	HYD-1a	Submit NOI for discharge to SWRCB stormwater unit	prior to approval of grading permits for Phase 1	WDID for Phase 1 completed; WDID for Phases 2-6 pending
48	HYD-1b	Submit SWPPP 45 days prior to start of work	prior to approval of grading permits for Phase 1	Completed Jan 2018
49	HYD-1c	Install 8 drainage outlets in Tank Farm Creek during dry season (May-Oct)	show on approved approved grading permits	Field verification required per WDID

50	NO-1a	Limit grading/construction timing to daylight hours and not on Sunday	show on approved approved grading permits	Field verify as needed
51	NO-1b	Implement Noise attenuation techniques - BMPs	show on approved approved grading permits	Field verify as needed
52	TRANS-1	Prepare Construction Transportation Management Plan	prior to grading permits for each phase	Phase 1 CTMP completed; Ongoing with each phase after that
53	AQ-1b	Use low or no emission paints	prior to Phase 1 building permits	Field verification required
54	GEO-1	Building and infrastructure design to meet CBC	prior to Phase 1 building permits	Field verification required
55	GEO-7	Limit GW pumping during drought in conjunction with subsidence findings	prior to Phase 1 building permits	Field verification required
56	NO-3a	Include noise mitigation in residential design	prior to Phase 1 and 5 building permits	Verified through building plan approvals
57	TRANS-4	Prepare improvement plan for Horizon, Earthwood, and Suburban	see Map Conditions 101, 103, 110 (Phase 1 BP and occ)	Phase 1 portion of obligation complete; will complete remainder in Phase 4
58	TRANS-6	NB RT lane at South/Higuera intersection	see Map Condition 112 (Phase 1 building permits)	Complete
59	TRANS-7a	Higuera/Prado improvements; Prado Road widening	see Map Conditions 113, 116.d (Phase 1 building permits)	Satisfied through Citywide TIF payment
60	TRANS-7b	Tank Farm/Higuera second SB LT lane	see Map Condition 114 (Phase 1 BP and occupancy)	Complete
61	TRANS-10a	Add ADA sidewalks on east side of Higuera from City limit to LOVR	see Map Condition 111 (Phase 1 BP and occupancy)	In design, construction required prior to Phase 2
62	TRANS-10b	Add ADA sidewalks on east side of Higuera from Vachell to LOVR	see Map Condition 111 (Phase 1 BP and occupancy)	Complete
63	TRANS-10c	Add ADA sidewalks on south side of Suburban from Higuera to Earthwood	see Map Condition 111 (Phase 1 BP and occupancy)	Complete
64	TRANS-13	Pay citywide TIF for second SB RT lane at LOVR/Higuera	see Map Condition 116.b (Phase 1 building permits)	Satisfied through Citywide TIF payment
65	TRANS-15a	Pay fair share to improve Prado/Higuera	see Map Condition 116.d (Phase 1 building permits)	Satisfied through Citywide TIF payment
66	HYD-5	Prepare Development Maintenance Manual	prior to occupancy of any phase	P1 Drainage Report (Sept 2018); Prelim Stormwater O&M Plan PH2-6 (May 2022)
67	TRANS-12	Bus stop provisions	see Map Condition 117 (by occupancy of 50th Ph 1 unit)	Phase 1 bus turnout complete; Phase 6 turnout pending
68	TRANS-11	Construct 2 bike bridges on Buckley over Tank Farm Creek	see Map Conditions 100 and 109 (with Buckley extension)	No progress. Required prior to Phase 2 occupancy
69	CR-2a	Data Recovery measures for CA-SLO-2798/H	prior to approval of grading permits for Phase 5	Field verification required; coordinate with monitor
70	CR-2b	Retain monitor following grading of CA-SLO-2798/H	prior to approval of grading permits for Phase 5	City to approve monitor
71	GEO-2	Retail stores--goods stacked no higher than 8 feet	prior to Phase 6 building permits	Field verification required
72	BIO-2g	Prepare post-construction landscape and restortion report for each phase	Within 60 days of installing plants	BMMP completed Jan 2019; field verify as needed
73	BIO-2i	Hydroseed bare soils when grading is completed for each phase	No later than November 15 of any construction year	BMMP completed Jan 2019; field verify as needed
74	BIO-3a	City-approved biologist to conduct onsite training to construction workers	during construction within 50 feet of creek	BMMP completed Jan 2019; field verify as needed
75	BIO-3c	Survey for CRLF in Tank Farm Creek 48 hours prior to construction	48 hours prior to construction	BMMP completed Jan 2019; field verify as needed
76	BIO-3d	Survey for pond turtle in Tank Farm Creek 48 hours prior to construction	48 hours prior to construction	BMMP completed Jan 2019; field verify as needed
77	NO-1c	Contractor to inform resiednts within 300 feet of noise	10 days prior to earth movement or construction	Field verify as needed
78	NO-3b	Buckley Road rubberized asphalt	prior to construction of Buckley Road	PW to verify Buckley Road Widening Plan provisions through PIP approvals