

**Compliance with Map Conditions
February 2023**

Subject to Reimbursement
Fair Share Payments

Map Conditions

Item	Condition	Summary Description	Responsibility	Timing	Sequence	Compliance Status
1	5	Applicant to hold city harmless	Developer	ongoing	0	
2	1	Submit written report showing compliance with conditions	Developer	prior to Final Map approval	1	Developer to provide written documentation of compliance with this condition
3	3	Avigation easements must be recorded	Developer	prior to Final Map approval	1	to be verified prior to map recordation
4	6	All easements must be shown on Final Map	Developer	prior to Final Map approval	1	See DA for fee payment timing provisions
5	7	All offers of dedication must be shown on Final Map and PIPs	Developer	prior to Final Map approval and PIPs	1	The final map will show the revised right of way once the offers are accepted.
6	8	County-City line must be shown on Final Map and PIPs	Developer	prior to Final Map approval and PIPs	1	City County line is shown on the Final Map and will be verified with improvement plans record drawings
7	9	Include 10' wide tree easement and PUE across the front of each Res lot; 15-ft PUE in front of Comm	Developer	prior to Final Map approval and PIPs	1	Confirmed
8	10	Offsite easement dedications as needed	Developer	prior to Final Map approval and PIPs	1	ok
9	11	CFD must be fully operational prior to first phase Map approval	Developer	prior to Final Map approval	1	CFD in place and operational.
10	15	Offsite ROW to be acquired by developer to the extent possible, otherwise condemnation	Developer	prior to Final Map approval	1	ok
11	17	Secondary access required where more than 30 dwellings proposed	Developer	prior to Final Map approval and PIPs	1	Confirmed
12	18	fire access to be provided to satisfaction of fire chief	Developer	prior to Final Map approval	1	Confirmed
13	19	All streets to conform to City Engineering Standards and the Specific Plan	Developer	prior to Final Map approval	1	confirmed.
14	20	All subdivision improvements to conform to City Engineering Standards and the Specific Plan	Developer	prior to Final Map approval and PIPs	1	confirmed.
15	21	Final street sections to be approved in conjunction with drainage report	Developer	prior to Final Map approval and PIPs	1	done.
16	22	Traffic circle and roundabout to confirm to City Engineering Standards	Developer	prior to Final Map approval and PIPs	1	done.
17	33	Street trees required - one 15-gallon per 35 lineal feet	Developer	to be shown on Final Map	1	to be verified prior to map recordation
18	97	Final Map to comply with City Engineering Standards	Developer	prior to Final Map approval	1	part of Final Map review.
19	99	Transportation Improvement Phasing Plan to be submitted with each phase	Developer	prior to Final Map approval	1	Confirmed for Phase 1
20	119	Dedicate access easements (between lots 7-10; 19-22; 87; 183; 230; 312 or 318; 341/342)	Developer	prior to Final Map approval	1	part of Final Map review.
21	123	Add roadway classification sheet to Final Map consistent with EIR recommendations	Developer	prior to Final Map approval	1	part of Final Map review.
22	24	Improvement Plans to include line of sight analysis	Developer	prior to approval of PIPs	2	Line of sight analysis included in Phase 1 PIP landscape plans.
23	25	Improvement Plans to address all conditions and mitigation	Developer	prior to approval of PIPs	2	Progress confirmed and will continue to monitor this issue.
24	29	Jurisdictional permits needed from key agencies	Developer	prior to approval of PIPs	2	Confirmed and will continue to monitor permitting requirements
25	34	PIPs to include analysis of tree removal	Developer	as part of public improvement plans	2	Trees to be preserved are identified on the PIP's (Sheet C-2).
26	37	PIPs must show all existing improvements and plans to keep or remove	Developer	as part of public improvement plans	2	included in PIP's
27	38	PIPs must show public and private easements	Developer	as part of public improvement plans	2	encroachment permit required for pipes that cross public easements
28	39	street paving to be included in PIPs	Developer	as part of public improvement plans	2	included in PIP's
29	40	PIPs to include construction phasing and management plan	Developer	as part of public improvement plans	2	Confirmed CCMP provided w/ Phase 1 PIPs. Have not received/approved a CMP for Phase 2 yet.
30	41	Developer to get copy of County as-built for Venture Lane and Vachell Lane; show improvements in PIPs	Developer	as part of public improvement plans	2	Improvements included in PIP's
31	42	Street lighting and other improvements may be required for Venture and Vachell in PIPs	Developer	as part of public improvement plans	2	Confirmed there is an existing streetlight at intersection already and Phase 1 PIPs included other improvements
32	43	Retaining wall and/or fence along property lines subject to Planning approval or ARC, SP or exception	Developer	as part of public improvement plans	2	Included in PIP's
33	44	PIPs to show mail receptacles	Developer	as part of public improvement plans	2	Mailbox kiosk shown in PIP's
34	45	Use porous concrete or pavers for private parking areas as feasible	Developer	as part of public improvement plans	2	PIP's do not include any private parking areas.
35	46	PIPs to show access to common areas, trails, and linear parkways per ADA and CBC requirements	Developer	as part of public improvement plans	2	Confirmed
36	54	City utilities in Buckley/Vachell to be approved by City and County via encroachment permit	Developer	as part of public improvement plans	2	Buckley extension ends at intersection and is administered by County
37	55	PIPs to show gas main and easements	Developer	as part of public improvement plans	2	gas lines shown on PIP's in right of way.
38	56	PIPs to show water, sewer and storm drains	Developer	as part of public improvement plans	2	done.
39	58	Public utilities to be located in accordance with City and PUC	Developer	as part of public improvement plans	2	done.
40	59	PIPs to show water meters	Developer	as part of public improvement plans	2	done.
41	60	Final sewer report required prior to PIPs	Developer	as part of public improvement plans	2	per Utilities dept.
42	61	PIPs to show overhead wire utilities	Developer	as part of public improvement plans	2	done.
43	62	Street widening will required undergrounding utilities	Developer	as part of public improvement plans	2	widening of existing streets not included in project.
44	63	Underground existing overhead wiring	Developer	as part of public improvement plans	2	CDD to approve requested deferrals or waivers. Existing overhead wires on west side of Vachell to remain.
45	65	Irrigation to use recycled water; public park could use recycled water	Developer	as part of public improvement plans	2	done.
46	66	Landscape Plan to be consistent with City water conservation efforts	Developer	as part of public improvement plans	2	done.
47	68, 69	PIPs to verify how wetland features to be protected; non-native plants to be contained	Developer	as part of public improvement plans	2	Natural Resources Manager to verify
48	71	Final pads to include certified pad construction and elevations	Developer	as part of public improvement plans	2	verified as needed by City Engineer
49	72	Cut and fill slopes to be protected as recommended by soils engineer	Developer	as part of public improvement plans	2	verified as needed by City Engineer
50	73	Easement agreement needed for onsite creeks and channels; CFD HOA or other private maintenance	Developer	as part of public improvement plans	2	verified by City
51	74-76	Grading and drainage plans required	Developer	as part of public improvement plans	2	verified by City Engineer
52	77	PIPs to include complete grading, drainage and erosion control plans	Developer	as part of public improvement plans	2	verified by City Engineer
53	78	Final drainage report and PIPs to consider on- and offsite drainage (Tract 2943--Earthwood)	Developer	as part of public improvement plans	2	verified by City Engineer
54	79	Final drainage report and PIPs to consider run-on from 125 Venture	Developer	as part of public improvement plans	2	verified by City Engineer
55	80	Final drainage report and PIPs to consider run-on from NE corner of Vachell and Venture	Developer	as part of public improvement plans	2	verified by City Engineer
56	82	Indicate revised floodplain on PIPs and Final Map	Developer	as part of public improvement plans	2	verified by City Engineer
57	83	Indicate various drainage, well and other features on final map	Developer	as part of public improvement plans	2	verified by City Engineer
58	84	provide final HEC-RAS modeling for drainage	Developer	as part of public improvement plans	2	verified by City Engineer
59	85, 86	final drainage plans must address trash removal	Developer	as part of public improvement plans	2	verified by City Engineer
60	95	Obtain and approve SWPPP	Developer	as part of public improvement plans	2	City Engineering to verify with RWQCB
61	101	Earthwood to be restriped for Class II bike lanes	Developer	as part of public improvement plans	2	Confirmed
62	121	PIPs to include striped bike lanes on streets with Class II bikeways	Developer	as part of public improvement plans	2	Confirmed for Phase 1

63	4	Enter into and record affordable housing agreement with City	Developer	prior to recordation of Final Map	3	Done with phase 1 map
64	14	Notice of Requirements to be recorded at City's written request with recordation of Final Map	Developer	prior to recordation of Final Map	3	Done with phase 1 map
65	16	Prove property title for offsite improvements	Developer	prior to recordation of Final Map	3	done.
66	23	Developer to file Notice of Requirements with each map phase	Developer	prior to recordation of Final Map	3	Done with phase 1 map
67	35	PIPs for onsite and offsite to be approved prior to map recordation	Developer	prior to recordation of Final Map	3	done for phase 1.
68	100	Complete design of Improvement Plans for signal at LOVR/Higuera, sign at Higuera/Buckley for 101 access	Developer	prior to recordation of Phase 1 Final Map	3	Satisfied, with exception of submitting signal retiming plans for South Higuera/LOVR intersection
69	101	Earthwood extension to be designed	Developer	prior to recordation of Phase 1 Final Map	3	Confirmed, completed with Phase 1
70	116a	Pay fair share fees for roundabout at Buckley/227	Developer	prior to recordation of Phase 1 Final Map	3	Confirmed - AR paid this FULL fee directly to County prior to Phase 1 Final Map recordation.
71	116b	Pay fair share fees for second SB RT lane at Higuera/LOVR	Developer	prior to recordation of Phase 1 Final Map	3	Confirmed, weighted portion of this fee associated with Phase 1 paid prior to final map recordation./
72	116c	Pay fair share fees for Class I bike path from Buckley/Higuera to LOVR/SB 101	Developer	prior to recordation of Phase 1 Final Map	3	Satisfied with payment of Citywide TIF fees
73	116d	Pay fair share fees for widening Prado/Higuera intersection (dual LT, dual thru, RT)	Developer	prior to recordation of Phase 1 Final Map	3	Satisfied with payment of Citywide TIF fees
74	116e	Pay fair share fees for Higuera/Tank Farm cumulative improvements	Developer	prior to recordation of Phase 1 Final Map	3	Satisfied with payment of Citywide TIF fees
75	116f	Pay fair share fees for Tank Farm/Horizon improvements (NB RT or roundabout)	Developer	prior to recordation of Phase 1 Final Map	3	Satisfied with payment of Citywide TIF fees
76	117	Design and initiate improvements to allow two bus stops; Final Map to reflect	Developer	prior to recordation of Phase 1 Final Map	3	Confirmed for Phase 1 PIPs
77	118	Complete design for in-tract traffic calming, per MM TRANS-3b	Developer	prior to recordation of Phase 1 Final Map	3	goes with each map phase
78	26	Separate permits required from SLO County for construction staging; City to review	Developer	prior to grading permits	4	Encroachment permits issued and will continue to monitor
79	47	No potable water used during construction; recycled water to be used	Developer	prior to grading and construction	4	Utilities Dept to confirm, permit and monitor
80	53	Relocate utilities affected by road improvements outside tract boundary	Developer	prior to grading permits for road work	4	approved by Utilities Director
81	67	Obtain permits from RWQCB, ACOE and CDFW	Developer	prior to grading permits in jurisdiction	4	verified by Community Development or Public Works Dept
82	94	Verify LID compliance of grading and drainage plans	Developer	prior to grading plan approval	4	verified by Project Soils Engineer
83	96	Verify compliance with AQ standards from APCD	Developer	prior to approval of grading permits	4	APCD to verify in a letter
84	128	AG and OS areas to be delineation prior to demolition, subdivision grading and development	Developer	prior to approval of grading permits	4	PIP's show no work in AG or OS area.
85	129	Grading plan to show interface between AG and OS, creeks, roads, and bikeways	Developer	prior to approval of grading permits	4	temporary fencing (and possibly permanent) required
86	130	Conduct pre-construction surveys for Vernal Pool Fairy Shrimp where appropriate; consult USFWS	Developer	prior to approval of grading permits	4	where wetland habitat could be disturbed
87	48	Recycled water pipeline infrastructure to be in place	Developer	prior to phase 1 building permits	5	shown on plans. Will remain a requirement prior to building permits.
88	49	Water pipeline infrastructure to be in place	Developer	prior to phase 1 building permits	5	shown on plans. Will remain a requirement prior to building permits.
89	50	Sewer infrastructure to be in place	Developer	prior to phase 1 building permits	5	shown on plans. Will remain a requirement prior to building permits.
90	51, 52	Dry utilities infrastructure to be in place	Developer	prior to phase 1 building permits	5	approved by Utilities Engineer
91	57	public utilities to be approved by City Engineer	Developer	prior to phase 1 building permits	5	shown on plans. Will remain a requirement prior to building permits.
92	64	Preliminary undergrounding plans to be processed through PG&E	Developer	prior to phase 1 building permits	5	Processed through PG&E
93	70	Engineering soils testing may be needed on a lot-by-lot basis; final pds to be approved	Developer	prior to building permits	5	as determined by City Engineer or Building Official
94	81	Demonstrate compliance with FEMA and City floodplain management requirements	Developer	prior to building permits	5	verified by City Engineer and FEMA
95	98	Construction to occur consistent with EIR phasing	Developer	prior to building permits	5	otherwise DP and EIR may require amendment
96	101	Earthwood extension to be built	Developer	prior to Phase 1 building permits	5	Complete
97	102	Suburban improvements from S. Higuera to Earthwood designed and construction initiated	Developer	prior to Phase 1 building permits	5	Portion required for Phase 1 (Suburban from Higuera to Earthwood) complete
98	105	Install Class II bike lanes along Vachell, between Buckley and Higuera	Developer	prior to Phase 1 building permits	5	Complete
99	110	Construct roundabout - Earthwood and Venture	Developer	prior to Phase 1 building permits	5	Complete
100	111	Initiate construction of S. Higuera sidewalks - between Vachell and LOVR	Developer	prior to Phase 1 building permits	5	Complete
101	112	Initiate NB extension of RT lane from Higuera to South	Developer	prior to Phase 1 building permits	5	Complete
102	114	Initiate Higuera/Tank Farm near-term improvements - second SB left turn to Tank Farm	Developer	prior to Phase 1 building permits	5	Complete
103	115	pay applicable citywide, LOVR subarea and AASP subarea transportation impact fees	Developer	prior to Phase 1 building permits	5	Ongoing w/ each building permit
104	122	Trip reduction plan is required; draft required prior to Phase 1 building permits	Developer	prior to Phase 1 building permits	5	Trip Reduction Plan approved by Transportation Division
105	124	Install continuous sidewalk along Vachell from Venture northward	Developer	prior to Phase 1 building permits	5	Complete
106	125	Design and install SB LT lane on Vachell at Venture	Developer	prior to Phase 1 building permits	5	Complete
107	126	Design ramp meter at SB 101/LOVR and submit to Caltrans for approval and encroachment permit	Developer	prior to Phase 1 building permits	5	In progress. Part 1 of COA 126 is ongoing, but no longer tied to Phase 1
108	126	Design ramp meter at SB 101/Higuera and submit to Caltrans for approval and encroachment permit	Developer	prior to Phase 1 building permits	5	Part 2 of COA 126 has been eliminated per revised COA language approved w/ Phase 1 Final Map
109	2	Noise and safety disclosures to potential occupants and owners	Developer	prior to occupancy	6	will be part of required disclosure statement to home buyers.
110	102	Complete Suburban improvements	Developer	prior to Phase 1 occupancy	6	Portion required for Phase 1 complete.
111	103	Vachell/Venture; Vachell/Earthwood--access restricted to emergency, transit and bikes--completed	Developer	prior to Phase 1 occupancy	6	Complete
112	111	Complete S. Higuera sidewalks - between Vachell and LOVR	Developer	prior to Phase 1 occupancy	6	Complete
113	112	Complete NB extension of RT lane from Higuera to South	Developer	prior to Phase 1 occupancy	6	Complete
114	114	Complete Higuera/Tank Farm near-term improvements - second SB left turn to Tank Farm	Developer	prior to Phase 1 occupancy	6	Complete
115	117	Complete bus stops	Developer	prior to Phase 1, 50th unit occupancy	6	Earthwood bus stop completed; verifying routes with SLO Transit/RTA
116	122	Trip reduction plan is required; approval required prior to Phase 1 occupancy	Developer	prior to Phase 1 occupancy	6	Complete, approved by Transportation Division
117	126	Complete construction of SB 101/LOVR ramp meter	Developer	prior to Phase 1, 75th unit occupancy	6	Ongoing, design in progress. COA revised w/ Phase 1 Final Map, no longer tied to Phase 1
118	116g	Pay fair share fees for Buckley/Vachell improvements (signal or roundabout)	Developer	prior to recordation of Phase 2 Final Map	8	Confirmed, weighted portion of this fee associated with Phase 1 paid prior to final map recordation.
119	100	Design and construction of Buckley ext must be initiated before Phase 2 building permits	Developer	prior to Phase 2 building permits	10	Extension complete
120	104	Higuera/Venture--access restricted to emergency, transit and bikes--construction initiated	Developer	prior to Phase 2 building permits	10	Temp left turn restrictions installed. Permanent improvements still required prior to Phase 2
121	111	Initiate construction of S. Higuera sidewalks - between LOVR and City limit	Developer	prior to Phase 2 building permits	10	Portion from LOVR to Vachell complete.
122	100	Buckley, signal, Class I bike path, Vachell, streetlights must be built prior to Phase 2 occupancy	Developer	prior to Phase 2 occupancy	11	complete
123	104	Higuera/Venture--access restricted to emergency, transit and bikes--completed	Developer	prior to Phase 2 occupancy	11	See above.
124	111	Complete S. Higuera sidewalks - between LOVR and City limit	Developer	prior to Phase 2 occupancy	11	See above.
125	106	Complete design of improvements and make efforts to acquire needed offite land	Developer	prior to recordation of Phase 4 Final Map	18	
126	102	Improvements from Earthwood to Horizon initiated	Developer	prior to Phase 4 building permits	20	
127	106	Initiate construction of Jespersen connection to Suburban	Developer	prior to Phase 4 building permits	20	
128	107	Initiate construction of Buckley Road frontage improvements	Developer	prior to Phase 4 building permits	20	
129	110	Construct roundabout - Jespersen and Venture	Developer	prior to Phase 4 building permits	20	

130	110	Construct roundabout - Jespersen and Wright	Developer	prior to Phase 4 building permits	20
131	102	Improvements from Earthwood to Horizon completed	Developer	prior to Phase 4, 100th unit occupancy	21
132	106	Complete Jespersen improvements	Developer	prior to Phase 4, 100th unit occupancy	21
133	107	Complete Buckley improvements	Developer	prior to Phase 4, 50th unit occupancy	21
134	12	All private improvements to be owned and maintained by HOA	Developer	not timing specific	
135	13	All stormwater facilities to be owned and maintained by HOA	Developer	not timing specific	
136	27	Stormwater BMPs for Buckley Road subject to review and approval from SLO County	Developer	?	
137	28	Detailed plans for offsite improvements needed	Developer	with proposed phasing plans	
138	30	Access rights for key roadways to be offered	Developer	?	
139	31	Subdivider to install public street lights per city (and where applicable) County standards	Developer	not timing specific	
140	32	Private street light allowed per City standards ad/or ARC approvals	Developer	?	ARC may need to approve
141	36	Demo permit required for removal of existing buildings and infrastructure	Developer	?	timing not specified
142	87	Developer to prepare O&M manual for creek maintenance/stormwater BMPs	Developer	prior to approval of subdivision	verified by City Engineer
143	88	Homeowners to be notified of BMP requirements	Developer	ongoing; with home sales	
144	89-93	Maintenance responsibilities for creeks to be followed by HOA or CFD as applicable	Developer	ongoing; to be verified per HOA	verified by City Engineer and Natural Resources Manager as appropriate
145	103	remove the above access restrictions	Developer	upon completion of Phase 2 Buckley extension	
146	108	Specifications for Buckley intersection connections	Developer		needs encroachment permit from County
147	109	Construct 2 bike bridges, one on each side of the existing Buckley-Tank Farm bridge	Developer	With extension of Buckley before Phase 2	Required prior to Phase 2.
148	113	Pay fair share of Higuera/Prado near-term improvements - Prado bridge, left-turn lane at intersection	Developer	?	Satisfied with Citywide TIF payment
149	120	On-street parking shall be prohibited except on local streets	Developer	all phases	Confirmed for Phase 1
150	127	Provide potential for water well irrigation in OS/AG areas; wells to be approved by the city	Developer	?	timing TBD