

Avila Ranch**Compliance with Development Agreement, Map Conditions, and Mitigation Measures****March 2024****Mitigation Measures**

| Item | MM ID | Summary Description | Compliance Status |
|-------------|--------------|--|--|
| 1 | AG-2a | Install fencing and signs along Buckley to minimize trespass | 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 | 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 | completed with Phase 1 improvements |
| 4 | BIO-2a | Tank Farm Creek bike path alignment | BMMP completed Jan 2019; field verify as needed |
| 5 | BIO-2b | Prepare Biological Mitigation Plan - habitat restoration | BMMP completed Jan 2019; field verify as needed |
| 6 | BIO-2c | Prepare Biological Mitigation Plan - wetland and riparian mitigation | BMMP completed Jan 2019; field verify as needed |
| 7 | BIO-2d | Preserve southern 275 feet of N-S creek to protect riparian woodland | BMMP completed Jan 2019; field verify as needed |
| 8 | BIO-2e | Stockpile emergent vegetation (cattails) to plant later in realigned creek | BMMP completed Jan 2019; field verify as needed |
| 9 | BIO-2j | Tank Farm Creek Class I bike bridge to be placed outside mapped riparian | BMMP completed Jan 2019; field verify as needed |
| 10 | BIO-3b | Implement special status species protection measures | BMMP completed Jan 2019; field verify as needed |
| 11 | BIO-4 | Conduct bat surveys in building proposed for demolition | Plan Completed; field monitoring as needed |
| 12 | BIO-5a | Shield all lights facing Tank Farm Creek | BMMP completed Jan 2019; field verify as needed |
| 13 | BIO-5b | Creek restoration to include native trees to minimize light spillover | BMMP completed Jan 2019; field verify as needed |
| 14 | BIO-6 | All work within 100 feet of Tank Farm Creek to occur April 15-October 15 | BMMP completed Jan 2019; field verify as needed |
| 15 | HYD-2a | Submit Master Drainage Plan | Following Sept 2018 Phase 1 Drainage Report; field verify as needed |
| 16 | HYD-3a | Submit Cumulative Master Drainage Plan | Following Sept 2018 Phase 1 Drainage Report; field verify as needed |
| 17 | HYD-3b | Design bridges, culverts and drainage per City specs | City verifying as needed through review of improvement plans |
| 18 | HYD-4a | Geotech study needed for HDD areas - part of Utilities Plan | City verifying as needed through review of improvement plans |
| 19 | HYD-4b | Frac-Out Contingency Plan needed for HDD areas - part of Utilities Plan | Frac-Out Plan Prepared April 2022; followed as needed |
| 20 | UT-2 | Utility infrastructure subject to city approval. Applicant to construct. | City verifying as needed through review of improvement plans |
| 21 | AQ-1a | Prepare Construction Activity Management Plan (CAMP) | Completed Feb 2019; field verify as needed |
| 22 | AQ-2a | Implement APCD conservation requirements | Shown on plans; need to field verify |
| 23 | AQ-2b | Implement APCD AQ Handbook strategies | Shown on plans; field verify as needed |
| 24 | BIO-1a | Prepare Biological Mitigation Plan - implement BMPs | BMMP completed Jan 2019; need to field verify BMPs |
| 25 | PS-1 | Prepare and implement Security Plan with SLOPD | Security Plan submitted in June 2021; Phase 203 Security Plan submitted 10/2023 |
| 26 | PS-2 | Fair Share Contribution to Fire Protection Service as part of CFD | See DA; Impact fees paid with building permits; CFD in place |
| 27 | TRANS-3b | Install traffic calming measures required by Policy 8.1.3 | Satisfied through Phase 1; subsequent phases will be reviewed for compliance. |
| 28 | TRANS-5 | Pro Rata share for Buckley/227 roundabout | Complete - AR paid full share to County w/ Phase 1 Map |
| 29 | TRANS-8a | Pay LOVR subarea fee | Ongoing w/ each building permit |
| 30 | TRANS-8b | Re-time signal at LOVR/Higuera | Complete. Signal timing study provided by AR, City is implementing timing plans. |
| 31 | TRANS-14 | Pay citywide TIF for Class I bike path from Buckley/Higuera to LOVR/SB101 | Satisfied with Citywide TIF payment |
| 32 | TRANS-15b | Pay fair share to improve Tank Farm/Higuera | Satisfied with Citywide TIF payment |
| 33 | TRANS-15c | Pay fair share to improve Tank Farm/Horizon | Satisfied with Citywide TIF payment |
| 34 | TRANS-15d | Pay fair share to improve Buckley/Vachell | Weighted portion of fee paid with each phase. Phase 1 share paid. |
| 35 | TRANS-2a | Prepare Transportation Improvement Phasing Plan | Complete with Phase 1 |
| 36 | TRANS-3a | City to review roadways and driveways for compliance with City standards | Complete for Phase 1 |
| 37 | AG-1 | Agricultural Conservation Easement | In-lieu payment for phase 1 & 2, paid in full. |

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| 38 | AQ-1c | Develop offsite mitigation strategy 3 months before grading permits | at least 3 months prior to grading permits, per APCD per letter of 3/21/19 |
| 39 | BIO-1b | Hire biological monitor to oversee construction activities | Monitor approved; field monitoring as needed |
| 40 | BIO-2h | Tank Farm Creek project activities to be performed when creek is dry | BMMP completed Jan 2019; field verify as needed |
| 41 | CR-3a | Retain archaeologist and Native American monitor before Phase 1 | Monitor approved; field monitoring as needed |
| 42 | CR-3b | Educational materials prior to grading and construction | Monitor working with construction team |
| 43 | GEO-3 | Prepare geotech study prior to site development | Following Jan 2019 Geotech Plan |
| 44 | GEO-4 | Geotech investigation to examine soil settlement | Following Jan 2019 Geotech Plan |
| 45 | GEO-5 | Geotech investigation to examine soil expansion | Following Jan 2019 Geotech Plan |
| 46 | GEO-6 | Geotech investigation to examine subsidence | Following Jan 2019 Geotech Plan |
| 47 | HAZ-1 | Prepare Health and Safety Plan | Following July 2020 Health and Safety Plan |
| 48 | HYD-1a | Submit NOI for discharge to SWRCB stormwater unit | WDID for Phase 1 completed; WDID for Phases 2-6 pending |
| 49 | HYD-1b | Submit SWPPP 45 days prior to start of work | Completed Jan 2018 |
| 50 | HYD-1c | Install 8 drainage outlets in Tank Farm Cr during dry season (May-Oct) | Field verification required per WDID |
| 51 | NO-1a | Limit grading/construction timing to daylight hours and not on Sunday | Field verify as needed |
| 52 | NO-1b | Implement Noise attenuation techniques - BMPs | Field verify as needed |
| 53 | TRANS-1 | Prepare Construction Transportation Management Plan | Phase 1 CTMP completed; Ongoing with each phase after that |
| 54 | AQ-1b | Use low or no emission paints | Field verification required |
| 55 | GEO-1 | Building and infrastructure design to meet CBC | City staff reviews for compliance as needed. |
| 56 | GEO-7 | Limit GW pumping during drought | Field verification required |
| 57 | NO-3a | Include noise mitigation in residential design | Verified through building plan approvals |
| 58 | TRANS-4 | Prepare improvement plan for Horizon, Earthwood, and Suburban | Phase 1 portion of obligation complete; will complete remainder in Phase 4 |
| 59 | TRANS-6 | NB RT lane at South/Higuera intersection | Complete |
| 60 | TRANS-7a | Higuera/Prado improvements; Prado Road widening | Satisfied through Citywide TIF payment |
| 61 | TRANS-7b | Tank Farm/Higuera second SB LT lane | Complete |
| 62 | TRANS-10a | Add ADA sidewalks on east side of Higuera from City limit to LOVR | In design, construction required prior to Phase 2 |
| 63 | TRANS-10b | Add ADA sidewalks on east side of Higuera from Vachell to LOVR | Complete |
| 64 | TRANS-10c | Add ADA sidewalks on south side of Suburban from Higuera to Earthwood | Complete |
| 65 | TRANS-13 | Pay citywide TIF for second SB RT lane at LOVR/Higuera | Satisfied through Citywide TIF payment |
| 66 | TRANS-15a | Pay fair share to improve Prado/Higuera | Satisfied through Citywide TIF payment |
| 67 | HYD-5 | Prepare Development Maintenance Manual | P1 Drainage Report (Sept 2018); Prelim Stormwater O&M Plan PH2-6 (May 2022) |
| 68 | TRANS-12 | Bus stop provisions | Phase 1 bus turnout complete; Phase 6 turnout pending |
| 69 | TRANS-11 | Construct 2 bike bridges on Buckley over Tank Farm Creek | Bridge on north side required prior to Phase 2 occupancy, bridge on south side deferred to |
| 70 | CR-2a | Data Recovery measures for CA-SLO-2798/H | Field verification required; coordinate with monitor |
| 71 | CR-2b | Retain monitor following grading of CA-SLO-2798/H | Monitor approved; field monitoring as needed |
| 72 | GEO-2 | Retail stores--goods stacked no higher than 8 feet | TBD; in later phase |
| 73 | BIO-2g | Prepare post-construction landscape and restoration report for each phase | BMMP completed Jan 2019; field verify as needed |
| 74 | BIO-2i | Hydroseed bare soils when grading is completed for each phase | BMMP completed Jan 2019; field verify as needed |
| 75 | BIO-3a | City-approved biologist to conduct onsite training to construction workers | BMMP completed Jan 2019; field verify as needed |
| 76 | BIO-3c | Survey for CRLF in Tank Farm Creek 48 hours prior to construction | BMMP completed Jan 2019; field verify as needed |
| 77 | BIO-3d | Survey for pond turtle in Tank Farm Creek 48 hours prior to construction | BMMP completed Jan 2019; field verify as needed |
| 78 | NO-1c | Contractor to inform residents within 300 feet of noise | Field verify as needed |
| 79 | NO-3b | Buckley Road rubberized asphalt | PW to verify Buckley Road Widening Plan provisions through PIP approvals |