

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

**Map Conditions**

Item	Condition	Summary Description
1	5	Applicant to hold city harmless
2	1	Submit written report showing compliance with conditions
3	3	Avigation easements must be recorded
4	6	All easements must be shown on Final Map
5	7	All offers of dedication must be shown on Final Map and PIPs
6	8	County-City line must be shown on Final Map and PIPs
7	9	Include 10' wide tree easement and PUE across the front of each Res lot; 15-ft PUE in front of Comm
8	10	Offsite easement dedications as needed
9	11	CFD must be fully operational prior to first phase Map approval
10	15	Offsite ROW to be acquired by developer to the extent possible, otherwise condemnation
11	17	Secondary access required where more than 30 dwellings proposed
12	18	fire access to be provided to satisfaction of fire chief
13	19	All streets to conform to City Engineering Standards and the Specific Plan
14	20	All subdivision improvements to conform to City Engineering Standards and the Specific Plan
15	21	Final street sections to be approved in conjunction with drainage report
16	22	Traffic circle and roundabout to confirm to City Engineering Standards
17	33	Street trees required - one 15-gallon per 35 lineal feet
18	97	Final Map to comply with City Engineering Standards
19	99	Transportation Improvement Phasing Plan to be submitted with each phase
20	119	Dedicate access easements (between lots 7-10; 19-22; 87; 183; 230; 312 or 318; 341/342)
21	123	Add roadway classification sheet to Final Map consistent with EIR recommendations
22	24	Improvement Plans to include line of sight analysis
23	25	Improvement Plans to address all conditions and mitigation
24	29	Jurisdictional permits needed from key agencies
25	34	PIPs to include analysis of tree removal
26	37	PIPs must show all existing improvements and plans to keep or remove
27	38	PIPs must show public and private easements
28	39	street paving to be included in PIPs
29	40	PIPs to include construction phasing and management plan
30	41	Developer to get copy of County as-built for Venture Lane and Vachell Lane; show improvements in PIPs
31	42	Street lighting and other improvements may be required for Venture and Vachell in PIPs
32	43	Retaining wall and/or fence along property lines subject to Planning approval or ARC, SP or exception
33	44	PIPs to show mail receptacles
34	45	Use porous concrete or pavers for private parking areas as feasible
35	46	PIPs to show access to common areas, trails, and linear parkways per ADA and CBC requirements
36	54	City utilities in Buckley/Vachell to be approved by City and County via encroachment permit
37	55	PIPs to show gas main and easements
38	56	PIPs to show water, sewer and storm drains
39	58	Public utilities to be located in accordance with City and PUC
40	59	PIPs to show water meters
41	60	Final sewer report required prior to PIPs

**Subject to Reimbursement**

**Fair Share Payments**

**Compliance Status**

Developer to provide written documentation of compliance with this condition
to be verified prior to map recordation
See DA for fee payment timing provisions
The final map will show the revised right of way once the offers are accepted.
City County line is shown on the Final Map and will be verified with improvement plans record drawings
Confirmed
ok
CFD in place and operational.
ok
Confirmed
Confirmed
confirmed.
confirmed.
done.
done.
to be verified prior to map recordation
part of Final Map review.
Confirmed for Phase 1
part of Final Map review.
part of Final Map review.
Line of sight analysis included in Phase 1 PIP landscape plans. HOA required to maintain parkway.
Progress confirmed and will continue to monitor this issue.
Confirmed and will continue to monitor permitting requirements
Trees to be preserved are identified on the PIP's (Sheet C-2).
included in PIP's
encroachment permit required for pipes that cross public easements
included in PIP's
Confirmed Construction Management Plan provided w/ Phase 1 PIPs.
Improvements included in PIP's
Confirmed there is an existing streetlight at intersection already
Included in PIP's
Mailbox kiosk shown in PIP's
PIP's do not include any private parking areas.
Confirmed
Buckley extension ends at intersection and is administered by County
gas lines shown on PIP's in right of way.
done.
done.
done.
per Utilities dept.

42	61	PIPs to show overhead wire utilities	done.
43	62	Street widening will required undergrounding utilities	widening of existing steets not included in project.
44	63	Underground existing overhead wiring	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	done.
46	66	Landscape Plan to be consistent with City water conservation efforts	done.
47	68, 69	PIPs to verify how wetland features to be protected; non-native plants to be contained	Natural Resources Manager to verify
48	71	Final pads to include certified pad construction and elevations	verified as needed by City Engineer
49	72	Cut and fill slopes to be protected as recommended by soils engineer	verified as needed by City Engineer
50	73	Easement agreement needed for onsite creeks and channels; CFD HOA or other private maintenance	verified by City
51	74-76	Grading and drainage plans required	verified by City Engineer
52	77	PIPs to include complete grading, drainage and erosion control plans	verified by City Engineer
53	78	Final drainage report and PIPs to consider on- and offsite drainage (Tract 2943--Earthwood)	verified by City Engineer
54	79	Final drainage report and PIPs to consider run-on from 125 Venture	verified by City Engineer
55	80	Final drainage report and PIPs to consider run-on from NE corner of Vachell and Venture	verified by City Engineer
56	82	Indicate revised floodplain on PIPs and Final Map	verified by City Engineer
57	83	Indicate various drainage, well and other features on final map	verified by City Engineer
58	84	provide final HEC-RAS modeling for drainage	verified by City Engineer
59	85, 86	final drainage plans must address trash removal	verified by City Engineer
60	95	Obtain and approve SWPPP	City Engineering to verify with RWQCB
61	101	Earthwood to be restriped for Class II bike lanes	Confirmed
62	121	PIPs to include striped bike lanes on streets with Class II bikeways	Confirmed for Phase 1
63	4	Enter into and record affordable housing agreement with City	Done with phase 1 map
64	14	Notice of Requirements to be recorded at City's written request with recordation of Final Map	Done with phase 1 map
65	16	Prove property title for offsite improvements	done.
66	23	Developer to file Notice of Requirements with each map phase	Done with phase 1 map
67	35	PIPs for onsite and offsite to be approved prior to map recordation	done for phase 1.
68	100	Complete design of Improvement Plans for signal at LOVR/Higuera, sign at Higuera/Buckley for 101 access: Done	Done
69	101	Earthwood extension to be designed	Confirmed, completed with Phase 1
70	116a	Pay fair share fees for roundabout at Buckley/227	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	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	Satisfied with payment of Citywide TIF fees
73	116d	Pay fair share fees for widening Prado/Higuera intersection (dual LT, dual thru, RT)	Satisfied with payment of Citywide TIF fees
74	116e	Pay fair share fees for Higuera/Tank Farm cumulative improvements	Satisfied with payment of Citywide TIF fees
75	116f	Pay fair share fees for Tank Farm/Horizon improvements (NB RT or roundabout)	Satisfied with payment of Citywide TIF fees
76	117	Design and initiate improvements to allow two bus stops; Final Map to reflect	Confirmed for Phase 1 PIPs
77	118	Complete design for in-tract traffic calming, per MM TRANS-3b	goes with each map phase
78	26	Separate permits required from SLO County for construction staging; City to review	Encroachment permits issued and will continue to monitor
79	47	No potable water used during construction; recycled water to be used	Utilities Dept to confirm, permit and monitor
80	53	Relocate utilities affected by road improvements outside tract boundary	approved by Utilities Director
81	67	Obtain permits from RWQCB, ACOE and CDFW	verified by Community Development or Public Works Dept
82	94	Verify LID compliance of grading and drainage plans	verified by Project Soils Engineer
83	96	Verfiy compliance with AQ standards from APCD	APCD to verify in a letter
84	128	AG and OS areas to be delineation prior to demolition, subdivision grading and development	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	temporary fencing (and possibly permanent) required
86	130	Conduct pre-construction surveys for Vernal Pool Fairy Shrimp where appropriate; consult USFWS	where wetland habitat could be disturbed
87	48	Recycled water pipeline infrastructure to be in place	shown on plans. Will remain a requirement prior to building permits.
88	49	Water pipeline infrastructure to be in place	shown on plans. Will remain a requirement prior to building permits.

89	50	Sewer infrastructure to be in place	shown on plans. Will remain a requirement prior to building permits.
90	51, 52	Dry utilities infrastructure to be in place	approved by Utilities Engineer
91	57	public utilities to be approved by City Engineer	shown on plans. Will remain a requirement prior to building permits.
92	64	Preliminary undergrounding plans to be processed through PG&E	Processed through PG&E
93	70	Engineering soils testing may be needed on a lot-by-lot basis; final pds to be approved	as determined by City Engineer or Building Official
94	81	Demonstrate compliance with FEMA and City floodplain management requirements	verified by City Engineer and FEMA
95	98	Construction to occur consistent with EIR phasing	otherwise DP and EIR may require amendment
96	101	Earthwood extension to be built	Complete
97	102	Suburban improvements from S. Higuera to Earthwood designed and construction initiated	Portion required for Phase 1 (Suburban from Higuera to Earthwood) complete
98	105	Install Class II bike lanes along Vachell, between Buckley and Higuera	Complete
99	110	Construct roundabout - Earthwood and Venture	Complete
100	111	Initiate construction of S. Higuera sidewalks - between Vachell and LOVR	Complete
101	112	Initiate NB extension of RT lane from Higuera to South	Complete
102	114	Initiate Higuera/Tank Farm near-term improvements - second SB left turn to Tank Farm	Complete
103	115	pay applicable citywide, LOVR subarea and AASP subarea transportation impact fees	Ongoing w/ each building permit
104	122	Trip reduction plan is required; draft required prior to Phase 1 building permits	Trip Reduction Plan approved by Transportation Division
105	124	Install continuous sidewalk along Vachell from Venture northward	Complete
106	125	Design and install SB LT lane on Vachell at Venture	Complete
107	126	Design ramp meter at SB 101/LOVR and submit to Caltrans for approval and encroachment permit	Part 1 of COA 126 (Design & Install Ramp Meter at LOVR SB On-Ramp) is ongoing
108	126	Design ramp meter at SB 101/Higuera and submit to Caltrans for approval and encroachment permit	Part 2 of COA 126 (Design Ramp Meter at US 101/S. Higuera) has been eliminated
109	2	Noise and safety disclosures to potential occupants and owners	will be part of required disclosure statement to home buyers.
110	102	Complete Suburban improvements	Portion required for Phase 1 complete.
111	103	Vachell/Venture; Vachell/Earthwood--access restricted to emergency, transit and bikes--completed	Complete. Access restrictions on Vachell/Earthwood and Vachell/Venture removed
112	111	Complete S. Higuera sidewalks - between Vachell and LOVR	Complete
113	112	Complete NB extension of RT lane from Higuera to South	Complete
114	114	Complete Higuera/Tank Farm near-term improvements - second SB left turn to Tank Farm	Complete
115	117	Complete bus stops	Earthwood bus stop completed; verifying routes with SLO Transit/RTA
116	122	Trip reduction plan is required; approval required prior to Phase 1 occupancy	Complete, approved by Transportation Division
117	126	Complete construction of SB 101/LOVR ramp meter	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)	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	Extension complete
120	104	Higuera/Vachell--access restricted to emergency, transit and bikes--construction initiated	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	Portion from LOVR to Vachell complete. Portion from City Limits to Vachell required prior to Phase 2
122	100	Buckley, signal, Class I bike path, Vachell, streetlights must be built prior to Phase 2 occupancy	complete
123	104	Higuera/Venture--access restricted to emergency, transit and bikes--completed	See above.
124	111	Complete S. Higuera sidewalks - between LOVR and City limit	See above.
125	106	Complete design of improvements and make efforts to acquire needed offite land	TBD
126	102	Improvements from Earthwood to Horizon initiated	TBD
127	106	Initiate construction of Jespersen connection to Suburban	TBD
128	107	Initiate construction of Buckley Road frontage improvements	TBD
129	110	Construct roundabout - Jespersen and Venture	TBD
130	110	Construct roundabout - Jespersen and Wright	TBD
131	102	Improvements from Earthwood to Horizon completed	TBD
132	106	Complete Jespersen improvements	TBD
133	107	Complete Buckley improvements	TBD
134	12	All private improvements to be owned and maintained by HOA	ongoing as appropriate
135	13	All stormwater facilities to be owned and maintained by HOA	ongoing as appropriate

136	27	Stormwater BMPs for Buckley Road subject to review and approval from SLO County	to be verified by SLO County
137	28	Detailed plans for offsite improvements needed	Ongoing
138	30	Access rights for key roadways to be offered	Ongoing, with each map
139	31	Subdivider to install public street lights per city (and where applicable) County standards	Ongoing, with each phase
140	32	Private street light allowed per City standards and/or ARC approvals	ongoing with each phase subject to ARC
141	36	Demo permit required for removal of existing buildings and infrastructure	ongoing as appropriate
142	87	Developer to prepare O&M manual for creek maintenance/stormwater BMPs	verified by City Engineer
143	88	Homeowners to be notified of BMP requirements	ongoing; with home sales
144	89-93	Maintenance responsibilities for creeks to be followed by HOA or CFD as applicable	verified by City Engineer and Natural Resources Manager as appropriate
145	103	remove the above access restrictions	completed with Buckley extension
146	108	Specifications for Buckley intersection connections	completed
147	109	Construct 2 bike bridges, one on each side of the existing Buckley-Tank Farm bridge	Bridge on north side required prior to Phase 2. South side prior to Phase 4 per Council.
148	113	Pay fair share of Higuera/Prado near-term improvements - Prado bridge, left-turn lane at intersection	Satisfied with Citywide TIF payment
149	120	On-street parking shall be prohibited except on local streets	Confirmed for Phase 1
150	127	Provide potential for water well irrigation in OS/AG areas; wells to be approved by the city	timing uncertain