



Council Agenda Correspondence

DATE: April 16, 2024

TO: Mayor and Council

FROM: Timmi Tway, Community Development Director

Prepared By: Callie Taylor, Associate Planner

VIA: Derek Johnson, City Manager

SUBJECT: ITEM 6C – 2024 ANNUAL MONITORING FOR THE SAN LUIS RANCH DEVELOPMENT AGREEMENT, MITIGATION MEASURES, AND PROJECT CONDITIONS

The following memorandum provides City staff responses to questions received from a Council member regarding the San Luis Ranch annual monitoring report. Staff determined it would be helpful to provide this memo to all Council Members and the public, as the responses offer clarification regarding the annual review. The questions are below with staff's response shown in italics.

In addition, it has come to City staff's attention that the agenda links for Item 6c for Attachments A, B, and C (Summary of Compliance with the San Luis Ranch Development Agreement, MMRP, and Project Conditions) are not linking to the correct documents. The correct attachments for the San Luis Ranch Summary of Compliance are provided with this agenda correspondence.

- 1. With significant numbers of mitigation measures particularly concerning habitat outstanding, what is the timeline for ensuring compliance? If the developer fails to present an annual report in future years, is there a standard procedure for encouraging compliance?**

Through the annual review completed in recent months, City staff has identified the outstanding compliance items listed in the report. In meetings and correspondence with the developer, City staff has encouraged the developer to address outstanding items to bring the project into compliance, including submittal of the annual habitat monitoring reports and replanting compliance. The City's next step will be to send an official letter to the developer, identifying items that are out of compliance, a deadline for compliance, and penalties for non-compliance. City staff and the City Attorney will be working on this compliance letter after Council review of the reports on April 16.

It should be noted that the City holds several project bonds, including bonds specifically for habitat restoration. If the developer fails to submit the required annual monitoring reports or fails to complete the habitat restoration in compliance with the EIR, DA, and project conditions, the City can pull the bonds and use those funds to complete the work.

2. **The developer is required to provide a bike share program but there is not a mention of their progress on this requirement. Do we know that status of the bike share?**

A Travel Demand Management Plan (TDMP) was developed for the project in October 2021. The mitigation measure and the TDMP have requirements for both residential and non-residential portions of the project. So far, San Luis Ranch has only implemented the residential trip reduction strategies, which include providing bus passes and \$100 gift cards to local bike shops for residents. Development of Lots 7, 8, and 9 (the office, commercial, and hotel sites) will require bike share to be provided, as well as on-site bike lockers, showers, and bicycle repair station.

3. **On page 105, there's mention of the possibility of up to 7 million in grant funding to the city, some of which would go towards subsidizing the moderate rate units in SLR. Did the city receive that funding? If so, how much went to SLR?**

SLR Development Agreement Operating Memorandum #2 discusses grant funding for which the City was hoping to apply in 2021. Affordable housing grants at that time were possible if the project could provide 15% affordable housing. San Luis Ranch did not reach this percentage of affordable housing, and the City did not receive the grant funds at that time.

ATTACHMENTS

- A – Summary of Compliance with the San Luis Ranch Development Agreement
- B – Summary of Compliance with the San Luis Ranch MMRP
- C – Summary of Compliance with the San Luis Ranch Project Conditions

San Luis Ranch
Summary of Compliance with Development Agreement
March 2024

Development Agreement

Item	DA ID	Summary Description	Compliance Status
1	1.03.a.1	Agreement terminates on 20th anniversary of annexation date	in compliance
2	1.03.a.2	Agreement terminates on 15th anniversary of annexation if backbone infrastructure not in place	in compliance
3	1.03.a.3	Agreement terminates once development and conditions are satisfied	in compliance
4	1.03.a.4	Agreement terminates if annexation doesn't occur within 5 years of DA "Vesting Date"	in compliance
5	1.04	Agreement must be executed 5 days after Ordinance adoption; to County Recorder within 10 days	COMPLETED - in compliance
6	5.02.1	Form Community Facilities District (CFD)	COMPLETED - in compliance
7	5.04.3	Reimbursement for developer improvements beyond fair share cost	ongoing; in compliance
8	5.04.4	Post \$300,000 bond to ensure compliance with Section 5.04.4	ongoing; in compliance
9	5.04.5	Prepay \$1.5 million for Prado Interchange; early payment toward full mitigation fee; see notes	COMPLETED - in compliance
10	7.08	City to use Fee for grant program to replace existing sewer laterals equivalent to 66,000 gpd	ongoing; in compliance
11	11.01; 02	Annual evaluation of the MMRP to ensure compliance	ongoing; in compliance
12	11.04	Annual evaluation of the DA to ensure compliance	ongoing; in compliance
13	11.05	CDD to issue "Finding of Development Agreement Compliance" based on review	ongoing; in compliance
14	12.03	Any DA provision out of compliance must be cured within 60 days	ongoing; in compliance
15	6.02.3	Land dedications for ROW or infrastructure	ongoing; in compliance
16	7.03	Dedicate 2.8 acres of onsite parkland and build park	ongoing; park not yet built
17	7.09	Make Recycled Water facility improvements per Figure 7.2 of SLR SP	ongoing; in compliance
18	7.10	Make storm drainage improvements per Figure 7.4 of SLR SP	ongoing; in compliance
19	7.11	Make floodplain improvements	ongoing; in compliance
20	7.13.01	CC&Rs disclosure statement required	Completed
21	7.13.07	City to allow building permits and occupancy for up to 24 model homes prior to Final Map	ongoing; in compliance
22	7.08	Pay \$300,000 Capacity Offset Fee for sewer improvements	In compliance
23	7.03	Dedicate offsite parkland or pay up to \$3,175,026 as equivalent	partially complete; Multifamily fee still need to be paid with per finals
24	7.04	Secure Ag Easement on 30 acres at APN 067-181-010	In compliance
25	7.06	Implement energy saving measures in development	ongoing; in compliance; solar to be installed with commercial developments
26	7.07	Implement water saving measures in development	ongoing; in compliance
27	7.13.04	Complete Design Review for all major surface public facilities	ongoing
28	5.03.2.b	Pay all Development Impact Fees (DIF) to City per terms of agreement	ongoing; in compliance
29	5.04.4	Pay Early Residential Development Fee (\$262/unit) at time of each annual DA review	Annually; in compliance
30	5.04.6	Pay remaining Prado Road Mitigation Fee	Completed
31	7.12	Make traffic and circulation improvements	Ongoing
32	7.05	Provide Affordable Housing or in lieu payment for commercial per Exhibit F of the DA	Approved mixed use project not started

San Luis Ranch
Summary of Compliance with Mitigation Measures
March 2024

Mitigation Measures

Item	MM ID	Summary Description	Compliance Status
1	AG-3(a)	Agricultural Conflict Avoidance Measures.	SP in compliance; installation in progress
2	AG-3(c)	Buffer Landscaping.	To be installed with Ag site development
3	N-5(c)	Froom Ranch Way Noise Barrier.	TBD subject to field verification
4	REC-1	Parkland In-lieu Fees.	Yes; ongoing with individual projects
5	BIO-2(c)	Froom Ranch Way Bridge Design to Avoid Riparian Areas.	In compliance; annual reporting for 5 years
6	GEO-1	Earthquake and Ground Acceleration Design and Construction Measures.	In compliance; verify with permitting
7	GEO-3	Geotechnical Design.	In compliance; verify with permitting
8	HWQ-1(a)	Stormwater Pollution Prevention Plan.	In compliance; ongoing with each project
9	HWQ-1(b)	Berms and Basins.	In compliance; ongoing with each project
10	HWQ-1(c)	Concept Grading Plan and Master Drainage Plan.	In compliance; ongoing with each project
11	HWQ-3(a)	Stormwater Quality Treatment Controls.	In compliance; ongoing with each project
12	HWQ-3(b)	Stormwater BMP Maintenance Manual.	In compliance; annually with each project
13	HWQ-3(c)	Stormwater BMP Semi-Annual Maintenance Report.	In compliance; semi-annually per project
14	AQ-2(e)	Construction Activity Management Plan.	In compliance
15	BIO-2(a)	Habitat Mitigation and Monitoring Plan	In compliance; annual report required
16	AG-1	Agricultural Conservation.	In compliance
17	AQ-2(a)	Fugitive Dust Control Measures.	In compliance; ongoing with each project
18	AQ-2(b)	Standard Control Measures for Construction Equipment.	In compliance; ongoing with each project
19	AQ-2(c)	Best Available Control Technology (BACT) for Construction Equipment.	In compliance; ongoing with each project
20	AQ-3(a)	Standard Operational Mitigation Measures.	Some aspects TBD; field verification required
21	AQ-3(b)	Off-Site Mitigation.	Some aspects TBD; field verification required
22	BIO-1(a)	Best Management Practices.	In compliance; subject to field verification
23	BIO-1(b)	Worker Environmental Awareness Program Training.	In compliance; subject to field verification
24	BIO-1(c)	Western Pond Turtle and Two-Striped Garter Snake Impact Avoidance and Minimization.	Annual reporting needed to verify compliance
25	BIO-1(d)	California Red-legged Frog, Western spadefoot, and Coast Range Newt Impact Avoidance/Minimization	In compliance; subject to field verification
26	BIO-1(e)	Steelhead Impact Avoidance and Minimization.	In compliance; subject to field verification
27	BIO-1(f)	Great Blue Heron and Monarch Butterfly Impact Avoidance and Minimization.	Annual reporting needed to verify compliance
28	BIO-1(g)	Nesting Birds Impact Avoidance and Minimization.	In compliance; subject to field verification
29	BIO-1(h)	Roosting Bats Impact Avoidance and Minimization.	In compliance; subject to field verification

30	BIO-2(b)	Tree Replacement.	In compliance; annual reporting for 3 years
31	CR-2(a)	Retain a Qualified Principal Investigator.	in compliance
32	CR-2(b)	Unanticipated Discovery of Archaeological Resources.	In compliance; ongoing with each project
33	HAZ-4	Soil Sampling and Remediation	In compliance; ongoing with each project
34	HAZ-6	Naturally Occurring Asbestos Exposure Avoidance and Minimization	In compliance; ongoing with each project
35	HWQ-4	Conditional Letter of Map Revision/Letter of Map Revision.	In compliance
36	N-1(a)	Construction Vehicle Travel Route.	In compliance; ongoing with each project
37	N-1(b)	Construction Activity Timing.	In compliance; ongoing with each project
38	N-1(c)	Construction Equipment Best Management Practices (BMPs).	In compliance; ongoing with each project
39	N-1(d)	Neighbor Property Owner Notification and Construction Noise Complaints	In compliance; subject to field verification
40	AG-3(b)	Agricultural Fencing.	Not completed; requirement of ag owner
41	AQ-2(d)	Architectural Coating.	In compliance; ongoing with each project
42	CR-1(c)	Informational Display of Historic Resources.	TBD
43	N-5(a)	Interior Noise Reduction.	Completed
44	T-1(b); T-8(a); T-9(c)	Intersection 3: Madonna Road & Dalidio Drive/Prado Road Intersection (construct various)	Completed
45	T-1(c)	Intersection 5: Madonna & U.S. 101 Southbound Off Ramp (dedicate ROW; pay fair share cost; TDMP)	Completed
46	T-1(e); T-8(b)	Intersection 9: LOVR and Froom Ranch Way (construct various)	Completed
47	T-1(f); T-8(c)	Intersection 10: LOVR and Auto Park Way (dedicate ROW; pay fair share cost; TDMP)	Completed
48	T-1(g); T-8(g); T-9(l)	Intersection 16: S. Higuera and Tank Farm Road (extend RT pocket to 230'; ROW; pay fair share; TDMP)	Completed
49	T-1(h)	Intersection 21: Prado/Dalidio and Froom Ranch Way (construct roundabout)	Completed
50	T-1(i)	Intersection 25: Prado/Dalidio and SC Project Driveway (construct roundabout)	Completed
51	T-2(a)	Intersection 1: Madonna and LOVR (dedicate ROW; pay fair share cost; TDMP)	Completed
52	T-2(b); T-9(b)	Intersection 2: Madonna and Oceanaire (dedicate ROW; pay fair share cost; TDMP)	Completed
53	T-2(c)	Intersection 5: Madonna & U.S. 101 Southbound Off Ramp (extend LT to 150')	Completed
54	T-2(d)	Intersection 6: Madonna & U.S. 101 Northbound Off Ramp (dedicate ROW; pay fair share cost; TDMP)	Completed
55	T-2(e)	Intersection 7: Madonna and Higuera (dedicate ROW; pay fair share cost; TDMP)	Completed
56	T-2(f); T-9(h)	Intersection 9: LOVR and Froom Ranch Way (construct various)	Completed
57	T-2(g)	Intersection 12: LOVR & U.S. 101 Southbound Off Ramp (extend LT to 320')	Completed
58	T-2(h)	Intersection 13: LOVR & U.S. 101 Northbound Off Ramp (dedicate ROW; pay fair share cost; TDMP)	Completed
59	T-2(i)	Intersection 14: LOVR & Higuera (extend EB RT lane to 180')	Completed
60	T-2(j); T-9(m)	Intersection 18: Prado & Higuera (install 2nd NB LT lane; extend WB RT pocket to 400')	Completed/in compliance
61	T-3(a)	Segments 1-6: Madonna Road--LOVR to Higuera (construct bikeway; Prado ROW; pay fair share cost; TDM)	Partially Complete
62	T-3(b)	Segments 7-8: Higuera--Madonna to Prado (Prado ROW; pay fair share cost; TDMP)	Complete
63	T-3(c)	Segments 13-17: LOVR--Madonna to Higuera (construct bikeway; Prado ROW; pay fair share cost; TDMP)	Complete
64	T-3(d)	Segments 18-20: Dalidio/Prado--Froom to Higuera (construct Class I bikepaths)	Complete
65	T-5	Froom Ranch Way Bridge Construction	Complete
66	T-9(d)	Intersection 4: Madonna and El Mercado (see MM T-1(b))	Complete

67	T-11(a)	NB US 101 Prado Off Ramp (pay fair share, dedicate ROW for overpass and NB ramps; TDMP)	Complete
68	T-11(b)	NB US 101 North of Prado (pay fair share, dedicate ROW for overpass and NB ramps; TDMP)	Complete
69	T-11(c)	NB US 101 North of Madonna (pay fair share, dedicate ROW for overpass and NB ramps; TDMP)	Complete
70	HWQ-4	Conditional Letter of Map Revision/Letter of Map Revision.	Phase 1 complete; Phase 2 pending
71	CR-1(a)	Historical Structure Relocation and Reconstruction Plan.	Reconstruction in progress.
72	CR-1(b)	Archival Documentation of Historic Buildings.	Completed; in compliance
73	N-5(b)	Residential Outdoor Activity Area Noise Attenuation.	In compliance; subject to field verification
74	N-5(d)	U.S. Highway 101 Noise Barrier at Hotel.	In compliance; subject to field verification
75	GEO-2	Operational Seismic Safety Requirement.	In progress
76	N-4(a)	HVAC Equipment.	TBD
77	N-4(b)	Parking Lot/Loading Dock Orientation and Noise Barrier.	TBD
78	AQ-1	Encourage Telecommuting.	TBD
79	T-1(a)	Intersection 1: Madonna and LOVR (optimize signal timing)	Ongoing
80	T-1(d)	Intersection 8: Higuera and South Street (signal timing)	Ongoing
81	T-4	Construction Traffic Management Plan	Ongoing
82	T-5	Froom Ranch Way Bridge Construction	Complete
83	T-6	Project Site Intersection Roundabout Control	Complete
84	T-7	Traffic Calming and/or Reconfiguration of New Neighborhood Streets	Complete
85	T-8(d)	Intersection 12: LOVR & U.S. 101 Southbound Off Ramp (construct Prado Road overpass)	Complete
86	T-8(e)	Intersection 13: LOVR & U.S. 101 Northbound Off Ramp (construct Prado Road overpass)	Complete
87	T-8(f)	Intersection 14: LOVR & S. Higuera (construct Prado Road overpass)	Complete
88	T-9(a)	Intersection 1: Madonna and LOVR (extend NB RT on LOVR to 295'; SB LT on Madonna to 395')	Complete
89	T-9(b)	Intersection 2: Madonna and Oceanaire (extend WB RT on Madonna to 200')	Complete
90	T-9(e)	Intersection 5: Madonna & U.S. 101 Southbound Off Ramp (construct Prado Road overpass)	Complete
91	T-9(f)	Intersection 6: Madonna & U.S. 101 Northbound Off Ramp (construct Prado Road overpass)	Complete
92	T-9(g)	Intersection 8: Higuera and South Street (extend NB Higuera LT to 120')	Complete
93	T-9(i)	Intersection 11: LOVR and Calle Joaquin (construct Prado Road overpass w/ NB and SB ramps)	Complete
94	T-9(j)	Intersection 12: LOVR & U.S. 101 Southbound Off Ramp (construct Prado overpass w/ NB and SB ramps)	Complete
95	T-9(k)	Intersection 14: LOVR & S. Higuera (construct Prado Road overpass w/ NB and SB ramps)	Complete
96	T-10(a)	Segments 1-6: Madonna Road--LOVR to Higuera (construct Prado Road overpass w/ NB and SB ramps)	Complete
97	T-10(b)	Segments 15-16: LOVR--Calle Joaquin to US 101 NB ramps (construct Prado overpass w/ NB and SB ramps)	Complete
98	T-10(c)	Segment 24: Prado/Dalidio--project driveway to Froom (construct Prado overpass w/ NB and SB ramps)	Complete
99	T-11(a)	NB US 101 Prado Off Ramp (pay fair share, dedicate ROW for overpass and NB ramps; TDMP)	Complete
100	T-11(b)	NB US 101 North of Prado (pay fair share, dedicate ROW for overpass and NB ramps; TDMP)	Complete
101	T-11(c)	NB US 101 North of Madonna (pay fair share, dedicate ROW for overpass and NB ramps; TDMP)	Complete

San Luis Ranch
Compliance with Development Agreement, Map Conditions, and Mitigation Measures
March 2024

Map Conditions

Item	Condition	Summary Description	Compliance Status
1	116	Subdivider to hold City harmless and indemnify	Completed
2	117	Map conditional on completing annexation	Annexation completed 10-18-18
3	1	Second point of access needed for Multi-Family	Completed
4	2	Second point of access whenever more than 30 units	Completed
5	3	all streets less than 28 feet to be no parking on both sides; less than 36 feet on one side	Completed
6	4	minimum fire flow of 1,500 gpm within 300 feet of homes; hydrants spaced within 500 feet	Completed
7	22	Include "knuckle" design at San Luis Ranch Road and Haystack Place	Completed
8	23	Include Class I bikeway from Harvest Street to commercial area	Completed
9	24	Include Class I bikeway from San Luis Ranch Road to commercial area	Completed
10	25	Dedicate multiple easements along various roadways	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
11	26	Make all efforts to dedicate 25-foot easement along 101 for maintenance	Completed
12	28	Parallel parking prohibited on Froom Ranch Way	Completed
13	29	Adjust final map and PIPs to include right turn lane on Dogwood approach to Madonna	Completed
14	30, 60	Show all easements on Final Map	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
15	31	Show all offers of dedication on Final Map	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
16	40	show how secondary access will be provided for developments greater than 30 units	Completed
17	41	Fire access to be provided for each building	Completed
18	42	City streets to conform to City Engineering Standards	Completed
19	43	Road alignments to conform to City Engineering Standards	Completed
20	44	Include parking restriction signs within tract	Partially complete/ongoing
21	45	Include center median landscaping on Dalidio and Froom Ranch Way	Completed
22	46	Final street sections to be approved in context of project drainage report	Completed
23	47	Roundabouts to be designed per City Engineering standards	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
24	52	Access rights shall be offered for dedication along Madonna, Dalidio, and Froom Ranch Way	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
25	59	Plans must show all existing structures and proposed improvements	Completed
26	60	Map and PIPs must show all easements	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
27	65	Porous concrete and pavers must be used consistent with Specific Plan	Partial complete - pending development of commercial lots
28	90	Cut and fill slopes to be protected as recommended by soils engineer	Completed
29	93	All plans to show compliance with all regulations	Ongoing - pending environmental agency final approvals
30	96	Indicate revised floodplain on PIPs and Final Map	Complete for Final Map; pending receipt of record drawings for PIPs
31	111	Developer to submit written report verifying compliance with these conditions and mitigation	Ongoing
32	114	Record avigation easements on applicable parcels	In progress/ongoing
33	49	Include line-of-sight analysis for area intersections	Completed
34	50	Subdivision plans to show frontage improvements as needed	Completed
35	51	All resource regulatory permits must be acquired before approval of improvement plans	Completed
36	56	Prepare analysis of trees to be removed and retained within Tree Preservation Plan	Completed /Ongoing - additiona trees to be removed 2/2024 - need replanting plan
37	61	If new street paving is phased, it must be shown in Public Improvement Plans	Completed
38	62	Construction phasing plan, truck routes, and staging areas must be shown in PIPs	Completed
39	63	Retaining walls and fences to be approved by Planning Division	Ongoing pending remaining site/lot development
40	64	PIPs must show mailboxes	Completed

41	66	Common areas, linear parkways and paths must be ADA accessible	Completed
42	71	Dry utilities infrastructure to be in place	approved by Utilities Engineer
43	72	Utilities to comply with engineering design standards	approved by Utilities Engineer
44	74	PW and Utilities must approve all water, sewer and utilities layouts	approved by Utilities Director and Public Works Director
45	75	Limit and extent of public utilities to be approved by City Utilities Dept	approved by Utilities Director and Public Works Director
46	76	Gas main to be located in joint trench in accordance with PUC	unless otherwise approved by City Engineer
47	77	PIPs to show location of all water meters	approved by Utilities Director and Public Works Director
48	78	Sewer report needed for design of sewer main for development on Lot 1 and 2	approved by Utilities Director
49	79	Approval of overhead wiring facilities	approved by Utilities Director
50	80	Street widening to require undergrounding of any overhead wires	Completed
51	81	Approval of overhead wiring facilities required in SE portion of site	Ongoing. Need to coordinate with City, Caltrans, PG&E, and billboard easement grantee
52	82	approval of plan for undergrounding utilities	Partial complete pending response to Condition 81
53	83	provide 3 sets of irrigation plans to city	Completed
54	86	PIPs to verify how wetland features to be protected	Completed / ongoing
55	87	PIPs to verify how non-native plants to be contained	Completed / ongoing
56	94	Improvement Plans must include grading, drainage and erosion control plan.	Completed
57	97	Indicate various drainage, well and other features on PIPs	verified by City Engineer
58	98	provide final HEC-RAS modeling for drainage	verified by City Engineer
59	99	final drainage plans must address Cerro San Luis Channel	verified by City Engineer
60	100	final drainage plans must address trash removal	verified by City Engineer
61	104	Bio-retention plans or stormwater BMPs to be approved as part of PIPs	verified by City Engineer
62	105	Detention basin to be designed per Waterways Mgmt Plan Drainage Design Manual	Completed
63	109	Obtain and approve SWPPP	Completed
64	115	Enter into affordable housing agreement with the City, included in DA	Completed--already included in DA
65	7	Dedicate land for Prado Interchange; pay fair share fees for interchange per DA	Complete - Payment made per DA requirements 11/17/23
66	8a	Complete design for Madonna/Dalidio improvements	Complete
67	10a	Complete design for roundabout at Dalidio/Froom Ranch Way	Partially complete; design of 4th roundabout leg to SLO Promenade pending R/W agreement.
68	12a	Complete design for bike path on Madonna between El Mercado and 101 SB	Complete
69	15	Froom Ranch Way design speed not to exceed 35 MPH	Complete
70	16a	Complete design for improvements to Froom Ranch Way/LOVR intersection	Complete
71	17	Madonna/Dalidio and LOVR/Froom to be "bicycle protected" per NACTO guidelines	Complete
72	27	Complete design for in-tract traffic calming improvements	Complete
73	32	Dedicate street tree easements	Completed with Final Map
74	33	Dedicate offsite easements as necessary	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
75	35	Establish encroachment agreement for privately maintained facilities in public ROW	Completed with Final Map
76	37a	pay park in-lieu fees with recordation of NG-10 and -23 map consistent with DA	SFR completed; multifamily being paid with building permit finals
77	38	Make all reasonable efforts to dedicate land for ROW, and show proof of dedication	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
78	39	Demonstrate that land has been acquired as appropriate	Partial complete - pending east leg of roundabout (Embassy Suites and commercial lot)
79	48	Record Notice of Requirements that project is ineligible for Parking District or Neigh Tr Mgmt Plan	Completed with Final Map
80	57	Improvement Plans (including offsite) must be approved prior to Final Map	Completed
81	67	No potable water used during construction; recycled water to be used	Utilities Dept to confirm, permit and monitor
82	73	Relocate utilities affected by 101 interchange improvements	approved by Utilities Director
83	85	Obtain permits from RWQCB, ACOE and CDFW	verified by Community Development or Public Works Dept
84	92	Grading and drainage plans required to show site accessibility	verified by City Engineer
85	95a	Comply with FEMA and City requirements; CLOMR-F approved before construction or fill placement	verified by City Engineer and FEMA
86	108	Verify LID compliance of grading and drainage plans	verified by Project Soils Engineer
87	110	Verify compliance with AQ standards from APCD	in progress/ongoing

88	118	Complete plan to stockpile and salvage topsoil	Natural Resources Manager to approve
89	119	Complete Habitat Mitigation and Monitoring Plan	Natural Resources Manager to approve
90	8b	Make Madonna/Dalidio intersection improvements (per Table 4.12-1 #2 in SLR EIR)	Construction complete.
91	9a	Madonna/Oceanair pedestrian crossing improvements	Construction complete.
92	10b	Install roundabout at Dalidio/Froom Ranch Way	Partially complete; design of 4th roundabout leg to SLO Promenade pending R/W agreement.
93	11	Construct extension of LOVR/SB 101 ramp	Construction complete.
94	12b	Construct bike path on Madonna between El Mercado and 101 SB	Construction complete.
95	13	Construct Froom Ranch Way bridge over Prefumo Creek	Construction complete.
96	14	Design and construct Froom Ranch Way from LOVR to end; also Class I path and signal at Oceanair	Construction complete.
97	16b	Make improvements to Froom Ranch Way/LOVR intersection	Construction complete.
98	19	Pay Citywide fees per Development Agreement	see Development Agreement for details
99	53	Install street lighting along public streets	Completed
100	54	Install private lighting based on ARC approval	Ongoing pending development of remaining lots
101	55	Install street trees per condition	Partially complete; pending direction from administration on street tree installation
102	68	Recycled water pipeline infrastructure to be in place	In Progress; resolution in discussion between City and developer
103	69	Water pipeline infrastructure to be in place	Completed
104	70	Sewer infrastructure to be in place	Completed
105	84	Landscape Plan must be consistent with drought provisions	approved by Utilities Director
106	88	Engineering soils testing may be needed on a lot-by-lot basis	Completed
107	89	Soils engineer to certify all grading for final pads prior to building permit issuance	Completed pending receipt of record drawing and soils engineer certification
108	91	Easement agreement needed for Cerro San Luis Channel	verified by City
109	95b	Comply with FEMA/City reqs; LOMR-F submitted to FEMA within 6 months of grading completion	verified by City Engineer and FEMA
110	95c	Comply with FEMA/City reqs; LOMR-F approved by FEMA prior to acceptance of final building pads	verified by City Engineer and FEMA
111	101	Developer to prepare O&M manual for creek maintenance/stormwater BMPs	verified by City Engineer
112	18	Fund Highway 101 Mainline Monitoring	Pending resolution with Caltrans, who has not responded to inquiries from the City
113	113	Provide written disclosure of airport safety and noise issues to potential occupants	Pending verification by Planning
114	36	Notice of requirements related to map conditions to be completed (lots 1, 2 and commercial)	Pending verification by Planning & Engineering
115	37b	pay park in-lieu fees with recordation of NG-30 map consistent with DA	Being paid with final of Building permits/ ongoing
116	9b	Install "hawk" pedestrian signal at Dogwood and Madonna	Construction complete.
117	112	Complete relocation of historic buildings consistent with MM CR-1	Partial complete pending development of the ag heritage site; building permits issued
118	37c	pay park in-lieu fees with recordation of NC map consistent with DA (if housing)	Pending development of NC lot(s), to be collected with building permits
119	20	Pay fairshare mitigation costs as specified in the Development Agreement	see Development Agreement for details; pending confirmation from Planning
120	21	Access rights to Prado, Madonna and Froom dedicated to City; private access on Dalidio RT in and out	Confirmed with Final Map and PIPs.
121	34	Private improvements to be owned and maintained by HOA and/or through CFD	No CFD funds for maintenance. See DA and O&M manual for details
122	58	Demolition permit needed for structure removal, or removal of existing infrastructure	Completed
123	102	Homeowners to be notified of BMP requirements	In progress/ongoing
124	103	Maintenance responsibilities for stormwater infrastructure to be followed by HOA or CFD as applicable	verified by City Engineer and Natural Resources Manager as appropriate
125	106	CC&Rs shall allow for subdivided parcels to be included in HOA	verified by City Engineer
126	107	Creek stabilization to be approved by City as needed	verified by City Engineer