

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.

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