

# APPENDIX C

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## Vesting Tentative Tract Map

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# AVILA RANCH VESTING TENTATIVE TRACT MAP TRACT 3089 CITY OF SAN LUIS OBISPO, CALIFORNIA

**OWNER:**

AVILA RANCH, LLC  
CONTACT: ANDREW D. MANGANO  
735 TANK FARM ROAD # 240  
SAN LUIS OBISPO, CA 93401

(559) 627-1300

**DEVELOPER:**

AVILA RANCH, LLC  
CONTACT: ANDREW D. MANGANO  
735 TANK FARM ROAD # 240  
SAN LUIS OBISPO, CA 93401

(559) 627-1300

**ENGINEER/SURVEYOR:**

CANNON  
CONTACT: JOHN ROGERS, PE  
1050 SOUTHWOOD DRIVE  
SAN LUIS OBISPO, CA 93401  
(805) 544-7407

**APN:**

053-259-004  
053-259-005  
053-259-006

**SITE AREA:**

152.4 ACRES

**UTILITIES:**

WATER: CITY OF SAN LUIS OBISPO  
SEWER: CITY OF SAN LUIS OBISPO  
STORM DRAINAGE: CITY OF SAN LUIS OBISPO AND PRIVATELY MAINTAINED FACILITIES  
GAS: SEMPRU UTILITIES/SO CAL GAS CO  
ELECTRIC: PG&E  
TELEPHONE: AT&T  
CABLE: CHARTER

**SUBDIVISION MAP PHASING:**

THE TENTATIVE MAP OF TRACT 3089 - AVILA RANCH PROPOSES THE SUBDIVISION OF THE SUBJECT PROPERTY THROUGH THE FILING OF MULTIPLE FINAL MAPS IN CONFORMANCE WITH SECTION 66456.1 OF THE SUBDIVISION MAP ACT.

**FLOOD MAPPING:**

PORTIONS OF THE SITE ARE SUBJECT TO FLOODING. THESE AREAS ARE NOTED ON FIRM MAP NO. 06079C1331G (REVISED NOVEMBER 16, 2012) AS ZONE A - NO BASE FLOOD ELEVATION DETERMINED. DEVELOPMENT OF THIS PROJECT WILL MODIFY THE EXISTING FLOODWAY, AND A CLOMR WILL BE FILED WITH THE LOCAL AGENCY FOR PROCESSING THROUGH FEMA.

**BASIS OF ELEVATION:**

1. THE BENCHMARK FOR THIS SURVEY IS AN L&T SET IN THE TOP OF THE NORTH-EAST CURB RETURN OF INDUSTRIAL WAY AND SACRAMENTO DRIVE, BEING POINT NUMBER 98 OF THE CITY OF SAN LUIS OBISPO BENCHMARK SYSTEM, HAVING A NAVD88 PUBLISHED ELEVATION OF 200.17 FEET.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS CONSTRAINED TO THE CALIFORNIA STATE COORDINATE SYSTEM, ZONE 5, EPOCH 1991.35, PER THE CITY OF SAN LUIS OBISPO HORIZONTAL CONTROL NETWORK POINT 8091, BEING A PIN IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF INDUSTRIAL WAY AND SACRAMENTO DRIVE, HAVING A PUBLISHED VALUE OF N: 2288695.139, E: 5773576.358.

**EARTHWORK QUANTITIES**

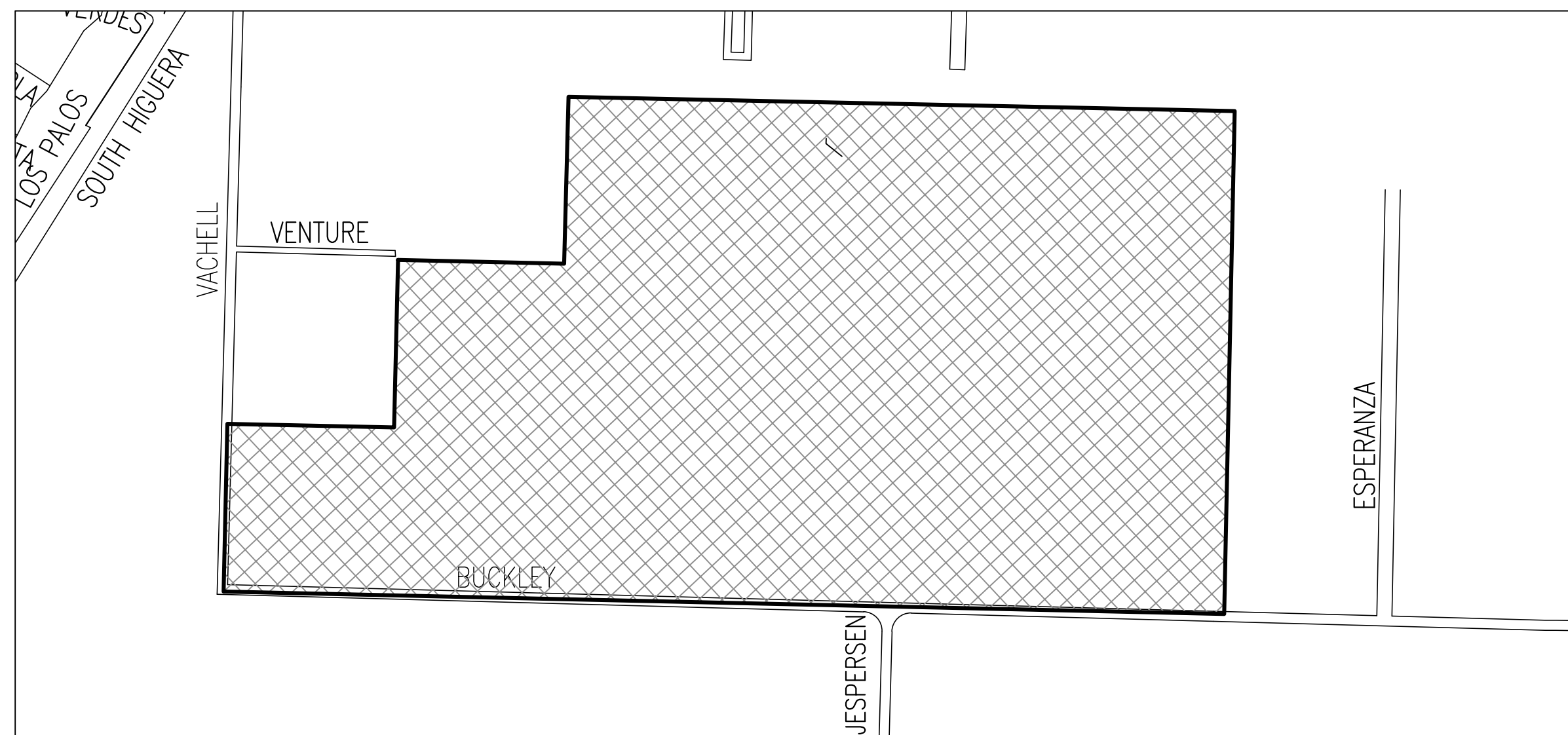
SITE CUT: 231,700 CY  
UTILITY SPOILS: 52,100 CY  
PAD SPOILS: 64,500 CY  
SITE FILL: 348,300 CY  
BUCKLEY CUT: 61,300 CY  
BUCKLEY FILL: 61,300 CY

**NOTES:**

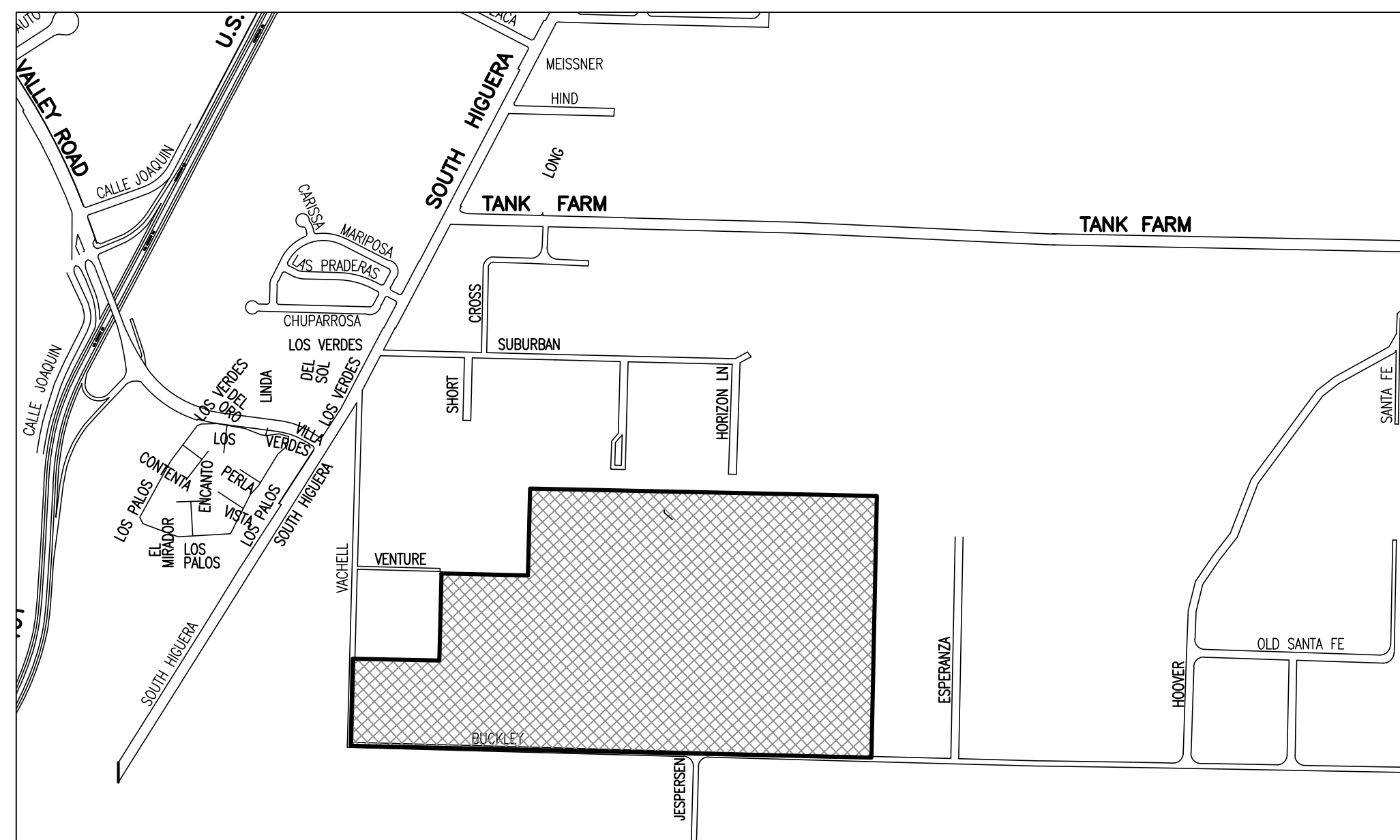
- EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THE QUANTITIES GIVEN REFLECT THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE (PAD ELEVATION, BOTTOM OF ROAD BASE, OR FINISHED GRADE WHERE APPLICABLE).
- ASSUMES 15% SHRINKAGE OF FILL. TO BE VERIFIED BY GEOTECHNICAL ENGINEER
- FINAL DESIGN TO MAKE MINOR ADJUSTMENTS NEEDED FOR EARTHWORK BALANCE
- SITE QUANTITIES ASSUME SOME FILL PLACED IN SITE OPEN SPACES
- BUCKLEY QUANTITIES ASSUME CALTRANS ACCEPTANCE OF EXCESS MATERIAL TO BE PLACED ON ADJACENT PARCELS

**DEVELOPMENT STANDARDS**

- 15' FRONT SETBACK IN R-1 AND R-2 PER SPECIFIC PLAN
- 15' REAR YARD SETBACK IN R-1 PER SPECIFIC PLAN

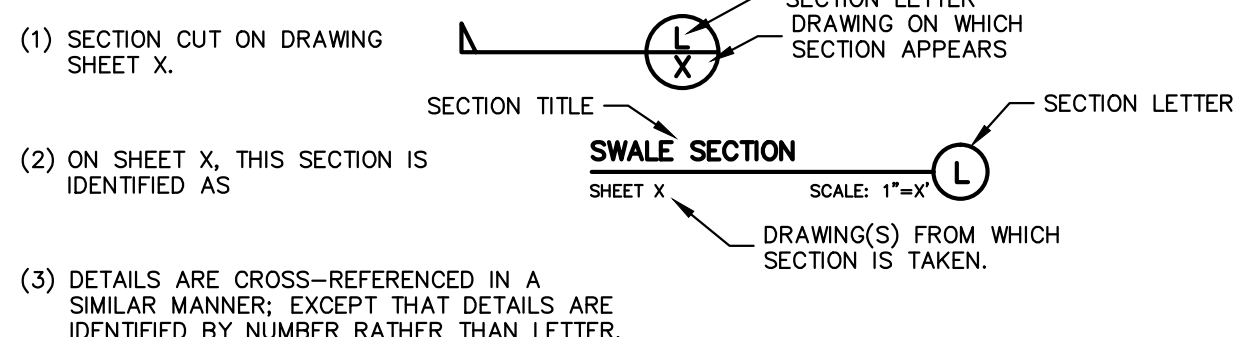


**SITE MAP**  
SCALE HORIZ 1"=500'



**VICINITY MAP**  
SCALE HORIZ 1"=1000'

**SECTION AND DETAIL NUMBERING SYSTEM**



**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
C1	TITLE SHEET
C2	CONSTRAINTS AND HAZARDS MAP
C3	ZONING AND PROJECT STATISTICS
C4	TENTATIVE TRACT MAP
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C9	TENTATIVE TRACT MAP
C10	TENTATIVE TRACT MAP
C11	TENTATIVE TRACT MAP
C12	TENTATIVE TRACT MAP
C13	FINAL MAP PHASING PLAN
C14	TYPICAL STREET CROSS-SECTIONS
C15	GRADING PLAN
C16	GRADING PLAN
C17	GRADING PLAN
C18	GRADING PLAN
C19	GRADING PLAN
C20	GRADING PLAN
C21	GRADING PLAN
C22	GRADING PLAN
C23	GRADING PLAN
C24	TYPICAL LOT GRADING
C25	SITE CROSS-SECTIONS
C26	SITE CROSS-SECTIONS
C27	SIGHT DISTANCE ANALYSIS
C28	OFF-SITE UTILITY PLAN
C29	UTILITY PLAN
C30	UTILITY PLAN
C31	UTILITY PLAN
C32	UTILITY PLAN
C33	UTILITY PLAN
C34	UTILITY PLAN
C35	UTILITY PLAN
C36	UTILITY PLAN
C37	UTILITY PHASING PLAN
C38	BIOLOGICAL MITIGATION PLAN
L1	CONCEPTUAL LANDSCAPE PLAN

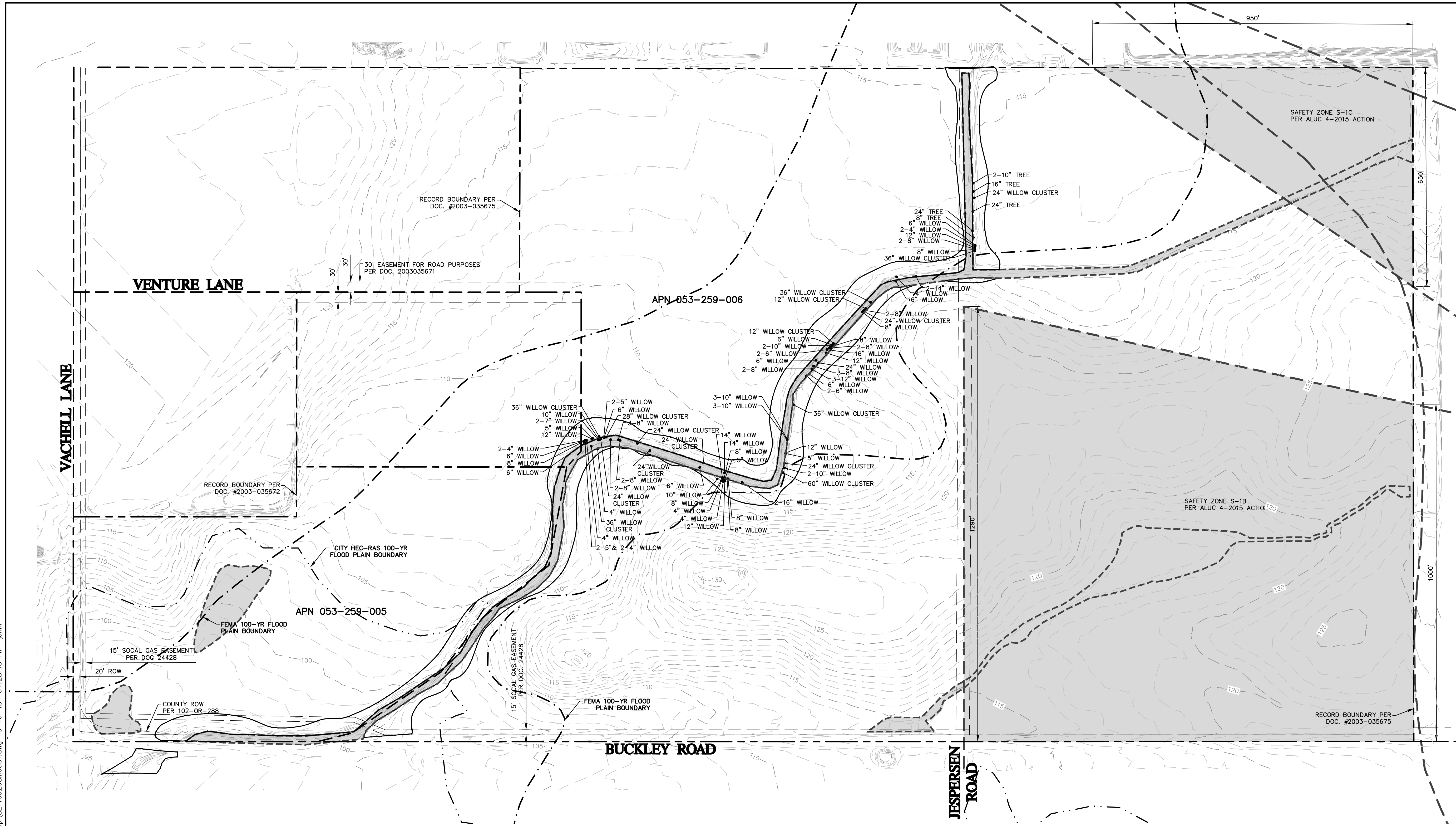
**LEGEND**

	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
EASEMENT/SETBACK	---	---
STREET CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
ROAD STRIPING	---	---
FENCE	X	X
DAYLIGHT LINE	---	---
100YR FLOODPLAIN BOUNDARY	---	---
FLOWLINE	---	---
DRAINAGE SWALE	---	---
RETAINING WALL	---	---
GRADE BREAK	---	---
SLOPE	---	---
CONTOURS	---	---
WATER MAIN	W	W
RECLAIMED WATER LINE	RW	RW
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
GAS LINE	G	G
ELECTRIC LINE	E	E
OVERHEAD WIRES	OH	OH
FIBER OPTICS	FO	FO
TELEPHONE	T	T
JOINT TRENCH	JT	JT
BIOFILTRATION AREA	---	---
FIRE HYDRANT	---	---
STREET LIGHT (PUBLIC)	---	---
STREET LAMP (PRIVATE)	---	---
STORM DRAIN INLET	---	---
CURB INLET	---	---
PROPRIETARY BIOFILTRATION UNIT	---	---
TREES	---	---
POWER POLE	---	---
STORM DRAIN MAN HOLE	---	---
SANITARY SEWER MAN HOLE	---	---
RIPRAP PROTECTION AT SD OUTLET	---	---
ASPHALT CONCRETE		AC
CENTERLINE		CL / R
DUCTILE IRON		DI
EXISTING GRADE		EG
EXISTING		(E)
INVERT		INV
OPEN SPACE		OS
PUBLIC FACILITY		PF
PROPERTY LINE		PL / R
PUBLIC UTILITY EASEMENT		PUE
PUBLIC PEDESTRIAN EASEMENT		PPE
RAILROAD		RR
RETAINING WALL		RTW
RECLAIMED WATER		RW
RIGHT OF WAY		ROW
STORM DRAIN		SD
SANITARY SEWER		SS
TOP OF GRATE		TG
VERTICAL CURVE		VC
WATER LINE		WL

**AVILA RANCH DEVELOPMENT  
TRACT 3089 - VESTING TENTATIVE MAP  
TITLE SHEET**

CITY OF SAN LUIS OBISPO, CA

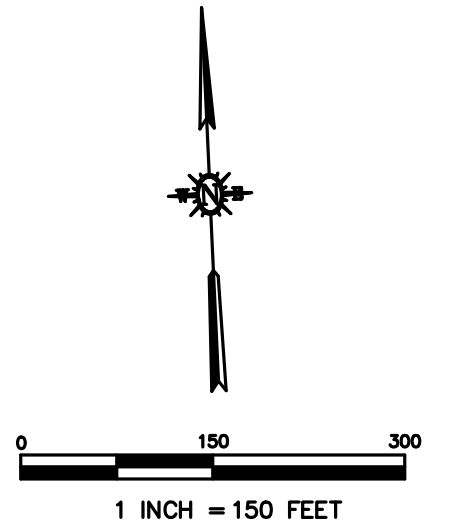
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CHECKED BY <b>JCR</b>	SCALE <b>AS SHOWN</b>	SHEET <b>C1 OF 41</b>



- DATA SOURCES**
1. DELINEATION OF JURISDICTIONAL WETLANDS, OTHER WATERS AND RIPARIAN HABITATS BASED ON BIOLOGICAL REPORT FOR AVILA RANCH, PREPARED BY ALTHOUSE & MEADE, INC., JULY 2014.
  2. SOILS ENGINEERING REPORT FOR AVILA RANCH DEVELOPMENT, PREPARED BY GEOSOLUTIONS, INC., SEPTEMBER 2015.
  3. DRAFT TRANSPORTATION IMPACT STUDY FOR AVILA RANCH, PREPARED BY CENTRAL COAST TRANSPORTATION CONSULTING, JULY 2015.
  4. AIRPORT LAND USE PLAN COMPATIBILITY ANALYSIS FOR AVILA SANTA FE RANCH, APRIL 2015.

**LEGEND**

--- LIMITS OF RIPARIAN AREA  
 - - - - - LIMITS OF WETLAND AREA



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**Cannon**  
 1050 Southwood Drive  
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 P 805.544.7407 F 805.544.3883

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<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP CONSTRAINTS AND HAZARDS MAP</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>JSW</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>AS SHOWN</b>	SHEET <b>C2 OF 41</b>



**LEGEND**

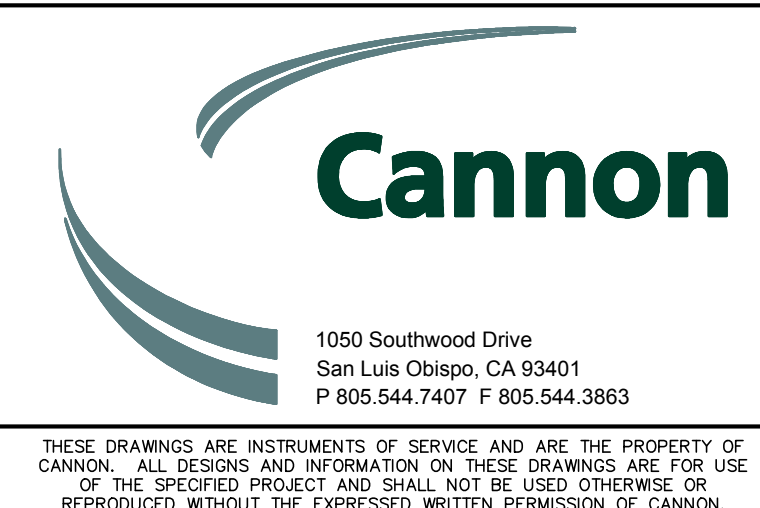
- OPEN SPACE (2 LOTS)
- PARK (7 LOTS)
- R-1 ZONE (105 LOTS)
- R-2 ZONE (305 LOTS)
- R-3 ZONE (1 LOTS W/ 185 TOWNHOMES)
- R-4 ZONE (2 LOTS W/125 UNITS)
- C-N ZONE (2 LOTS)

**STATISTICS**

LOT TYPE	TOTAL AREA (ACRE)
OPEN SPACE	58.2
PARK	11.9
R-1 ZONE	12.7
R-2 ZONE	29.0
R-3 ZONE	11.0
R-4 ZONE	4.7
C-N	2.4
PUBLIC ROW	22.5
<b>TOTAL</b>	<b>152.4</b>

**PUBLIC DEDICATION**

- PARKS**  
 LOT 187  
 LOT 188  
 LOT 336  
 LOT 355  
 LOT 606  
 LOT 609  
 LOT 701
- OPEN SPACE**  
 LOT 610  
 LOT 702  
 LOT 703
- RIGHT-OF-WAY**  
 EARTHWOOD LANE  
 VACHELL LANE  
 VENTURE DRIVE  
 A STREET  
 B STREET  
 C STREET  
 D STREET  
 E STREET  
 F STREET  
 G STREET  
 H STREET  
 JESPERSEN ROAD  
 K STREET  
 L STREET  
 M STREET  
 N STREET  
 O STREET  
 P STREET

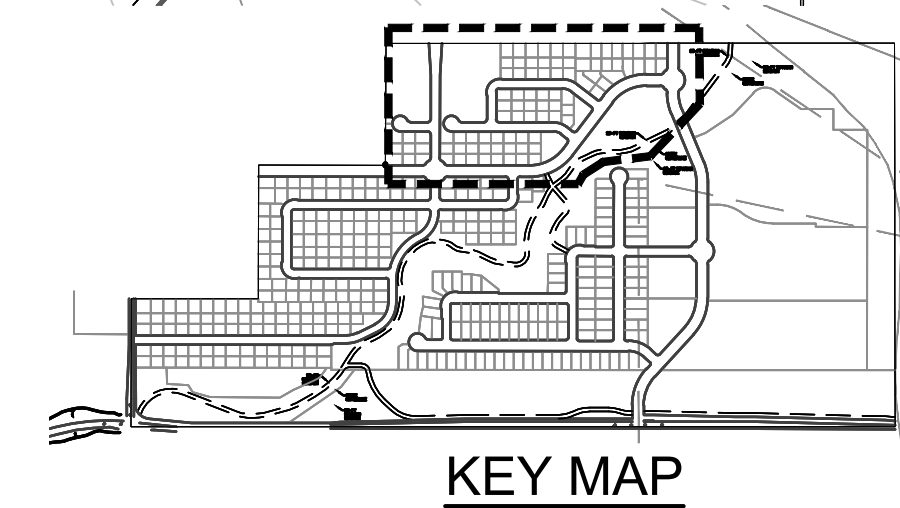
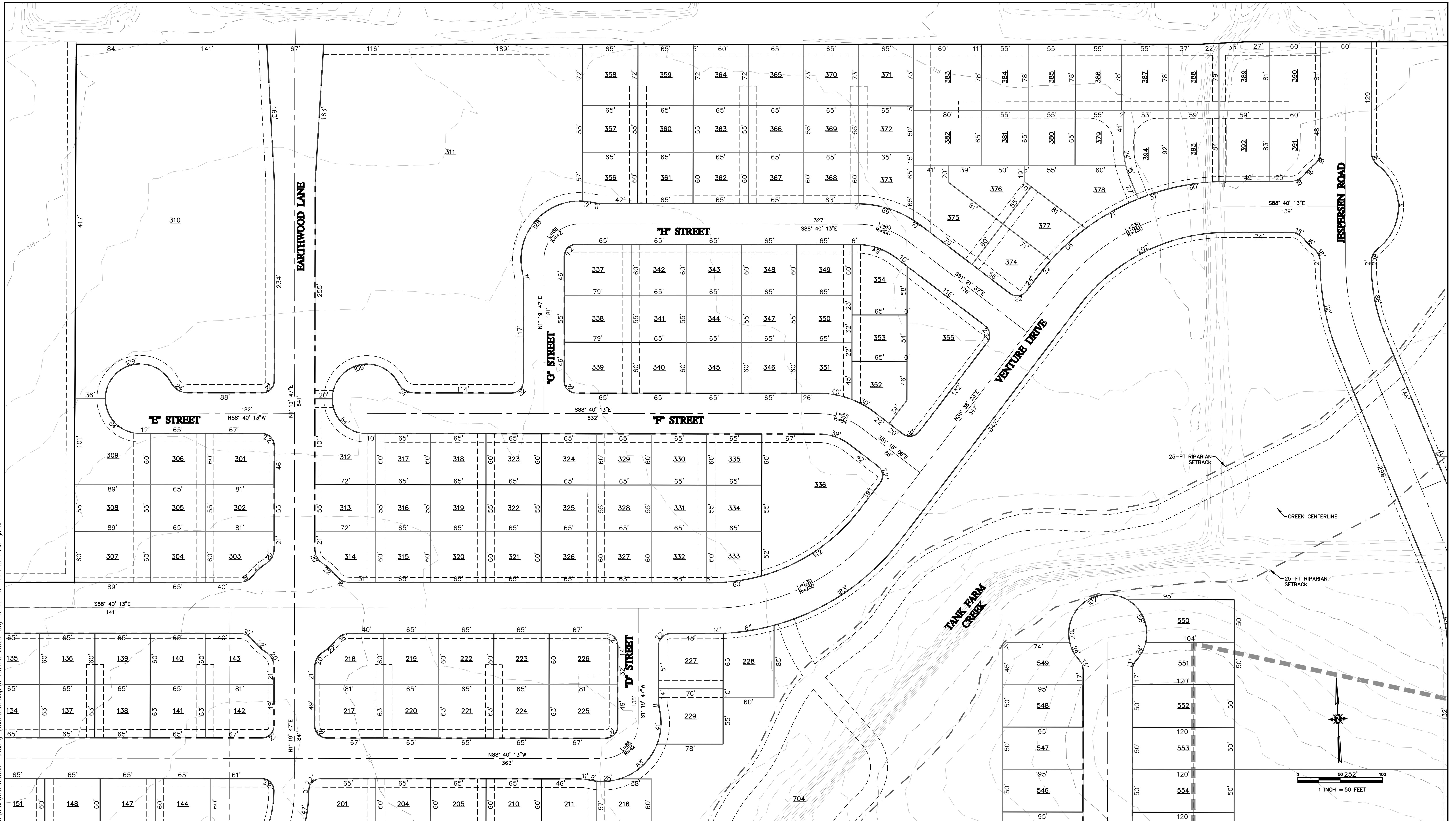


<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP ZONING AND PROJECT STATISTICS</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>ZN</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
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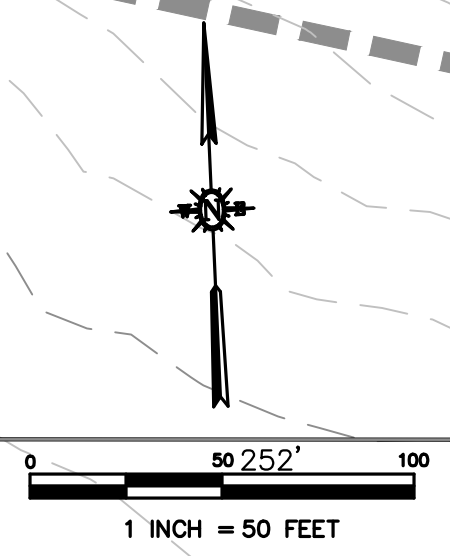


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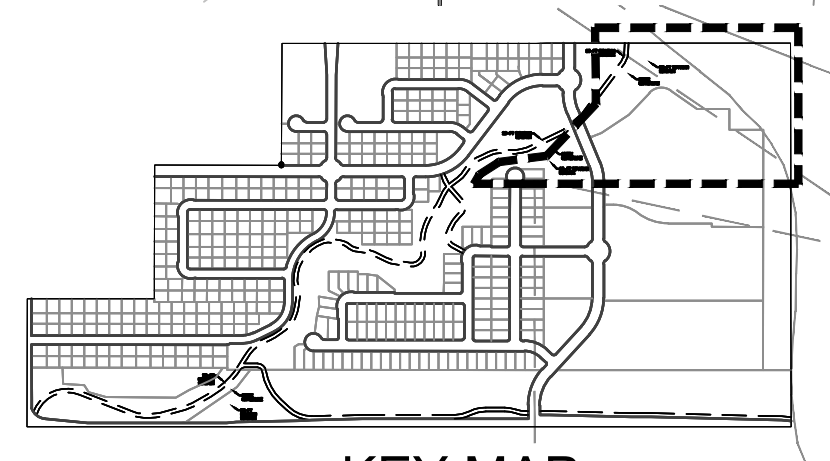
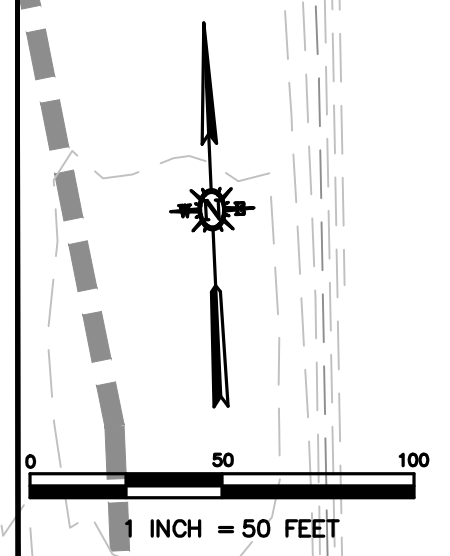
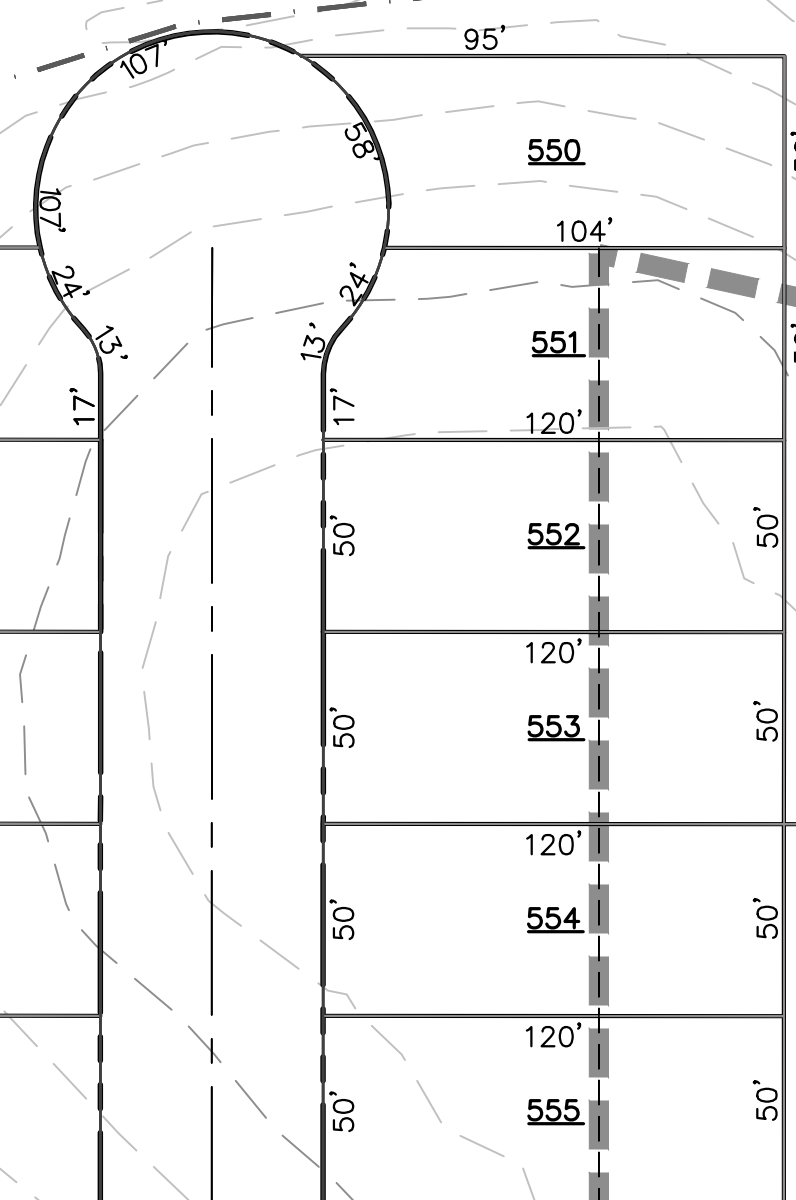
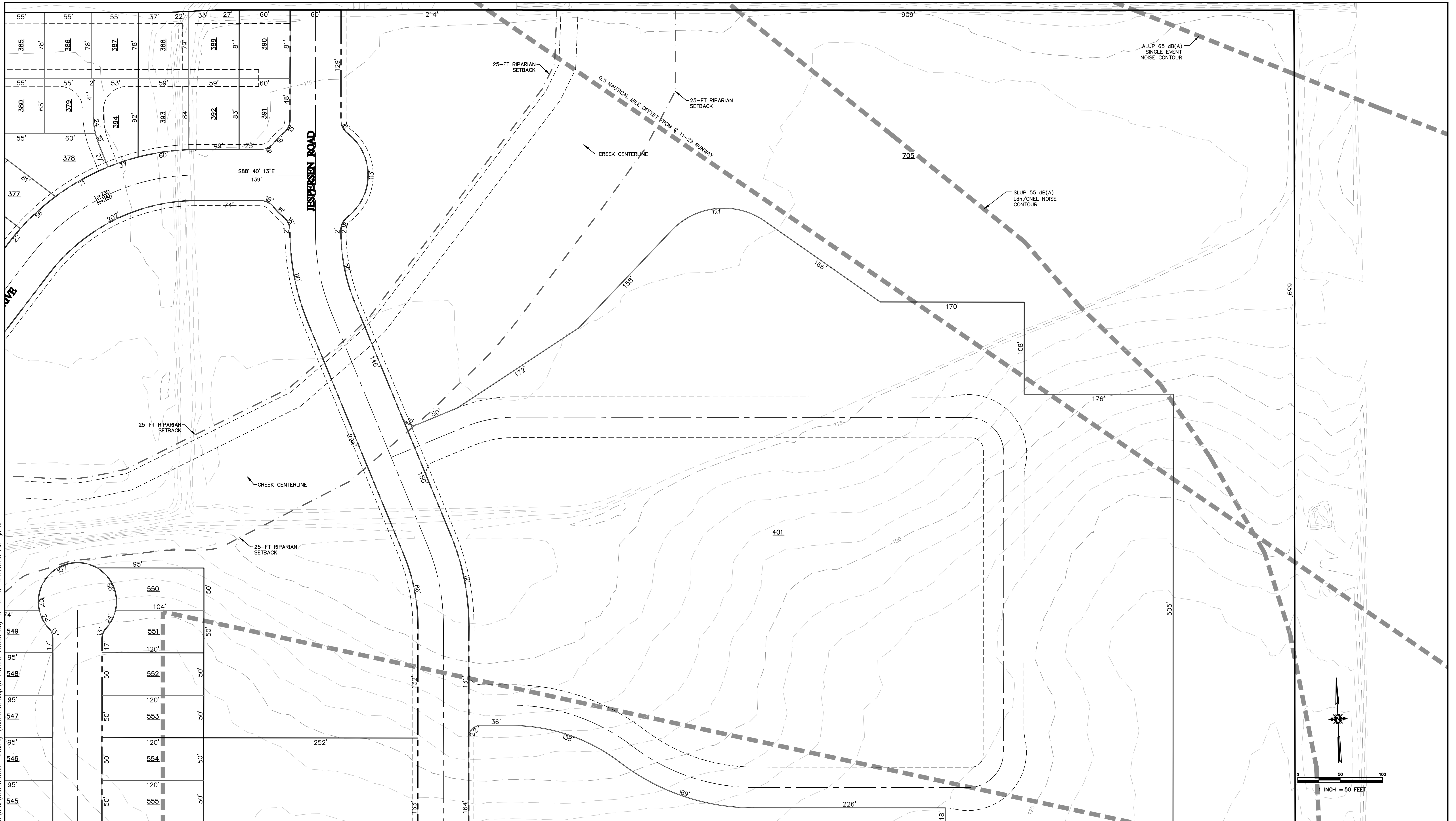


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<b>AVILA RANCH DEVELOPMENT          TRACT 3089 – VESTING TENTATIVE MAP          TENTATIVE TRACT MAP</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>WCT</b>	DATE 2015-09-15	CA JOB NO. 110926
CHECKED BY <b>JCR</b>	SCALE 1" = 50'	SHEET C5 OF 41



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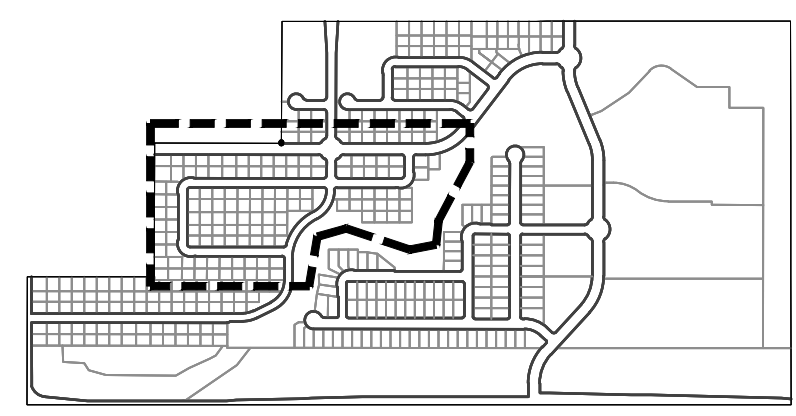
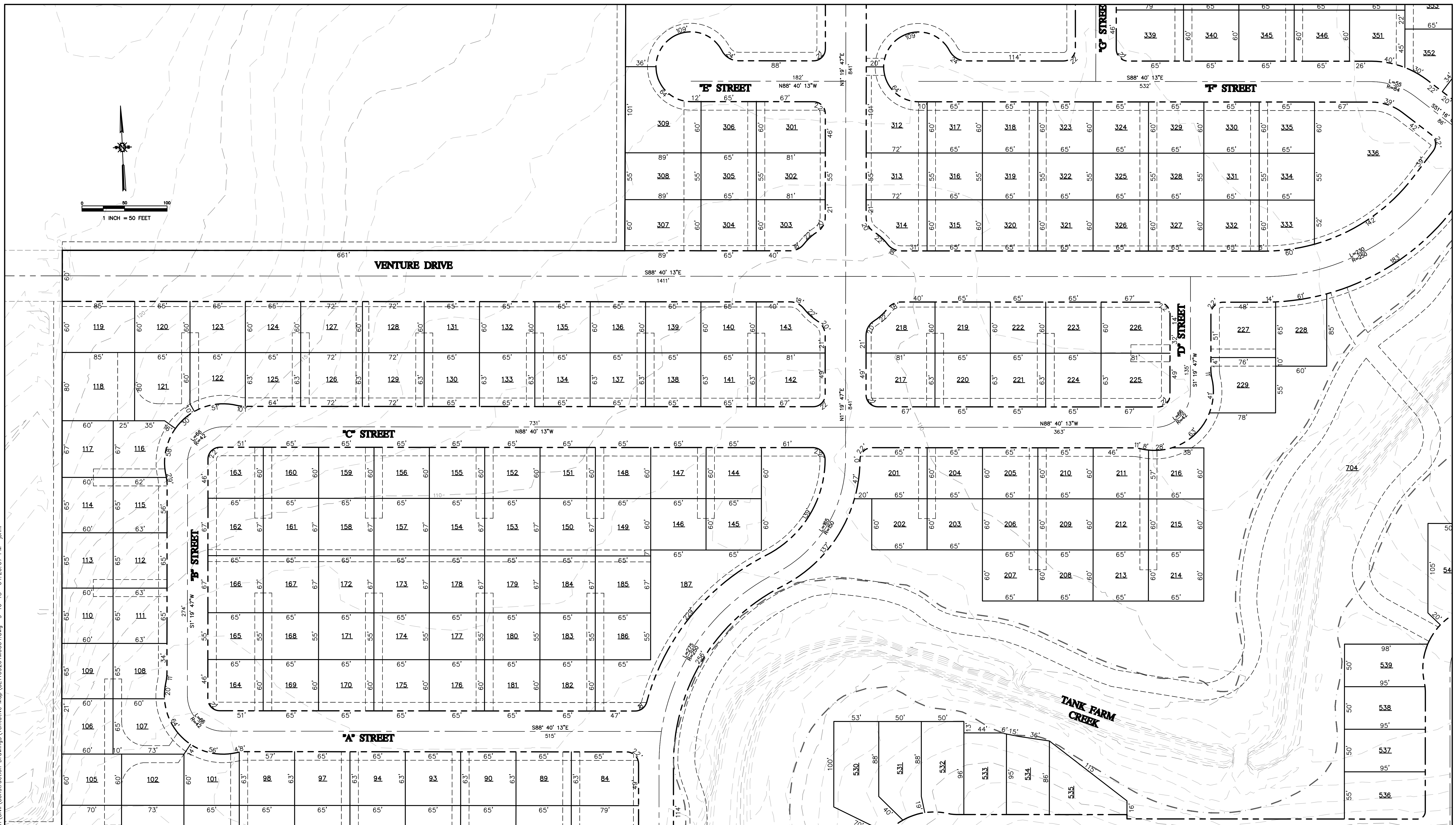
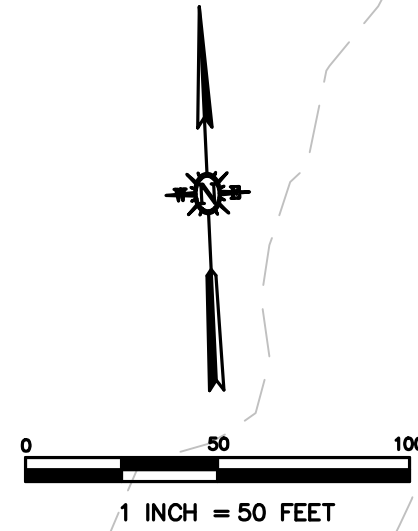
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CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>WCT</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C6 OF 41</b>



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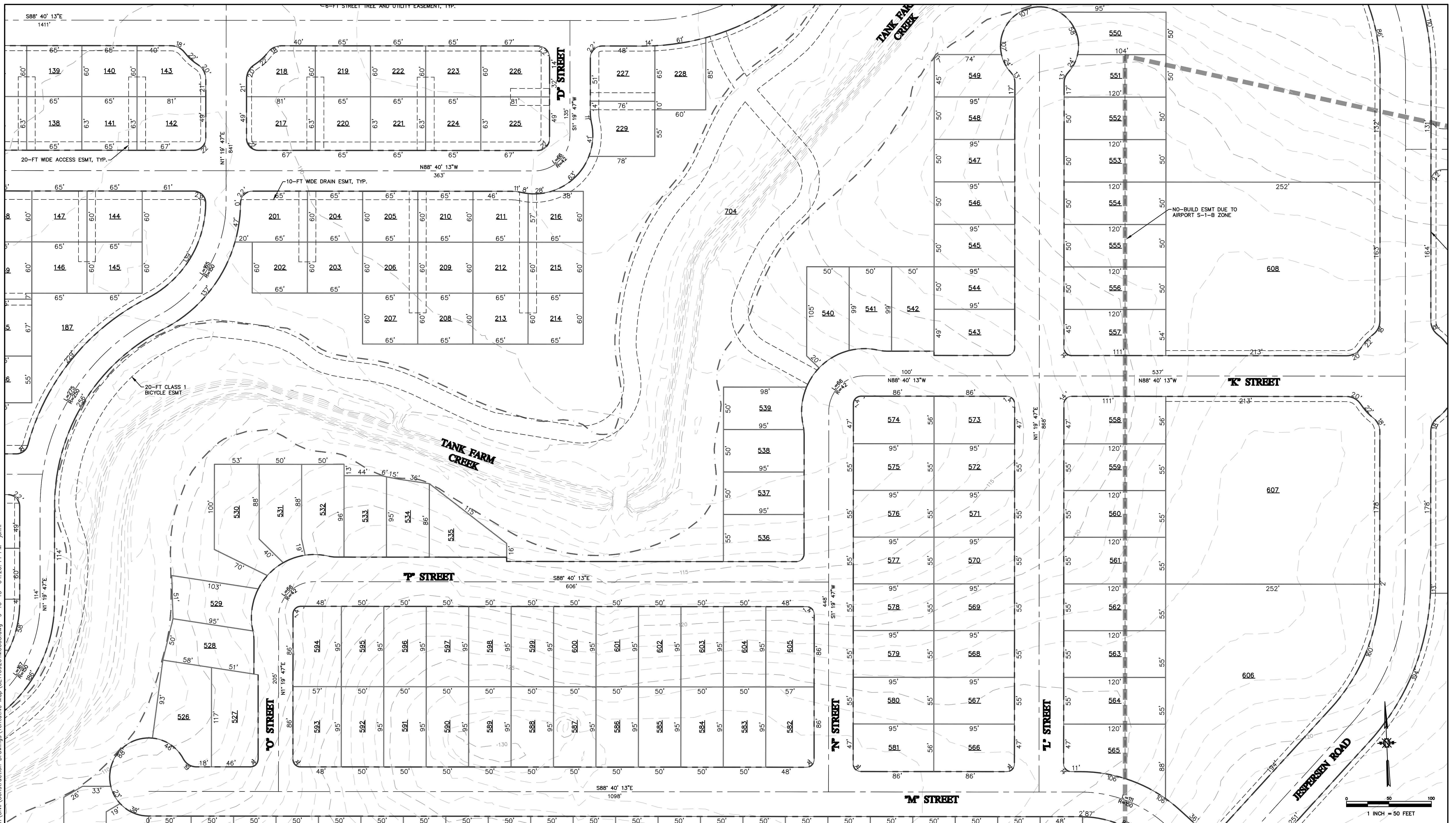
KEY MAP

1050 Southwood Drive  
San Luis Obispo, CA 93401  
P 805.544.7407 F 805.544.3883

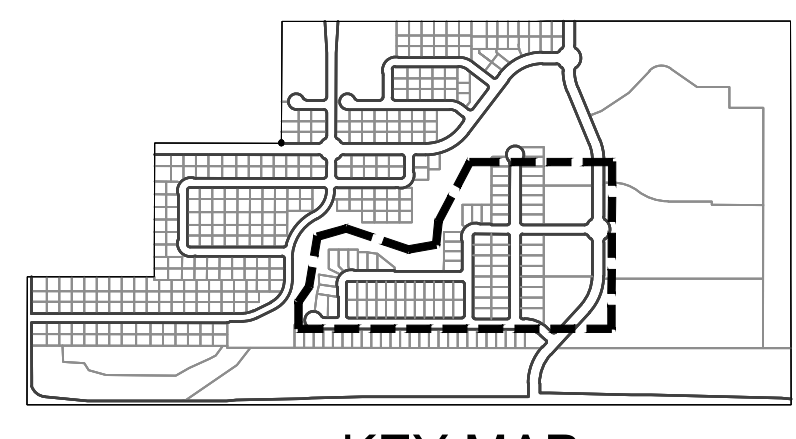
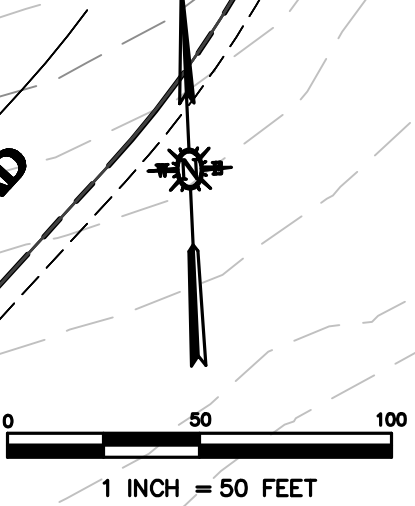
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DRAWN BY <b>WCT</b>	DATE 2015-09-15	CA JOB NO. 110926
CHECKED BY <b>JCR</b>	SCALE 1" = 50'	SHEET C7 OF 41

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NO-BUILD ESMT DUE TO AIRPORT S-1-B ZONE

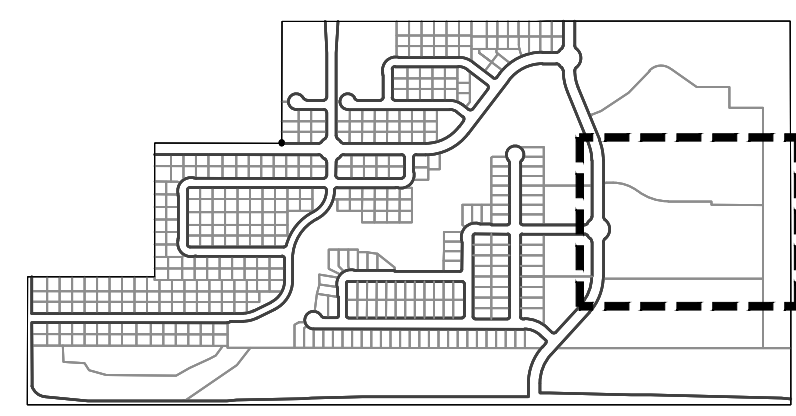
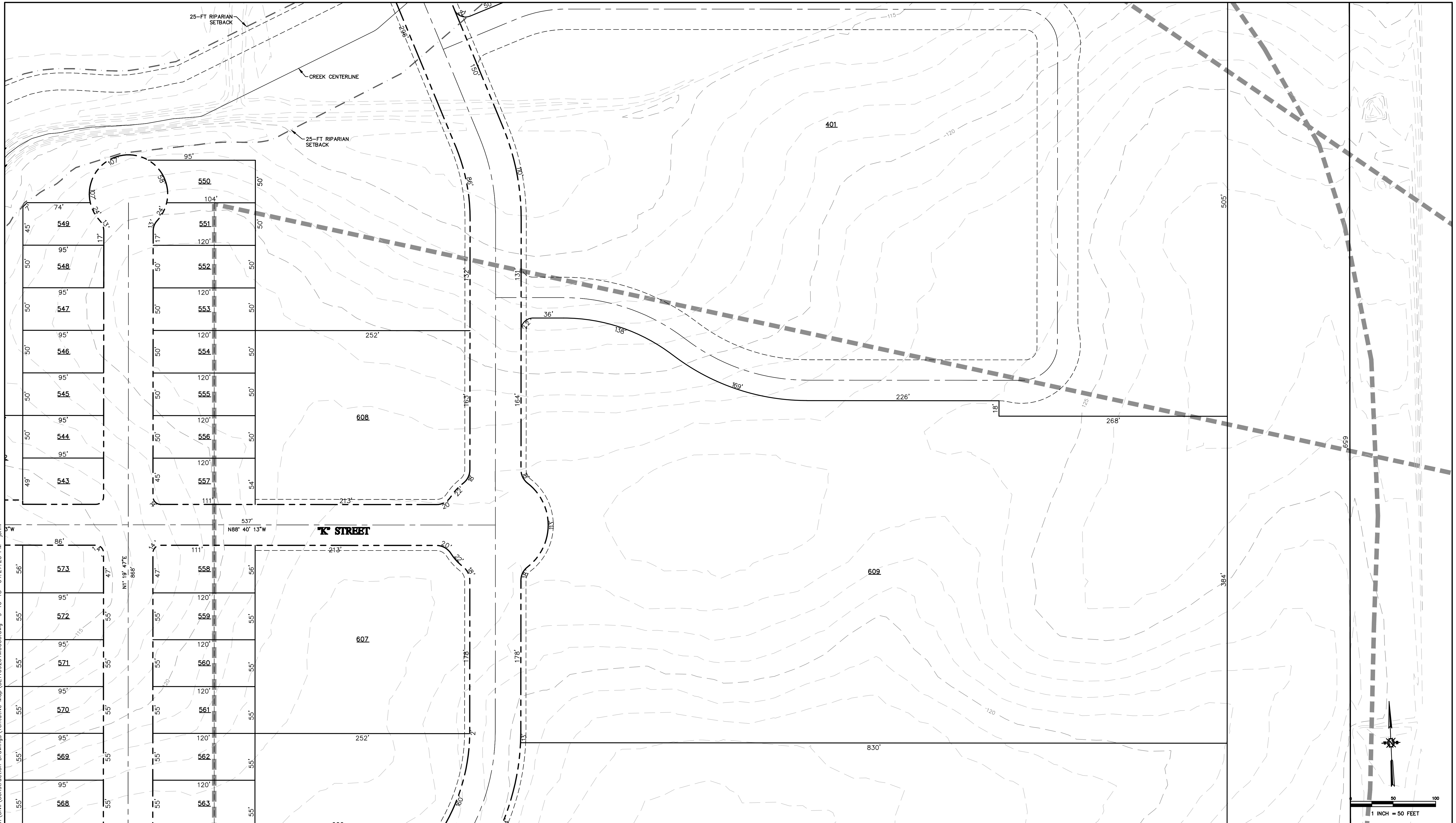


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AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP TENTATIVE TRACT MAP		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>WCT</b>	DATE 2015-09-15	CA JOB NO. 110926
CHECKED BY <b>JCR</b>	SCALE 1" = 50'	SHEET C8 OF 41

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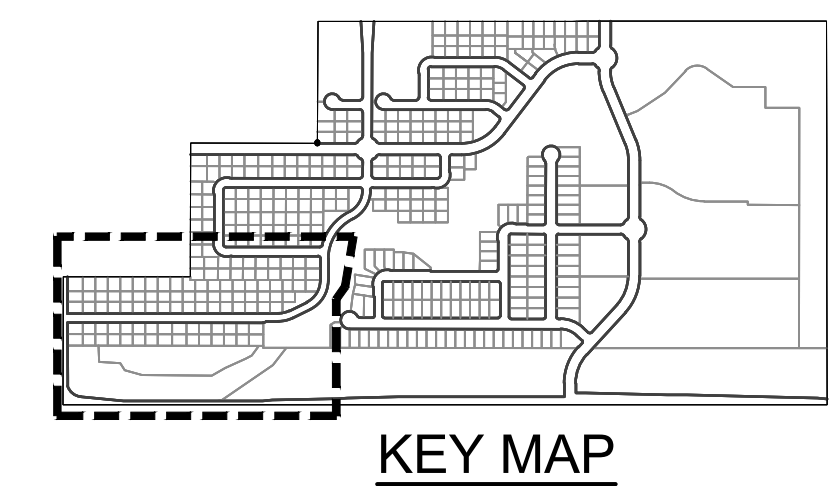
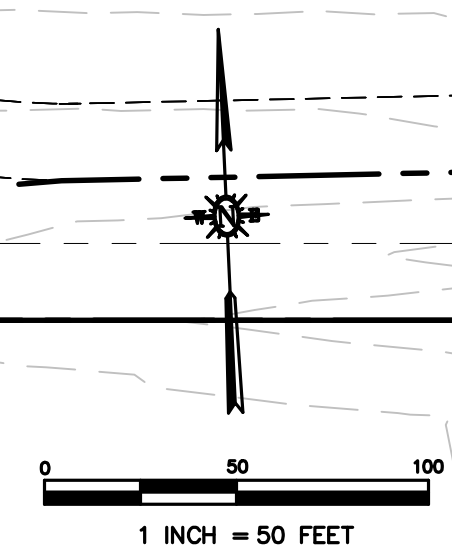
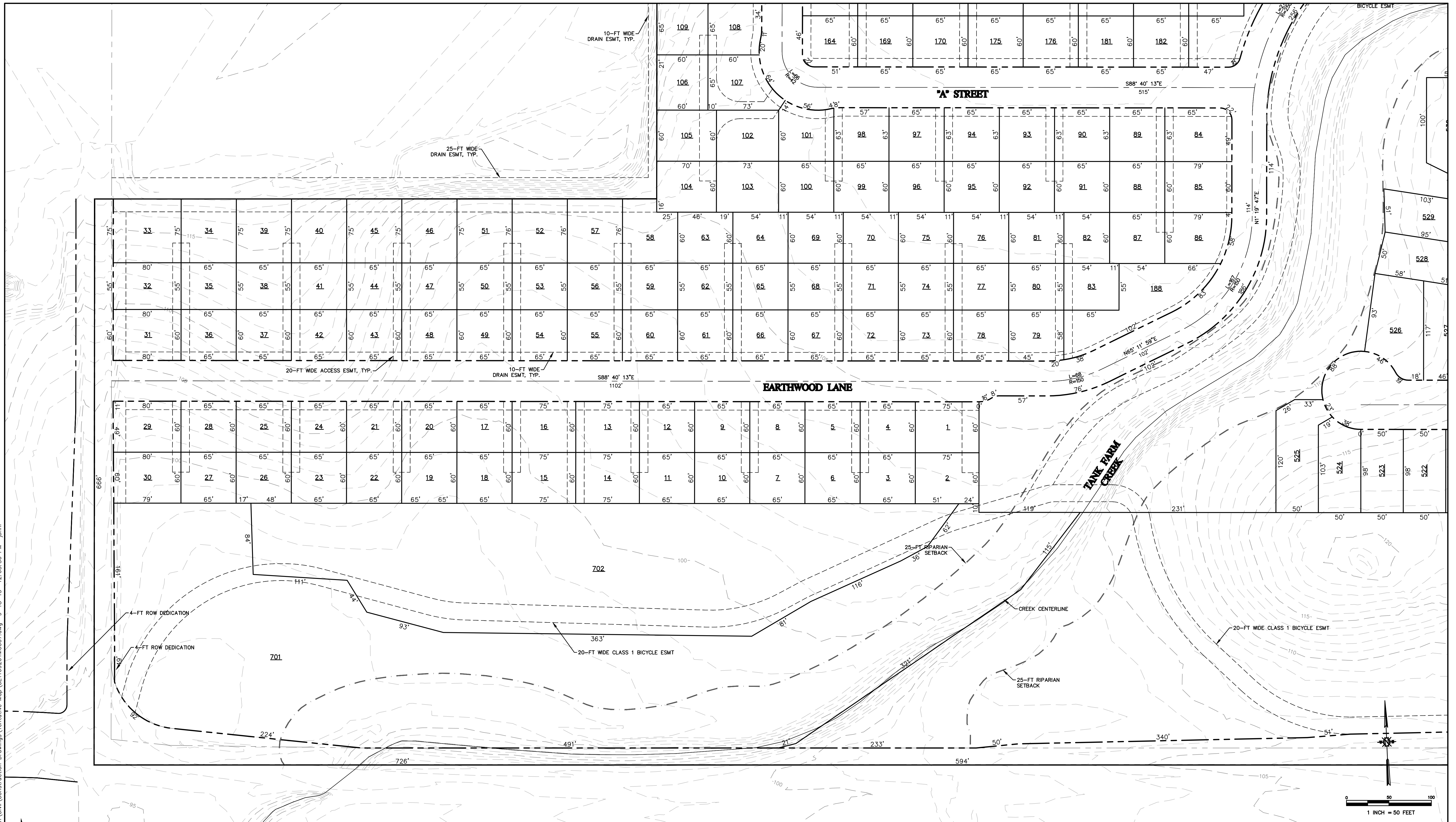
KEY MAP

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DRAWN BY <b>WCT</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C9 OF 41</b>

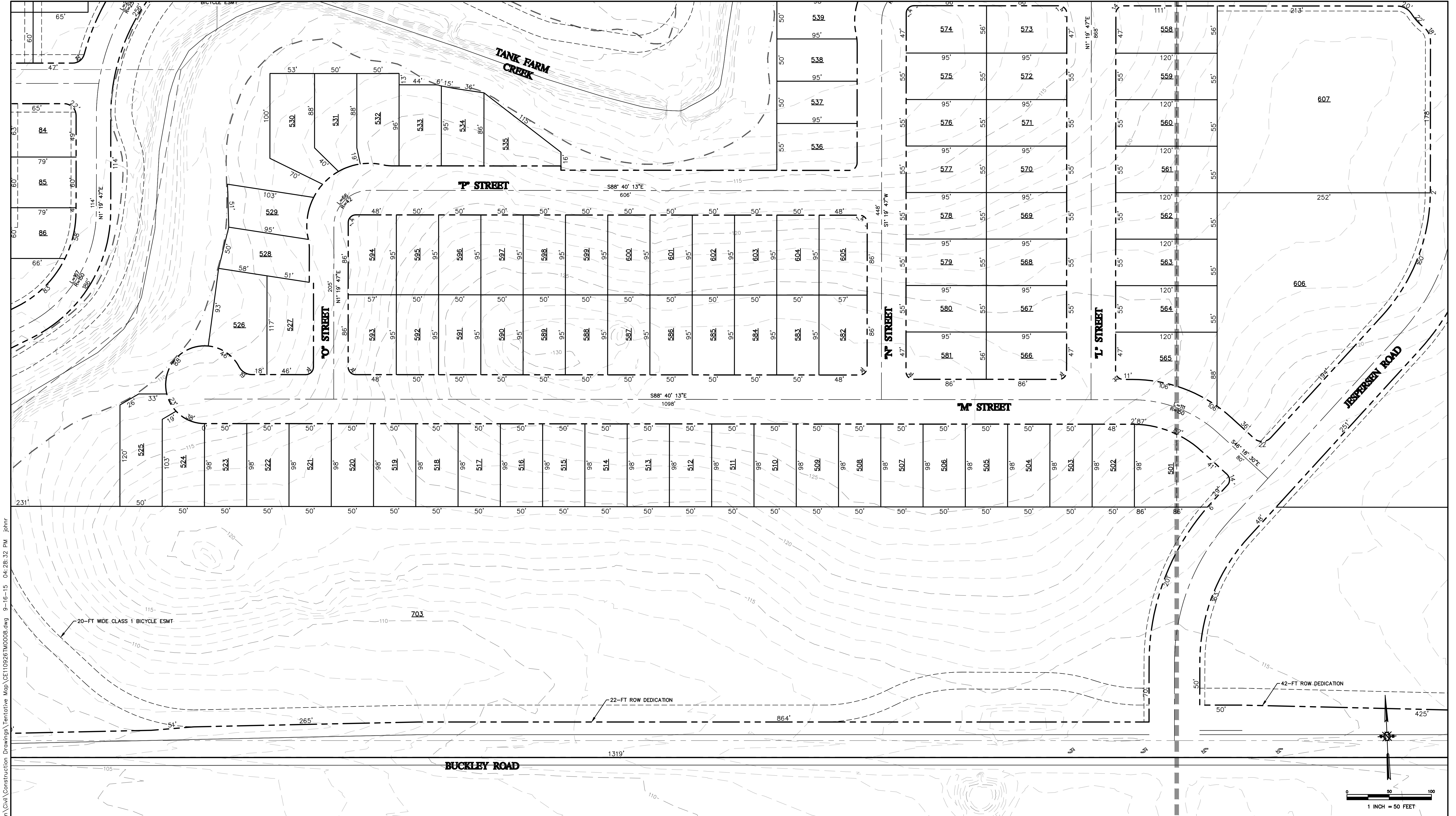
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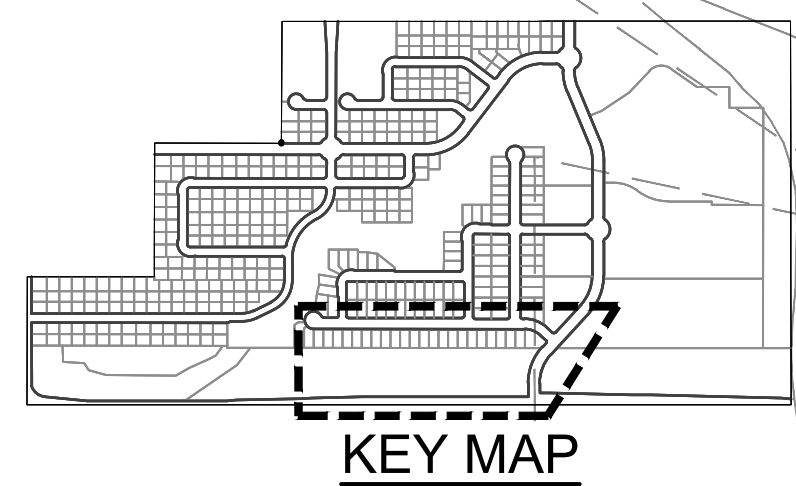
**Cannon**  
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AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP TENTATIVE TRACT MAP		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY WCT	DATE 2015-09-15	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C10 OF 41

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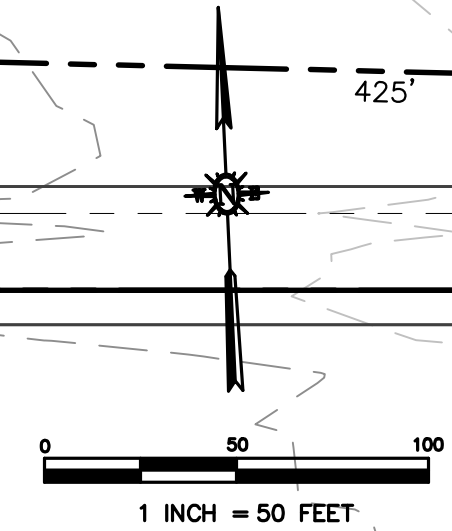


**Cannon**

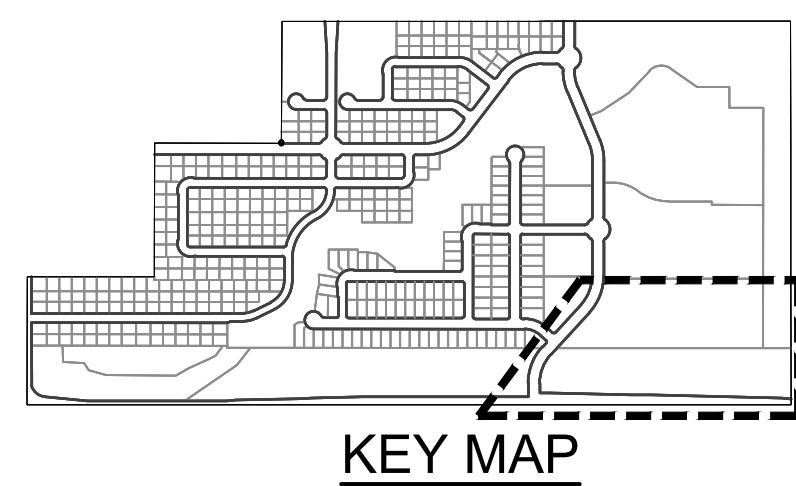
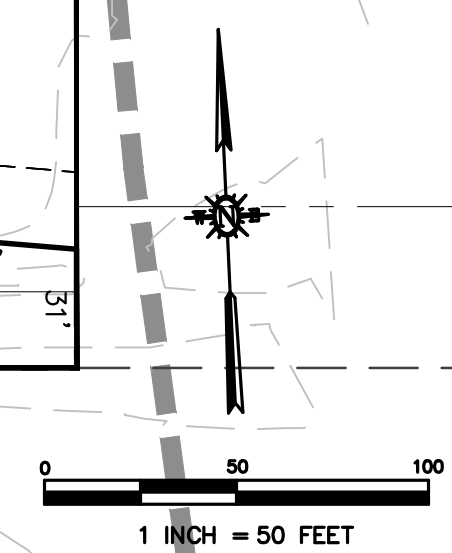
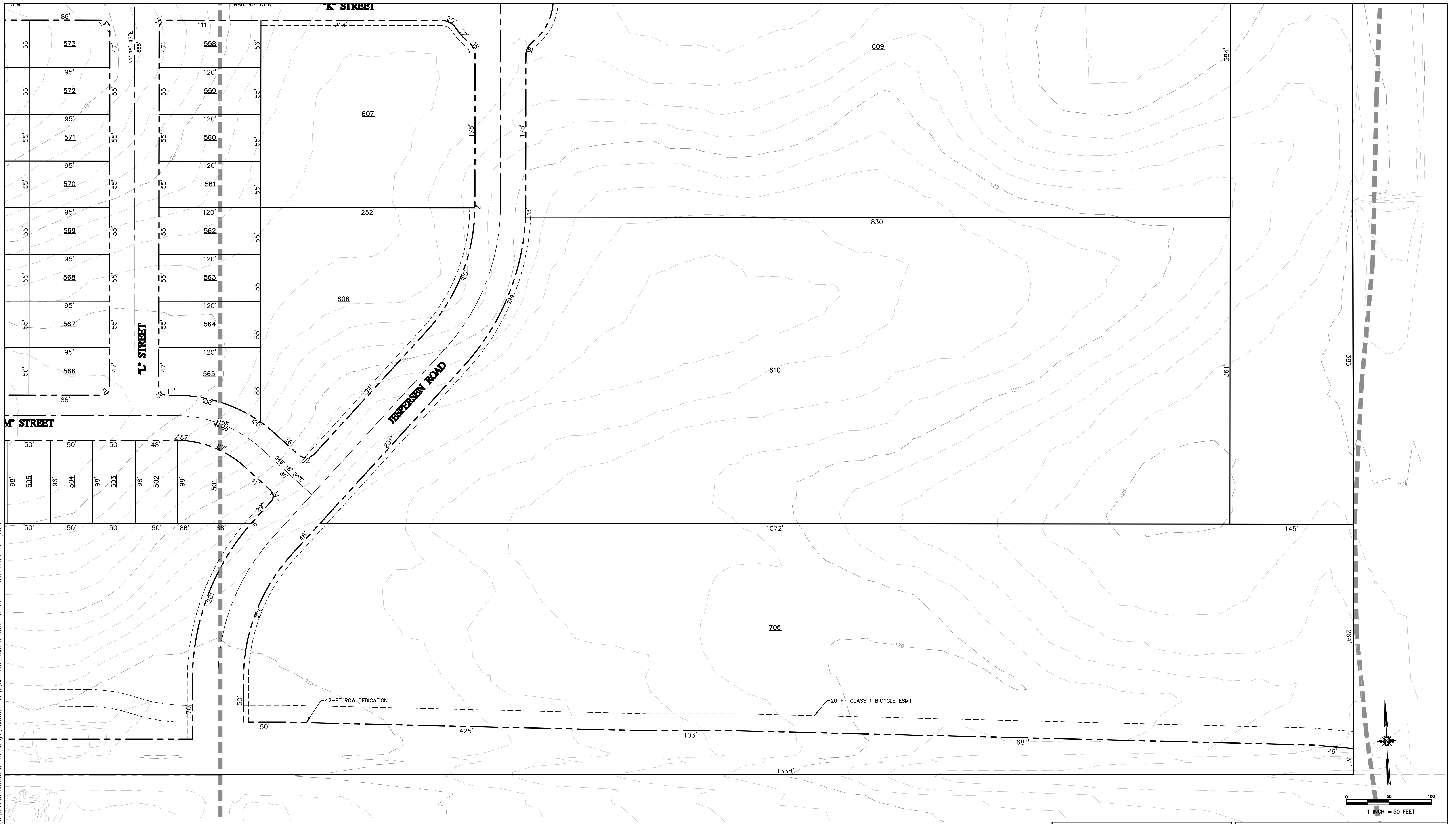
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP TENTATIVE TRACT MAP</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>WCT</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C11 OF 41</b>



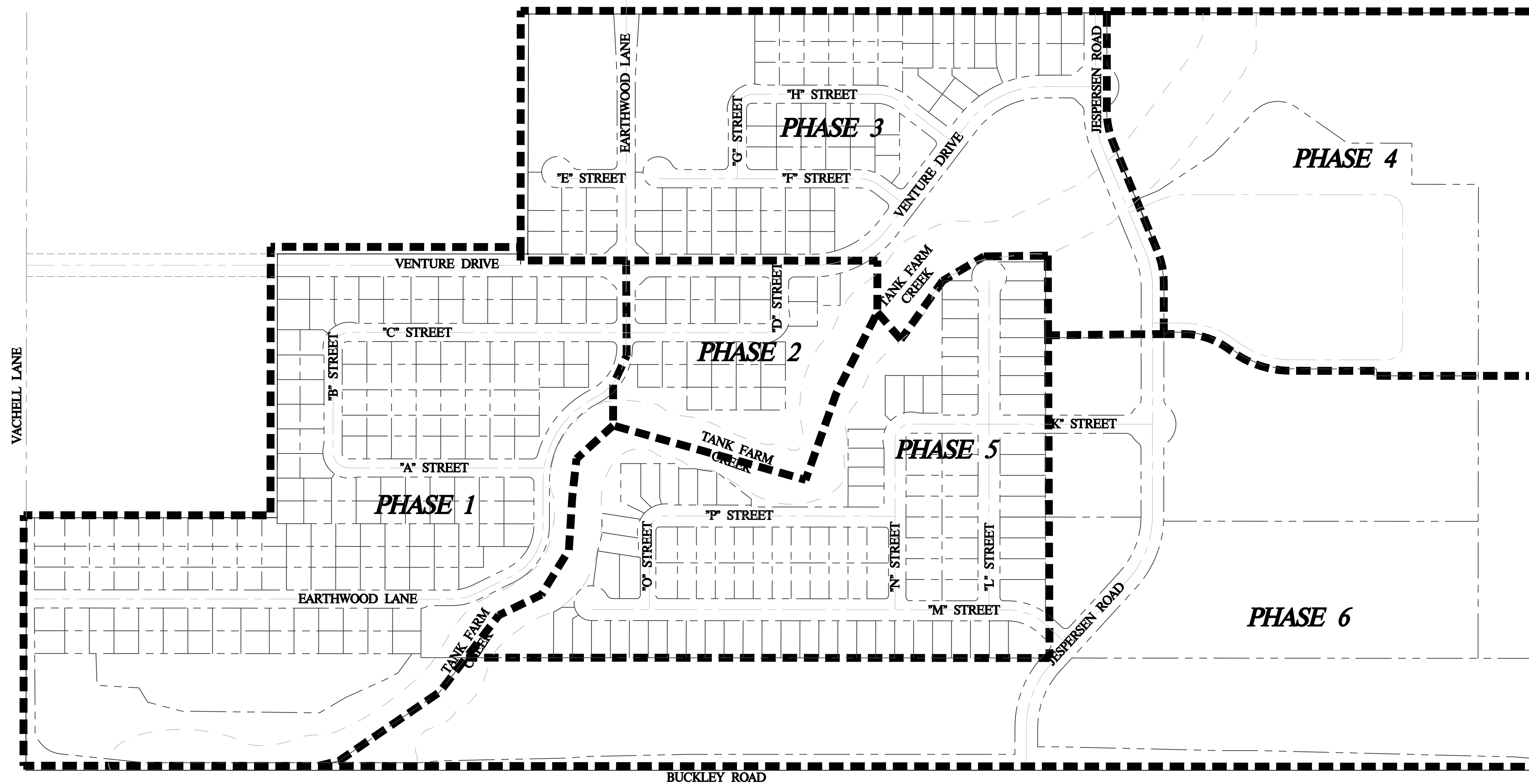
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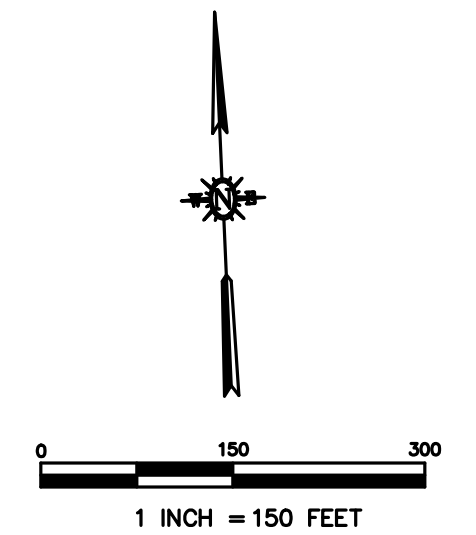
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP TENTATIVE TRACT MAP</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>WCT</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C12 OF 41</b>



NOTE: PHASING OF INFRASTRUCTURE IS PER THE SPECIFIC PLAN.  
 ALSO SEE SHEET C37 FOR PRELIMINARY UTILITY PHASING PLAN

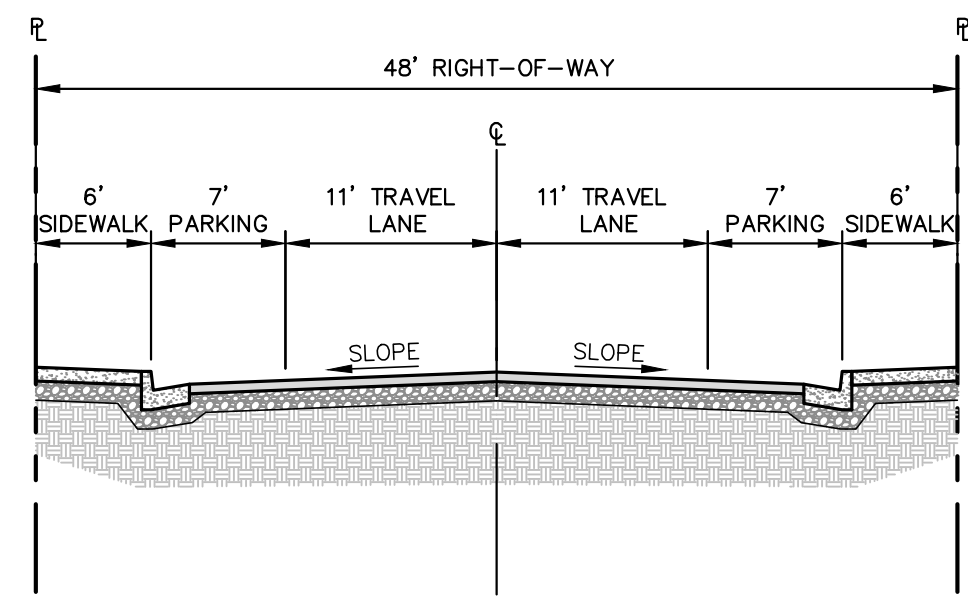


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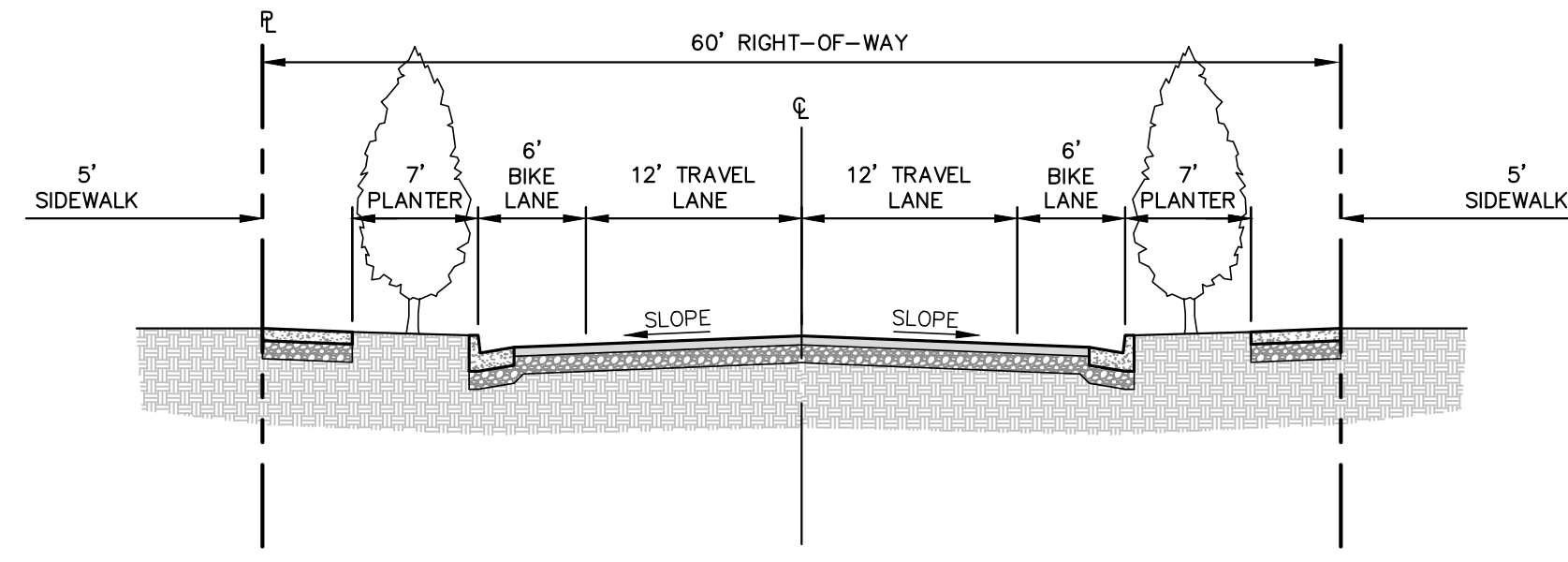
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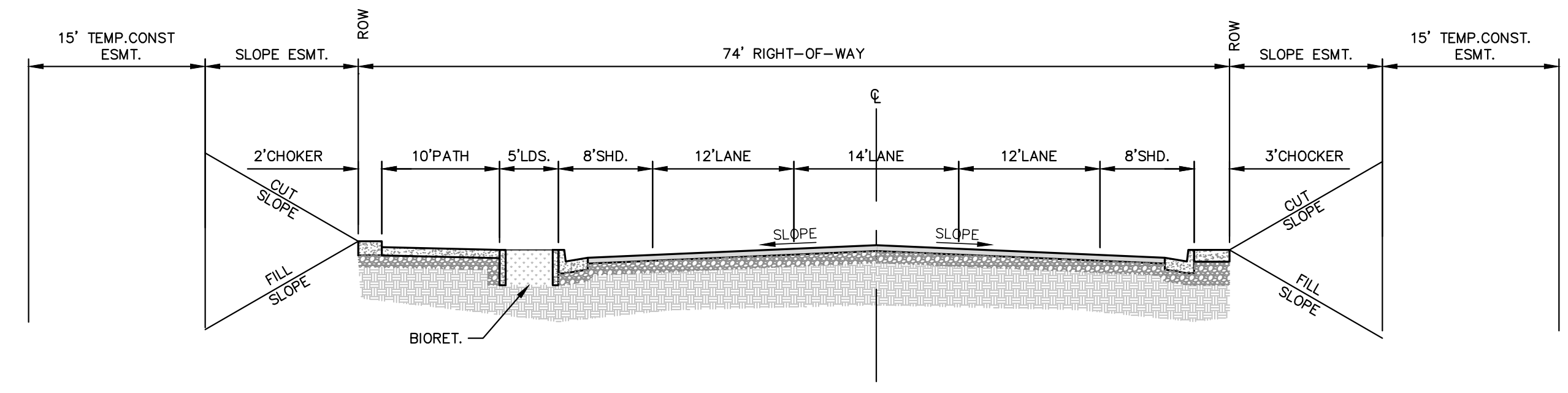
AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP FINAL MAP PHASING PLAN		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY WT	DATE 2015-09-15	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1"=150'	SHEET C13 OF 41



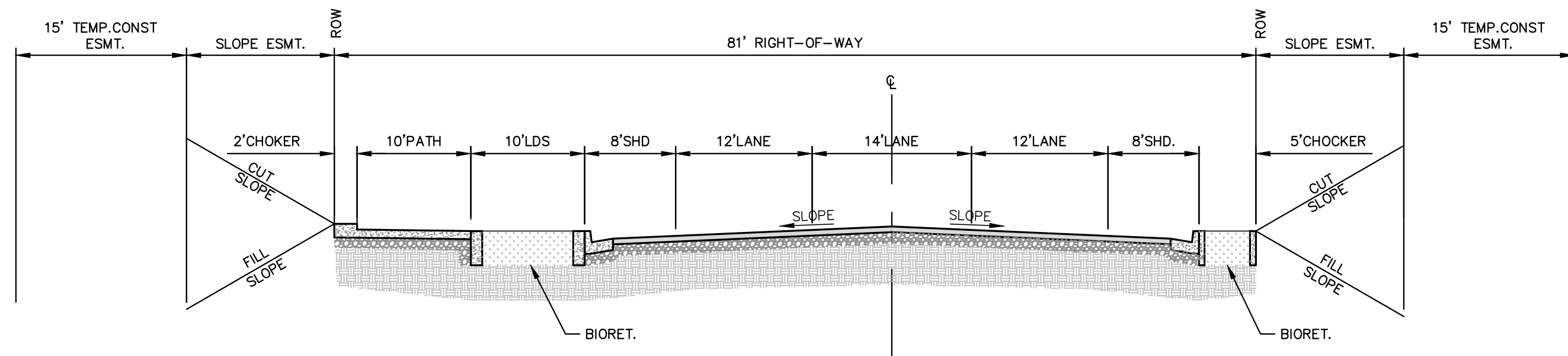
**TYPICAL 48' LOCAL ROAD SECTION**  
SHEET C16-C24 NTS **A**



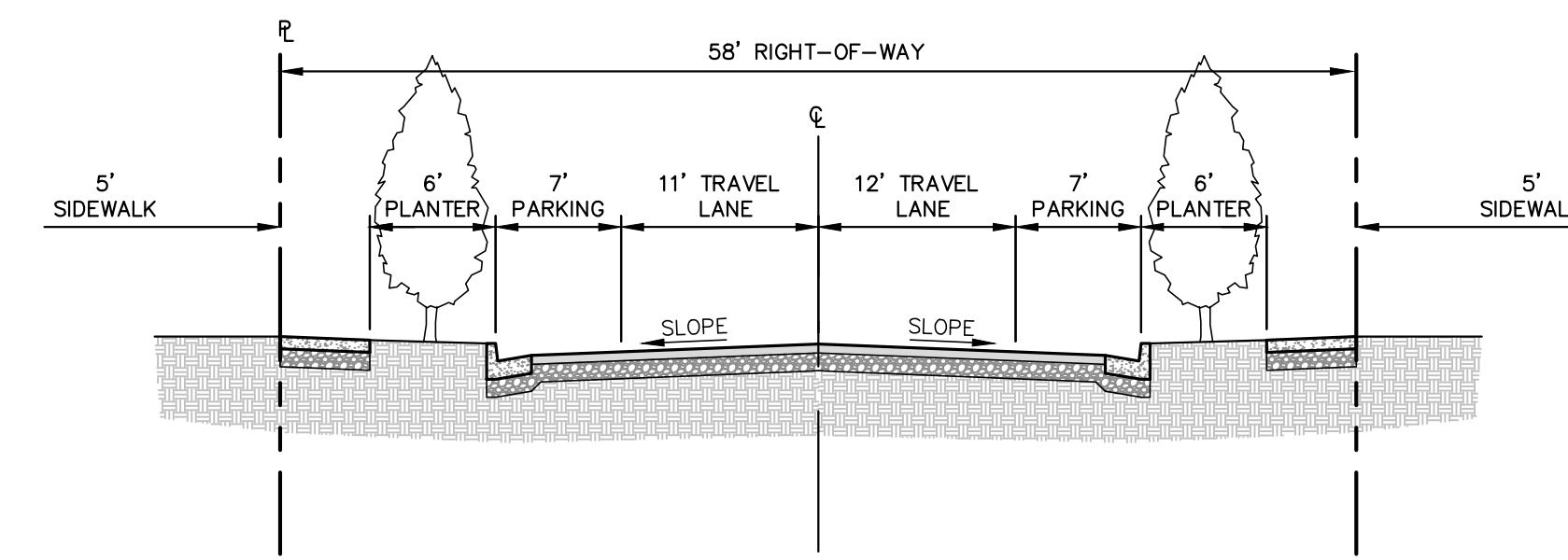
**TYPICAL 60' COLLECTOR ROAD SECTION**  
SHEET C16-C24 NTS **B**



**TYPICAL BUCKLEY ROAD SECTION**  
SHEET C21 NTS **C**



**TYPICAL BUCKLEY ROAD SECTION**  
SHEET C21 NTS **D**



**TYPICAL 58' R-1 LOCAL ROAD SECTION**  
SHEET C19 & C23 NTS **E**

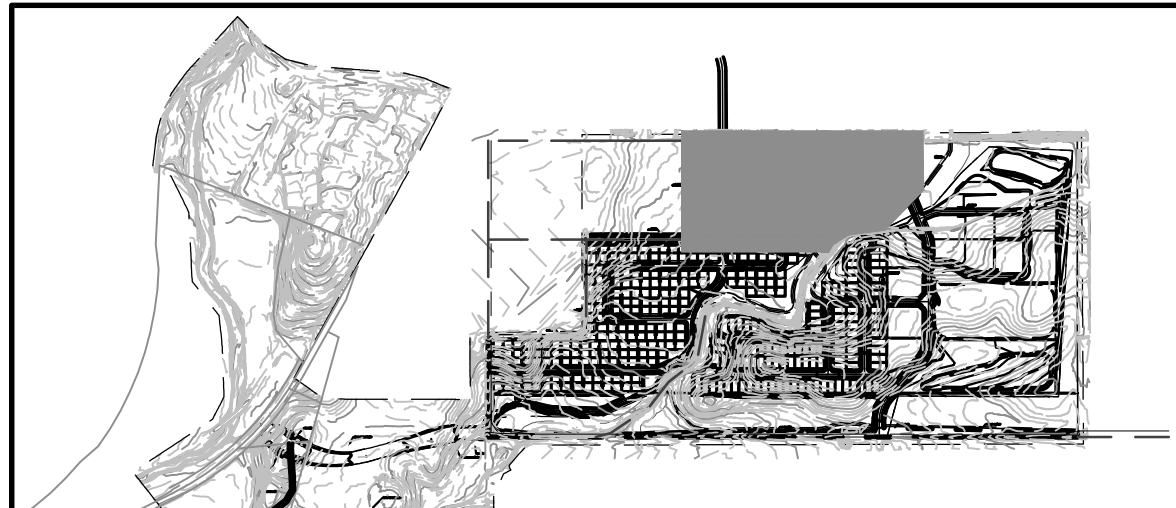
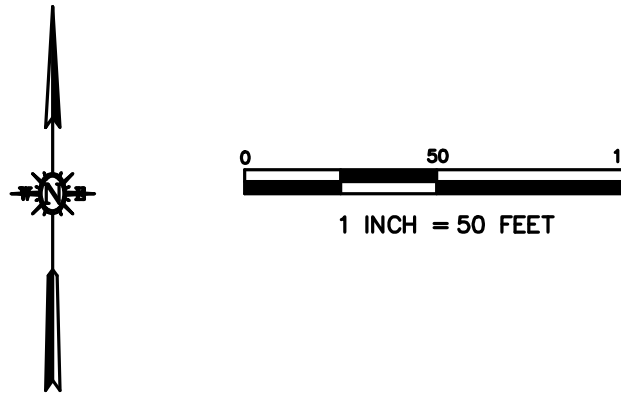
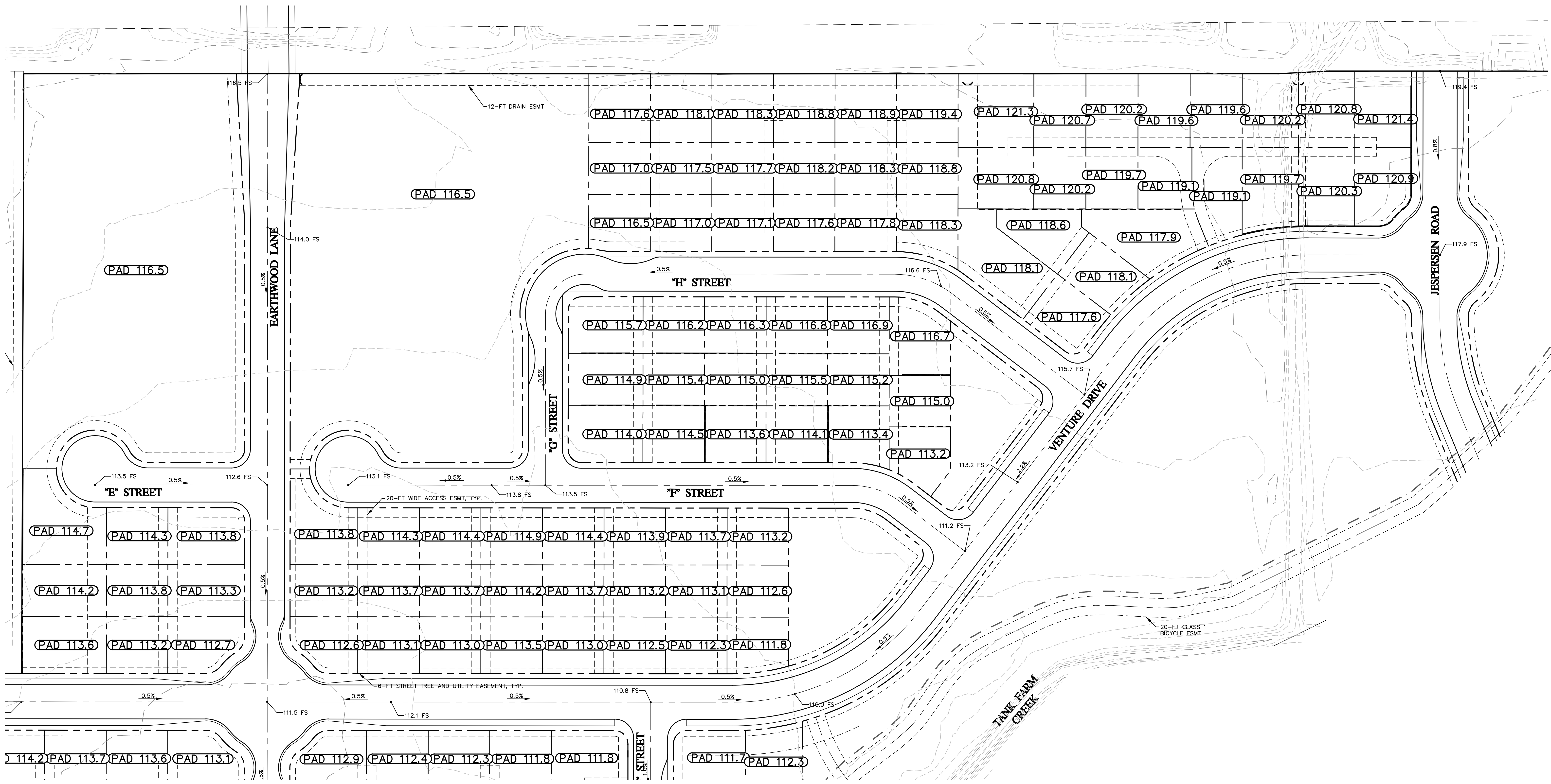
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP TYPICAL STREET CROSS-SECTIONS</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY EJ	DATE 2015-09-15	CA JOB NO. 110926
CHECKED BY JCR	SCALE AS SHOWN	SHEET C14 OF 41



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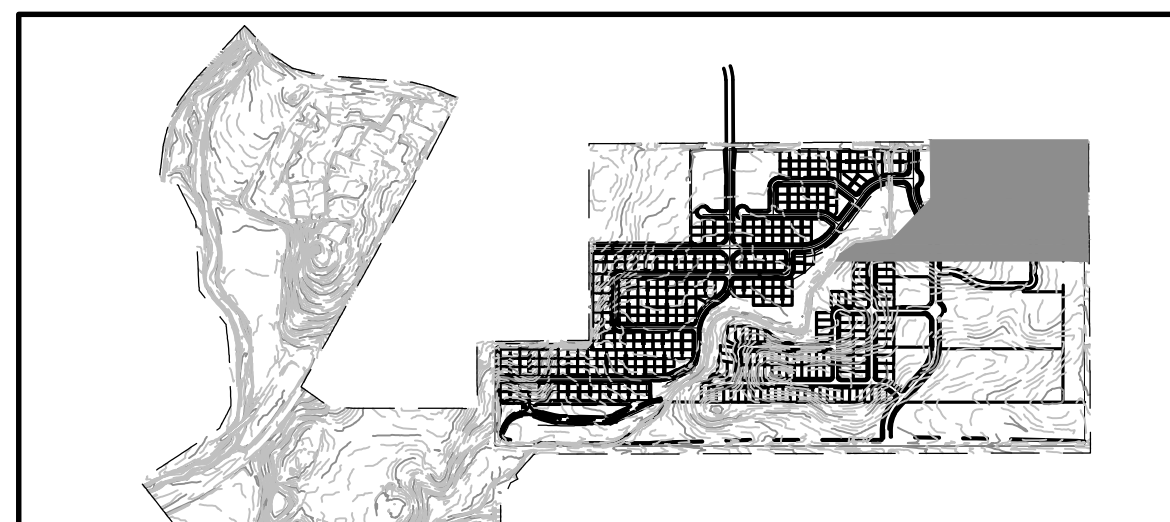
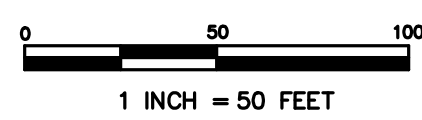
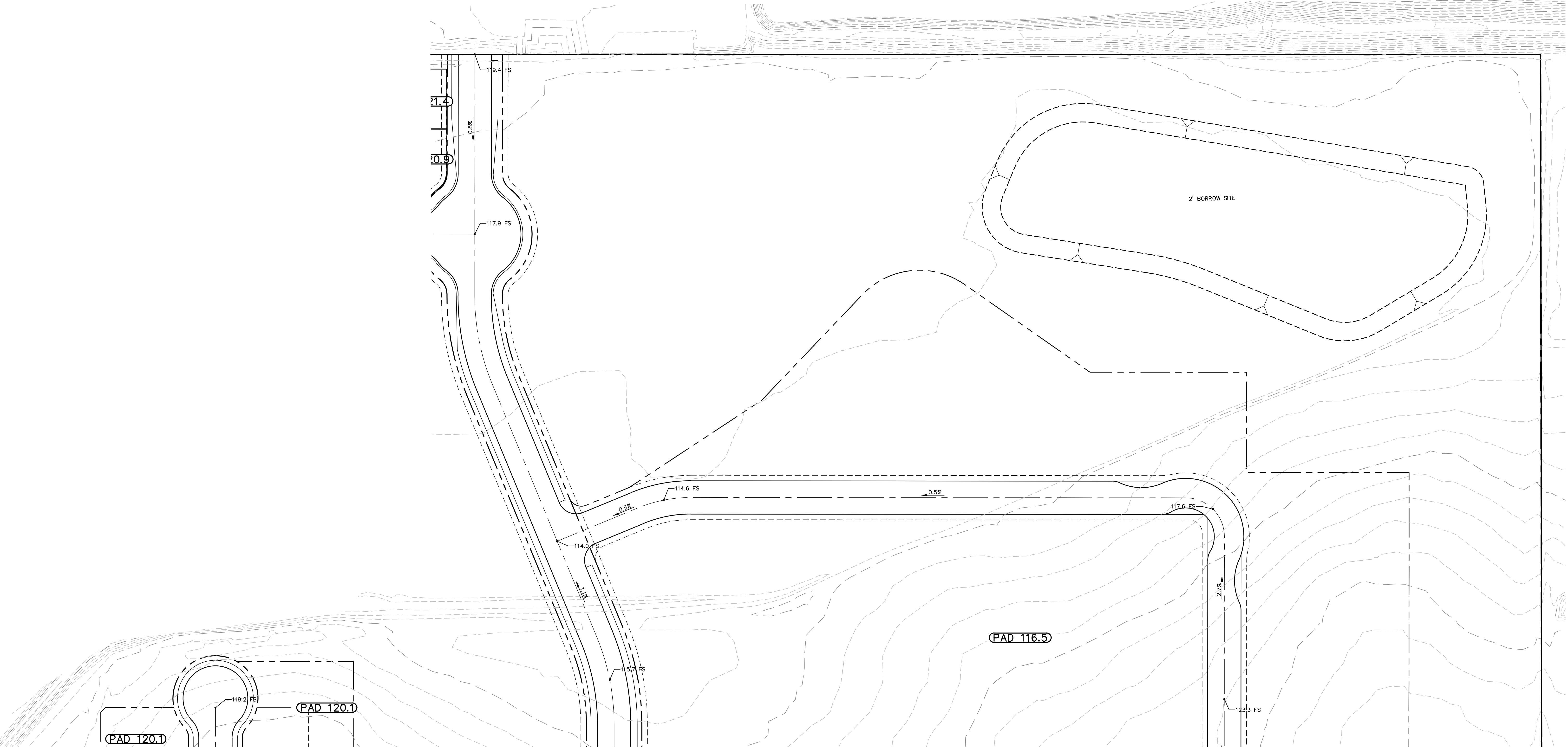



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DRAWN BY <b>JSW</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C15 OF 41</b>

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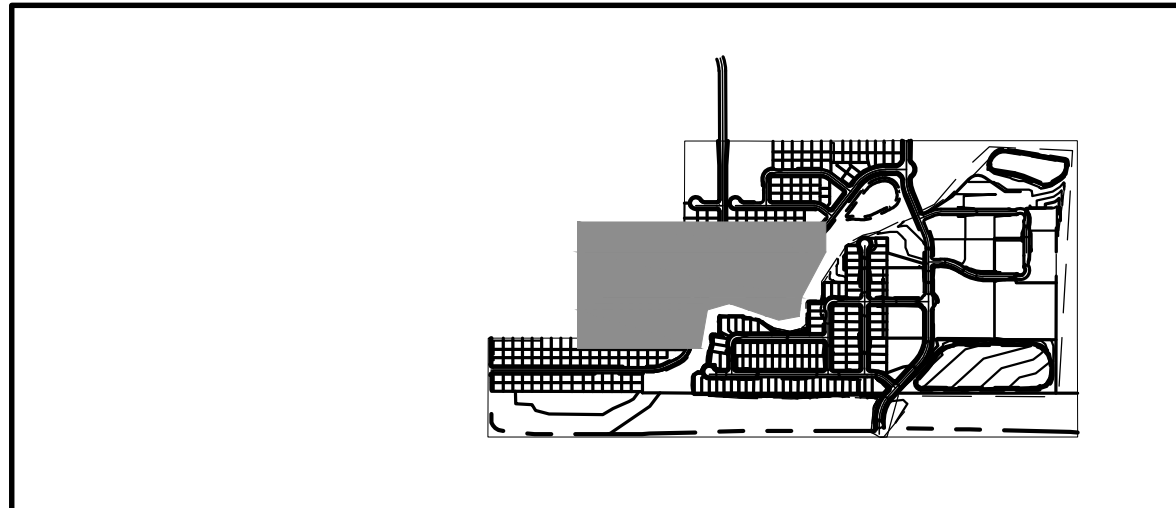
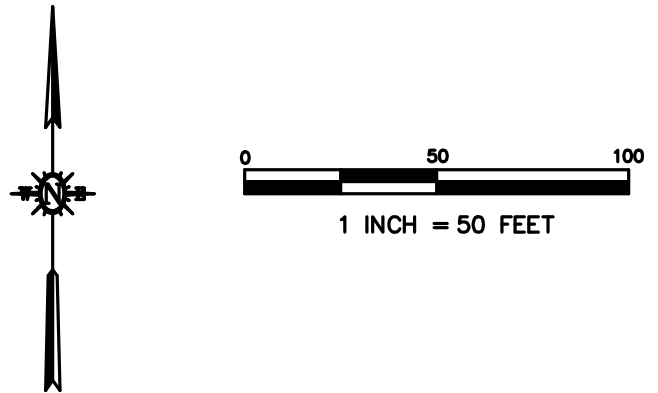
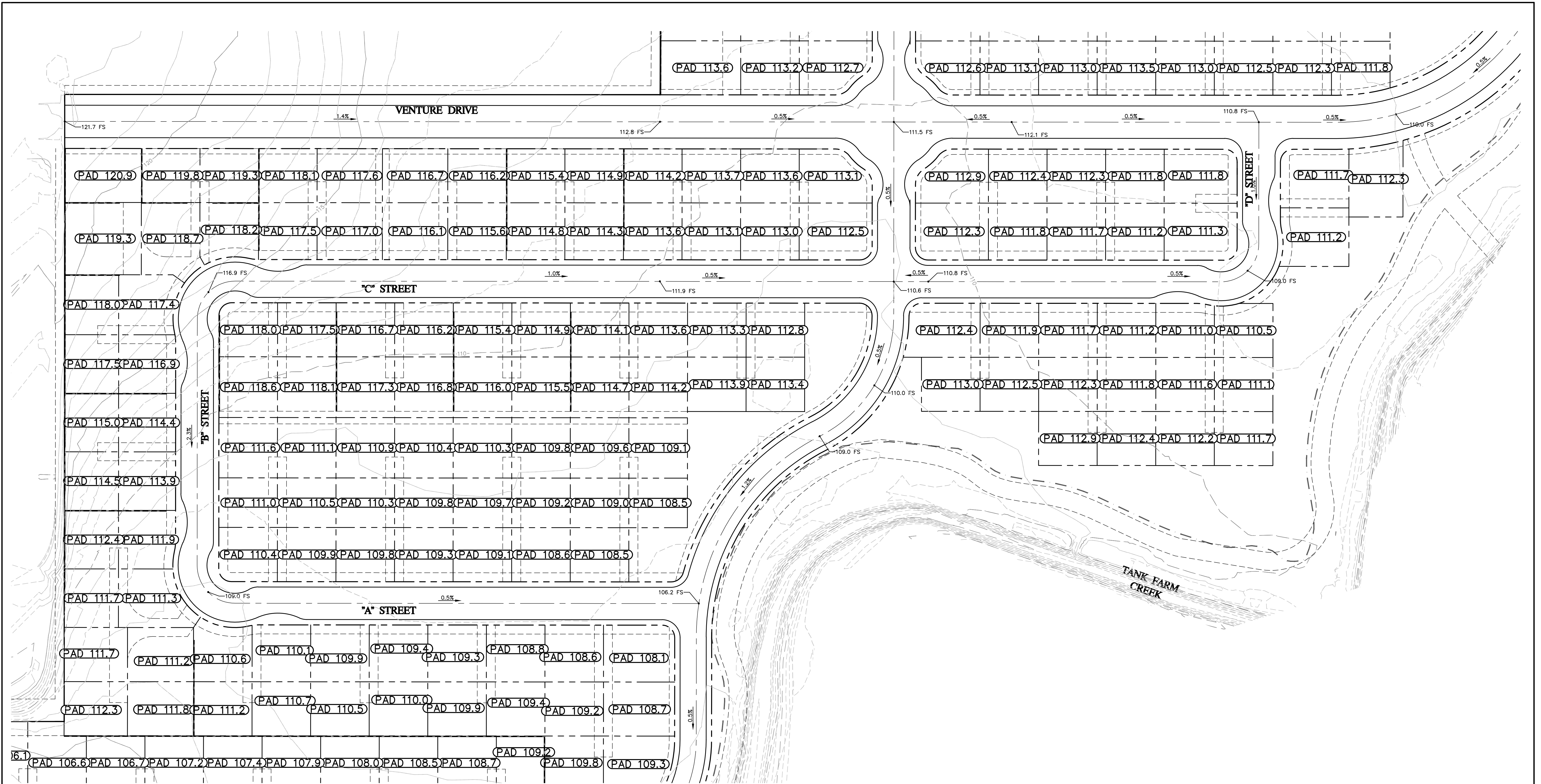




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DRAWN BY <b>JSW</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C16 OF 41</b>

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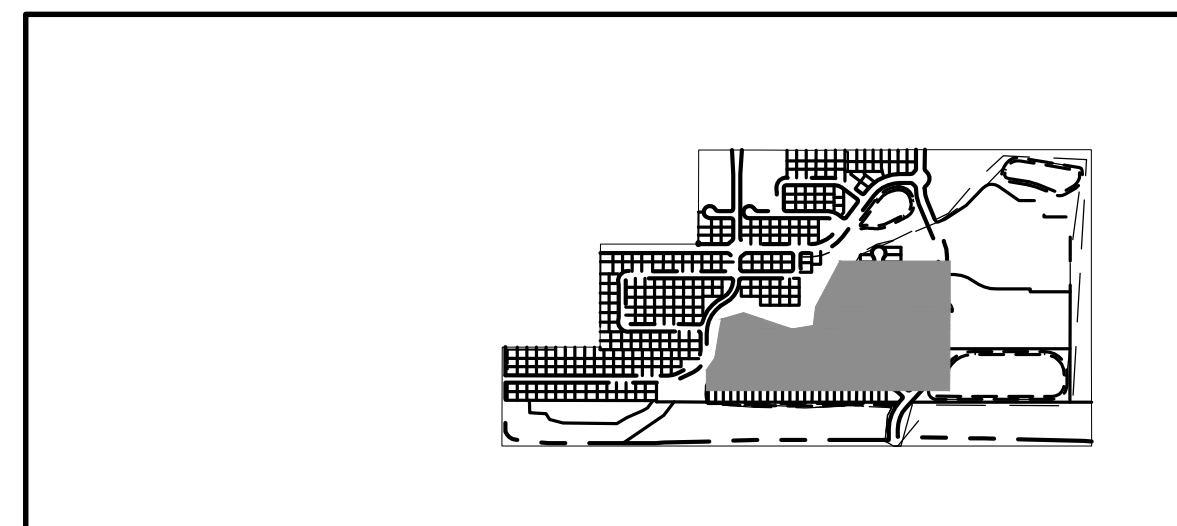
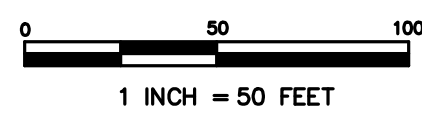
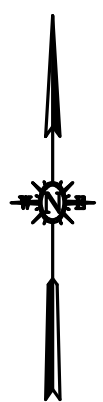



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CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>JSW</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C17 OF 41</b>

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CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>JSW</b>	DATE <b>2015-09-15</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C18 OF 41</b>