



City Council Agenda Item

City Council Meeting Date: May 7, 2019

TO: Jim Throop, City Manager

FROM: Lori M. Speer, Engineering Consultant
l_speer@ci.lompoc.ca.us

SUBJECT: Adoption of Resolution No. 6249(19) Accepting the Final Map, Improvement Securities and Subdivision Improvement Agreement for Subdivision LOM 594 (Summit View Homes)

Recommendation:

Council hold the public hearing; adopt Resolution No. 6249(19) accepting the Final Map, Improvement Securities, and Improvement Agreement for Subdivision LOM 594 (Summit View Homes) (attached).

Background/Discussion:

Summit View Homes (LOM 594) is a 44-unit single family home subdivision proposed on a 10.05 acre parcel (APN 097-250-034) located on the northeast corner of the intersection of Harris Grade Road and Purisima Road (Project). On January 7, 2016, the Local Agency Formation Commission (LAFCO) approved and recorded the Certificate of Completion for the Summit View Homes reorganization. This involved annexation to the City and the Mission Hills Community Services District, detachment from County Service Area 32, the Santa Barbara County Fire Protection District, Mosquito and Vector Management District of Santa Barbara County, and associated Sphere of Influence revisions.

The annexation brought the project area, as well as Harris Grade Road from the intersection of Purisima Road northwesterly to and including the intersection of Harris Grade Road and Onstott Road into the City. The annexation also brought Purisima Road from the intersection of Harris Grade Road and Purisima Road easterly to approximately 600 feet east of the intersection of Encanto Street and Purisima Road into the City limits.

On July 19, 2016, the City Council approved a Development Agreement for the Summit View Homes Project, Ordinance No. 1625(16) and Resolutions Nos. 6064(16) and 6065(16) approving the Vesting Tentative Subdivision Map and Development Plan (DR 12-04) for the Project.

On October 16, 2018, Resolution No. 6201(18) was approved to form the City of Lompoc Community Facilities District No. 2018-01 (Summit View Homes) to fund the annual operation, maintenance, and servicing of public improvements and services associated with the Summit View Development as required by the Project Conditions of Approval.

The Developer (MC Summit 44, LLC) has met all of the requirements of the Subdivision Map Act and the Lompoc Municipal Code (Subdivision Ordinance). The Developer has agreed to provide certain improvements relating to the development of Subdivision No. LOM 594, including but not limited to, on-site roads, sidewalks, utilities and streetlights, as well as widening of Purisima Road and Harris Grade Road along the project frontage to include curb, gutter, sidewalk and landscaping. As such, the Developer has provided the City with a faithful performance bond in the amount of \$2,356,113.00, a labor and materials bond in the amount of \$1,178,056.00, a maintenance bond in the amount of \$235,611.00 to guarantee and warranty the work for a period of one year, and a bond for the setting of the monuments associated with the Final Map in the amount of \$22,000.00

Fiscal Impact:

The Developer is responsible for payment of all actual costs to process and record the Final Map for LOM 594. Therefore, there is no cost to the General Fund.

Conclusion:

The Developer, MC Summit View 44, LLC, has submitted the appropriate Subdivision Map (Final Map) along with proper documentation. The Engineering Division has found that the Final Map complies with the approved Vesting Tentative Map and is in conformance with the Subdivision Map Act and all local ordinances. Therefore, on behalf of the Developer, this subdivision is now presented to the City Council for approval and acceptance.

Respectfully submitted,

Lori M. Speer, Engineering Consultant

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Michael W. Luther, Public Works Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Jim Throop, City Manager

Attachment: Resolution No. 6249(19)