

WILLIAMSHOMES

Building Quality For A Lifetime

RECEIVED

AUG 13 2021

Planning Division

November 25, 2020  
Revised: February 4, 2021  
Revised August 13, 2021

Mr. Brian Halvorson  
Planning Manager – Community Development Dept.  
100 Civic Center Plaza  
City of Lompoc, CA 93436

RE: River Terrace – Zone Text Amendment Submittal

Dear Brian,

We have discussed with the City the options for meeting the affordable housing requirements for this project. Since City has an outdated redevelopment area designation still tied to the zoning, the City suggested that we apply for a zone text amendment allowing use of off-site affordable housing as an option. We also request the option to pay in-lieu fees instead of building any or a portion of the required affordable units. The project and community needs this change in order to provide attainable for-sale housing within the City of Lompoc and to help provide affordable housing.

Our submittal includes the following items:

1. General Application
2. Fees in the amount of \$5,055 per fee your markups.
3. Agreement for Payments – Planning and Engineering
4. Environmental Information Form
5. Written Description (included in the paragraph above)
6. CMLUCA Report
7. Preliminary Title Report, includes legal description and property map.

Thank you for your assistance, if there is anything else you require please do not hesitate to call or email me anytime.

Sincerely,

*Mike Badner*

Mike Badner  
Williams Homes