



PLANNING COMMISSION STAFF REPORT

DATE: October 11, 2023

TO: Members of the Planning Commission

FROM: Greg Stones, Principal Planner
g_stones@ci.lompoc.ca.us

RE: LOM 625 – River Terrace Vesting Tentative Tract/Airspace Map
2-Year Time Extension Request

AGENDA ITEM NO. 4

A request for Planning Commission consideration of a two year time extension for the Vesting Tentative Tract Map and Condominium Air Space Map (LOM 625) for the River Terrace project located on approximately 26 acres in the Medium Density Residential zone, Planned Development Overlay (R2PD) zone, and Planned Commercial Development (PCD) zone located at 1701 East Laurel Avenue (APN: 099-141-021). This project was reviewed with an Addendum to a previously certified Environmental Impact Report (EIR 04-01; SCH No. 2004061107) in accordance with the California Environmental Quality Act (CEQA) guidelines and therefore no further environmental review is required.

Scope of Review

The Planning Commission is being asked to consider:

- If the Conditions of Approval are appropriate for the project; and
- If the required Findings in the Resolution can be made.

Staff Recommendation

1. Adopt Resolution No. 988 (23), approving a two-year extension for LOM 625, based upon the findings in the Resolution and subject to the attached Conditions of Approval; or
2. Provide other direction.

Background:

On September 22, 2021, the Planning Commission adopted Resolution 953 (21) approving a Vesting Tentative Tract Map Condominium Air Space Map for a seven (7) lot subdivision to accommodate 257 residential condominium units (106 detached single family residences, 76 residential duplexes, and 75 townhomes) in a gated community with amenities including a pocket park, bike trails, fire pits, pavilions, dog park, par course exercise equipment/stations, community garden, vineyard, children's tot lot, guest parking, decorative street lighting and an approximately 42,200 square feet for future commercial lot. Following approval of the map, the applicant has submitted a Final Map to the Public Works/Engineering Division for review and construction drawings are also in plancheck review with the Building Division.

Discussion:

The Subdivision Map Act (Government Code Section 66452.6) allows the approval of a Tentative Map to be extended by the City for up to 6 years after its initial 24 month term. The Tentative Map approval by the Commission occurred on September 22, 2021, which provided an initial 24-month time period for the map to be recorded by September 22, 2023. On September 20, 2023, the applicant submitted a request for an additional two-year time extension as authorized by Government Code Section 66452.6(e). If approved by the Commission, the map would expire on September 22, 2025 and the applicant would still be eligible for up to four additional years of extensions.

Approval of a time extension is discretionary, and the Planning Commission is not required to extend the map. If the extension is not approved, the map would expire and the applicant would need to reapply for a new tentative map, which would be subject to the City's current Municipal Code requirements.

Environmental Determination

The project was reviewed with an Addendum to a previously certified Environmental Impact Report (EIR 04-01; SCH No. 2004061107) in accordance with the California Environmental Quality Act (CEQA) guidelines. The proposed extension would not make any changes to the project and therefore would not create any new environmental impacts or increase the severity of previously identified impacts. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken since the original approval of the project, and there is no new information available that would change the environmental analysis that was done for the original approval of the project. Consequently, no further environmental review is required.

Noticing

On September 27, 2023, a notice of the public hearing was published in the Lompoc Record newspaper. In addition, on September 29, 2023, a notice was mailed to property owners within 300 feet by US mail, and the project site was posted by City staff.

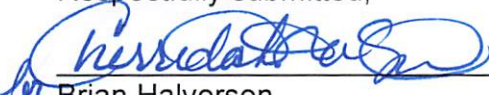
Appeal Rights

Any person adversely affected by the decision of the Planning Commission has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and the required filing fee of \$257.80.

Attachments

1. Resolution No. 988 (23)
2. Project Vicinity Map
3. Time Extension Request
4. Approved Vesting Map

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



Christie Alarcon
Community Development Director

RESOLUTION NO. 988 (23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A TWO-YEAR TIME EXTENSION FOR THE VESTING TENTATIVE TRACT MAP AND CONDOMINIUM AIR SPACE MAP (LOM 625) FOR THE RIVER TERRACE PROJECT LOCATED ON APPROXIMATELY 26 ACRES IN THE MEDIUM DENSITY RESIDENTIAL ZONE, PLANNED DEVELOPMENT OVERLAY (R2PD) ZONE, AND PLANNED COMMERCIAL DEVELOPMENT (PCD) ZONE LOCATED AT 1701 EAST LAUREL AVENUE (APN: 099-141-021)

WHEREAS, Gordon Cloes, representing Williams Homes, applied for Planning Commission consideration of a two-year time extension for the Vesting Tentative Map / Condominium Air Space Map (LOM 625); and

WHEREAS, the approval of LOM 625 was reviewed with an Addendum to a previously certified Environmental Impact Report (EIR 04-01; SCH No. 2004061107) in accordance with the California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on October 11, 2023; and

WHEREAS, at the meeting of October 11, 2023, _____ spoke in opposition and _____ spoke in favor of the project.

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: A two-year extension of LOM 625 would not make any changes to the project and therefore would not create any new environmental impacts or increase the severity of previously identified impacts. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken since the original approval of the project, and there is no new information available that would change the environmental analysis that was done for the original approval of the project. Consequently, no further environmental review is required for approval of the extension.

SECTION 2: The time extension request for LOM 625 was made in a timely manner and the approved project still meets applicable City standards; therefore, the Planning Commission finds that granting the extension of time meets the provisions of the City's Subdivision Ordinance and the legislative intent of the State and is consistent with the City's 2030 General Plan.

SECTION 3: Subject to the Conditions of Approval attached hereto as Exhibit A, LOM 625 is extended two years and will expire on September 22, 2025.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of October 11, 2023, by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachment:

Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
RIVER TERRACE SUBDIVISION (LOM 625)
VESTING TENTATIVE/CONDOMINIUM AIRSPACE MAP
1701 EAST LAUREL AVENUE (APN: 099-141-021)**

The following Conditions of Approval apply for the Vesting Tentative Tract Map and Condominium Air Space Map for a seven (7) lot subdivision to accommodate 257 residential condominium airspace units located on approximately 26 acres in the Medium Density Residential zone, Planned Development Overlay (R2PD) zone, and Planned Commercial Development (PCD) zone located at 1701 East Laurel Avenue (APN: 099-141-021).

Expiration: The time extension for the Vesting Tentative Condominium Airspace Map approval granted by the Planning Commission is valid for twenty-four (24) months from the date of approval and will expire on **September 22, 2025**. A time extension may be granted pursuant to Lompoc Municipal Code Chapter 16.04.110(B) if the applicant files a written request for an extension prior to the expiration of the permit.

I. PLANNING

PLANNING - GENERAL CONDITIONS

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.

- P2. In conformity with LMC Sections 1.24.060, 17.104.040, and 17.628.010, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc Municipal Code. In conformity with LMC Section 1.24.010, a violation of the Lompoc Municipal Code is punishable as an infraction, unless specifically declared to be a misdemeanor. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.

- P3. Owner and Applicant jointly and severally agree to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and

(iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner and Applicant further agree, jointly and severally, to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

- P4. LMC Section 17.612.030 allows any person to appeal a decision by filing a written notice of appeal with the City Clerk prior to the time the decision becomes final in compliance with LMC Section 17.552.020 or if the decision is not addressed in Section 17.552.020, or becomes effective immediately, then within ten days after the decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.
- P5. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to final Certificate of Occupancy.
- P6. The map shall comply with applicable sections of the Lompoc Municipal Code Title 16 (Subdivisions).

PLANNING – COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S)

- P7. The applicant shall create a Home Owner's Association (HOA) or similar entity for the maintenance of the common facilities, including but not limited to common areas, private drives, parking areas, walls, and landscaping prior to recordation.
- P8. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for review and approval, prior to recordation and the issuance of building permits. The CC&R's shall include:
- a. The HOA shall be responsible for all Storm Water Control Measure maintenance and reporting as required by the Storm Water Control Measure Maintenance Agreement and Plan.
 - b. A restriction against parking or storing recreational vehicles, trailers, and other miscellaneous vehicles within the common private street. If present

these items shall be located on private property in the rear or side yard behind a fence.

- c. The CC&R's shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc.

PLANNING – PROJECT SPECIFIC CONDITIONS

- P9. Planning Commission approval of LOM 625 is valid for twenty-four (24) months, prior to the expiration of the Map. LOM 625 shall expire on September 22, 2025, unless the applicant requests a time extension as outlined by City standards.
- P10. LOM 625 shall be recorded prior to Planning Division sign-off of the building permits associated with DR 20-09 for the residential homes.
- P11. The perimeter subdivision wall adjacent to the western perimeter/property line separating the residential and industrial/commercial uses shall be a solid 8 foot tall masonry slump stone wall. The wall along the south eastern property line (east of Twelfth Street) shall be a solid 6 foot tall masonry slump stone wall. The fence along the eastern property line shall be a 6 foot tall black tubular steel fence.
- P12. The exterior use areas for the residential dwellings located on the south west side of the project adjacent to East Laurel Avenue shall have a 6 foot tall architecturally treated solid masonry slump stone walls with decorative caps.
- P13. LOM 625 shall be recorded prior to Planning Division sign-off on the first residential building.

II. BUILDING AND FIRE SAFETY

No General or Project Specific Conditions

III. POLICE DEPARTMENT

No General or Project Specific Conditions

IV. ENGINEERING

ENGINEERING – GENERAL CONDITIONS

- EN1. A Final Map shall be prepared in accordance with the Subdivision Map Act, Section 66426. Upon approval or conditional approval of the Tentative Map by the Planning Commission, a complete review by the Engineering Division of all plans and documentation required by the Subdivision Ordinance of the City of Lompoc shall be required before the acceptance of the Final Map by the City Engineer.
- EN2. The Final Map shall be prepared by or under the direction of a licensed land surveyor.

- EN3. In conformance with Chapter 27, Section 2824 of the Lompoc City Code, the Final Map shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. The Final Map shall indicate and identify the control monuments utilized in the preparation thereof. The Final Map shall be delivered in a computer format readily compatible for transfer to the City Geographic Information System at the time of map approval. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG; DXF.
- EN4. After the Final Map has been prepared and is ready for review, the Applicant's Engineer shall submit three (3) sets of prints to the Engineering Division for the first plan check.
- EN5. Final Map shall comply with Engineering Division's "Development Assistance Brochure" entitled "Checklist for Completeness of Subdivision Maps." Development Assistance Brochures can be downloaded from the City Engineering web page (<http://www.cityoflompoc.com/departments/pworks/engineering.htm>).
- EN6. Final Map shall show street centerline monuments set in standard street monument wells per City Standards.
- EN7. A soils report, prepared by a California State Registered Civil Engineer shall be required and submitted to the City of Lompoc Engineering Division prior to approval of the Final Map.
- EN8. At the completion of plan review for the Final Map, and before the City Council will consider acceptance of the Final Map, the required plans, fees and documentation shall be submitted to the Engineering Division. The fees and documentation typically include, but are not limited to, the following:
- A Title Report current within the last ninety days.
 - Final Map original mylars signed and notarized by the Owner, and signed and stamped by the engineer.
 - Improvement Plan original mylars signed and stamped by the engineer.
 - Signed Improvement Agreement.
 - Final Map Application and the Plan Check fee. Project must pay any outstanding invoices for staff review time.
 - Improvement Security.
 - Faithful Performance Security.
 - Labor and Materials Security.
 - Monuments Security.
 - Final Map and Improvement Plans delivered in a computer format readily compatible for transfer to the City Geographic Information System.
 - Certificate of Insurance

- Encroachment Permit and Fee.
- Proof “Tax Bond” has been recorded with the County of Santa Barbara.
- Recording Fee.

ENGINEERING – PROJECT SPECIFIC CONDITIONS

- EN9. Construction of the infrastructure proposed for the River Terrace Residential Development (including, but not limited to the streets, utilities, lighting and storm drains) shall be phased in accordance with the Preliminary Phasing Map dated November 23, 2020. The construction plans shall provide for the proposed phasing and comply with conditions of approval and City requirements for utility construction. All improvements shall be installed or bonded for prior to Final Map recordation.
- EN10. Prior to Final Map recordation, all of the improvement plans for the site, including but not limited to streets (public and private), utilities, lighting and storm drain, shall be reviewed and approved by the City of Lompoc. The Design Engineer shall provide an Engineer’s Cost Estimate for the proposed improvements to be reviewed and approved by the Engineering Division.
- EN11. Applicant shall grant public utility easements to the City of Lompoc for public underground electric lines and pad mount equipment installed on private property.
- EN12. Private streets shall have access, drainage and public utility easements as necessary.
- EN13. The detention basin area proposed on Lot 4 will be a private basin for the River Terrace Development. The basin and storm drain system serving the Development shall be within a private drainage easement and will be privately owned and maintained by the Development.
- EN14. Existing utility easements to be abandoned shall be clearly identified on the Final Map.
- EN15. Public Street improvements on Laurel Avenue shall be completed with Phase 1 of the project and shall be completed prior the first occupancy issued. Laurel Avenue improvements include street widening, installation of a bus turn out, curb, gutter, sidewalk, and streetlights on the north side of the street. Pedestrian access shall be provided throughout the project frontage and connect to existing infrastructure at the west property line and at the intersection of 12th and Laurel. Drainage along this route must also be maintained.
- EN16. A bicycle trail shall be constructed along the easterly edge of the project site (City owned property) in accordance with approved Public Improvement Plans with Phase 1 of the Development. The trail shall connect to the existing trail north of the project site and connect pedestrians and bicyclists to the intersection of 12th and Laurel.

- EN17. Developer shall install a 12” gravity public sewer main from existing easterly stub from MH 10-020 at the intersection of 3rd Street and College Avenue through the project site and into a new manhole at the intersection of 12th Street and Laurel Avenue.
- EN18. Developer shall install a minimum 8” PVC public waterline loop through the development to service the proposed Lots.
- EN19. Prior to Final Map approval, the Developer shall provide a final Drainage Report for review and approval by the City of Lompoc Engineering and Planning Divisions verifying the area to be dedicated for the private drainage basin.
- EN20. Landscape and irrigation plans for all public ROW are required to be reviewed and approved prior to Final Map approval.
- EN21. Prior to Final map recordation, the improvements required herein shall be constructed and accepted by the City or the improvements may be bonded for. If the request is to bond for the improvements, the City will approve the bond amount based on the approved Public Improvement Plans and associated Engineer’s Cost Estimate.
- EN22. In accordance with Mitigation Measure 56 (Hazards/Hazardous Material), no residence shall be located within 50’ of the PG&E transmission line and foil covered insulation and reflective windows shall be used on all residences within 100’ of the transmission line. A note to this effect shall appear on the Final Map.

V. STORMWATER

STORMWATER - GENERAL CONDITIONS

- S1. A Notice of Intent shall be filed with the State Water Resources Control Board and a Storm Water Pollution Prevention Plan (SWPPP), meeting all the requirements of the currently adopted Construction General Permit, shall be submitted to the City Planning Division and the City Engineering Division for review. No grading shall take place until a SWPPP for the project has been approved, a grading permit has been issued, the approved SWPPP is on-site and Best Management Practices are in place.
- S2. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) and infiltration of 95% of the 85th percentile, 24-hour storm event. Storm Water Control Measures (SCMs) including infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, details and cross-sections provided on improvement, grading, drainage and landscaping plans. Details shall include elevations of structures, inflows, outflows. Cross-sections of SCMs shall be submitted with construction drawings. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning

Divisions, prior to issuance of grading permits. Percolation testing shall be conducted to determine if the proposed location, size, method and construction proposed for the Infiltration Area(s) will be able to meet the 95% infiltration requirement. Minor modifications to the location and methods of stormwater infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for 5% EIA is met.

- S3. Development of all streets shall comply with the City of Lompoc's Post-Construction / LID Requirements for new street construction, including:
- a. Street trees shall be planted;
 - b. Sidewalk construction shall be of permeable pavement, or to drain to landscaping;
 - c. Filters shall be inserted in each drain inlet to capture for trash, sediment, oil and grease. Trash capture devices shall be installed and shall meet SWRCB / RWQCB and City requirements;
 - d. Storm drain inlets shall be stenciled or marked "No Dumping, Drains to the River".
- S4. Required street improvements identified in S3 above, and all common area SCMs, shall be regularly maintained, at least annually by the Home Owner's Association (HOA). Filters shall be checked and cleaned out at least once a year, prior to the rainy season and when they become blocked. The fossil filter pouch shall be replaced a minimum of once every three years. Each required element shall be repaired or replaced as needed, when not functioning properly, not visible, or no longer living.
- S5. The property owner / HOA shall be responsible for maintaining structural (SCMs) free from trash, litter, and odor and in a manner that allows full functioning and infiltration capacity of the SCM. Maintenance shall be regularly performed, as described in the Storm Water Control Measure Maintenance Plan prepared for the project. Infiltration areas shall be maintained to ensure they continue to infiltrate the 85th percentile storm, are clean and devoid of trash/refuse and that plant material is living. If infiltration areas cease to function properly and result in off-site flooding, any cost incurred by the City of Lompoc in remediating the situation shall be assessed to the property owner.
- S6. Each SCM shall be inspected a minimum of once a year, by a licensed engineer, prior to October 1, cleaned out and replaced as necessary and a report detailing the inspection, date, person inspecting, condition of the SCM and measures taken to clean or replace, shall be submitted to the City of Lompoc Planning Division, documenting the inspection and any maintenance actions taken.
- S7. The property owner(s) /HOA shall sign a statement accepting responsibility for the operation and proper maintenance of the Storm Water Control Measures installed on-site, storm water filters, trash capture devices, gutters, landscaping and "No Dumping Drains to the River / Groundwater" stencils or markers on storm drain inlets, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.

VI. SOLID WASTE

No General or Project Specific Conditions

VII. ELECTRIC

No General or Project Specific Conditions

VIII. WATER

No General or Project Specific Conditions

IX. WASTEWATER

No General or Project Specific Conditions

I do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As the project applicant/owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Gordon Cloes,
Property Owner, Applicant, and
Representative, Williams Homes

Date

Attachment 2
Vicinity Map



- Legend**
- Streets
 - Project Site



Attachment 3

51 Zaca Lane, Suite 110 • San Luis Obispo, CA 93401

T 805.922.5554

www.williamshomes.com

September 20, 2023

Mr. Greg Stones
Principal Planner
City of Lompoc – Planning Division
100 Civic Center Plaza
City of Lompoc, CA 93436

RE: Time Extension for River Terrace LOM-625.

Dear Greg,

The approval of LOM-625 will expire on September 22, 2023. Please consider this letter as a request for additional LOM-625 time extension for the River Terrace Development project at 1701 East Laurel Avenue, Lompoc, CA (APN: 099-141-021, 099-141-026, 099-141-030).

Included with the request for time extension is completed General Application and payment of \$480.00. Thank you for your assistance and please call or email me if you require any further information.

Sincerely,

Gordon Cloes
Forward Planning Director
Williams Homes
gcloes@williamshomes.com
760-484-8683

RESIDENTIAL CONDENSERS BY LOT (SEE ARCHITECT'S SHEET 501 FOR UNIT #S)				
LOT #	ATTACHED UNITS	TOWNHOME UNIT #S	SFR UNIT #S	# UNITS/LOT
1	COMMERCIAL ONLY	COMMERCIAL ONLY	COMMERCIAL ONLY	0
2	COMMERCIAL ONLY	COMMERCIAL ONLY	COMMERCIAL ONLY	0
3	N/A	33A-33E: 3A-3A-3E 33A-33E: 3A-3A-3E 41A-41E: 42A-42E 41A-41E: 42A-42E 46A-46E: 180A-180E 46A-46E: 180A-180E (7 UNITS)	NO PROPOSED UNITS	75
4	N/A	N/A	48-49 (94 UNITS)	94
5	1-32: 100-105 48-49 510 AC21	N/A	N/A	48
6	150-179 28 UNITS	N/A	148-151 (3 UNITS)	31
7	4-56 AC21	N/A	N/A	49
GRAND TOTAL	38 BUILDINGS (76 UNITS)	15 BUILDINGS (75 UNITS)	108 BUILDINGS (100 UNITS)	257 UNITS

ZONING LEGEND AND STATISTICS

- COMMERCIAL LOTS 1.30 ACRES
- RESIDENTIAL LOTS 18.59 ACRES
- PUBLIC RIGHT OF WAY (LAUREL) 0.54 ACRES
- PRIVATE ACCESS EASEMENT/TPL 5.09 ACRES
- TOTAL 25.46 ACRES GROSS**

FINAL MAP PHASING STATEMENT:

NOTICE THAT ALL THE PHASES OF THIS SUBDIVISION MAY BE FILED WITH SEPARATE FINAL MAP(S) PER SUBDIVISION MAP ACT SECTION 66456.1


SEE SHEET 1 & 3 FOR EXISTING AND PROPOSED DRAINAGE INFORMATION

LAUREL AVENUE WILL BE A PUBLICLY DEDICATED STREET
ALL INTERIOR RESIDENTIAL STREETS ARE PRIVATE WITH PUBLIC UTILITIES

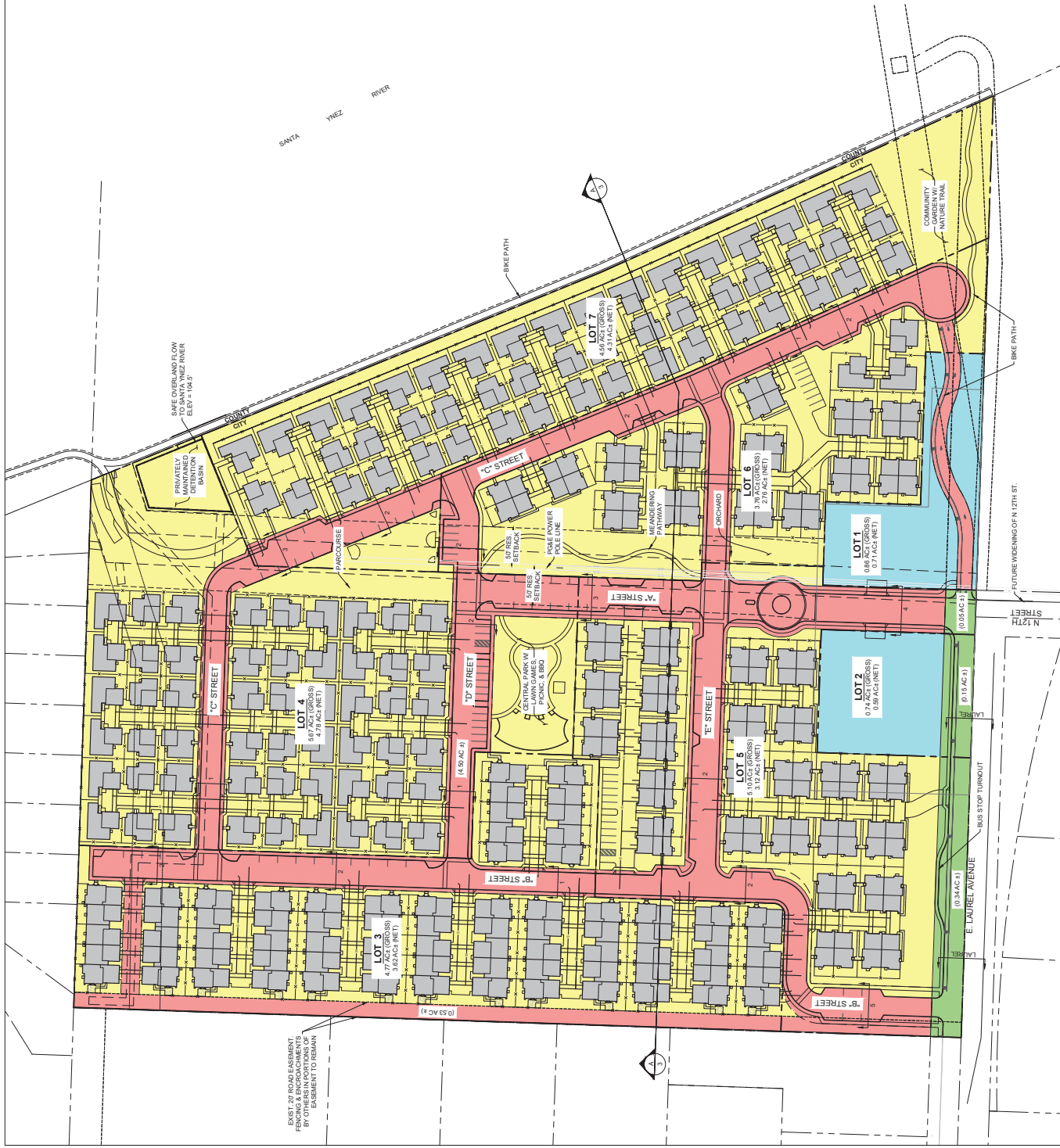
"VESTING" TENTATIVE MAP
L0M4625

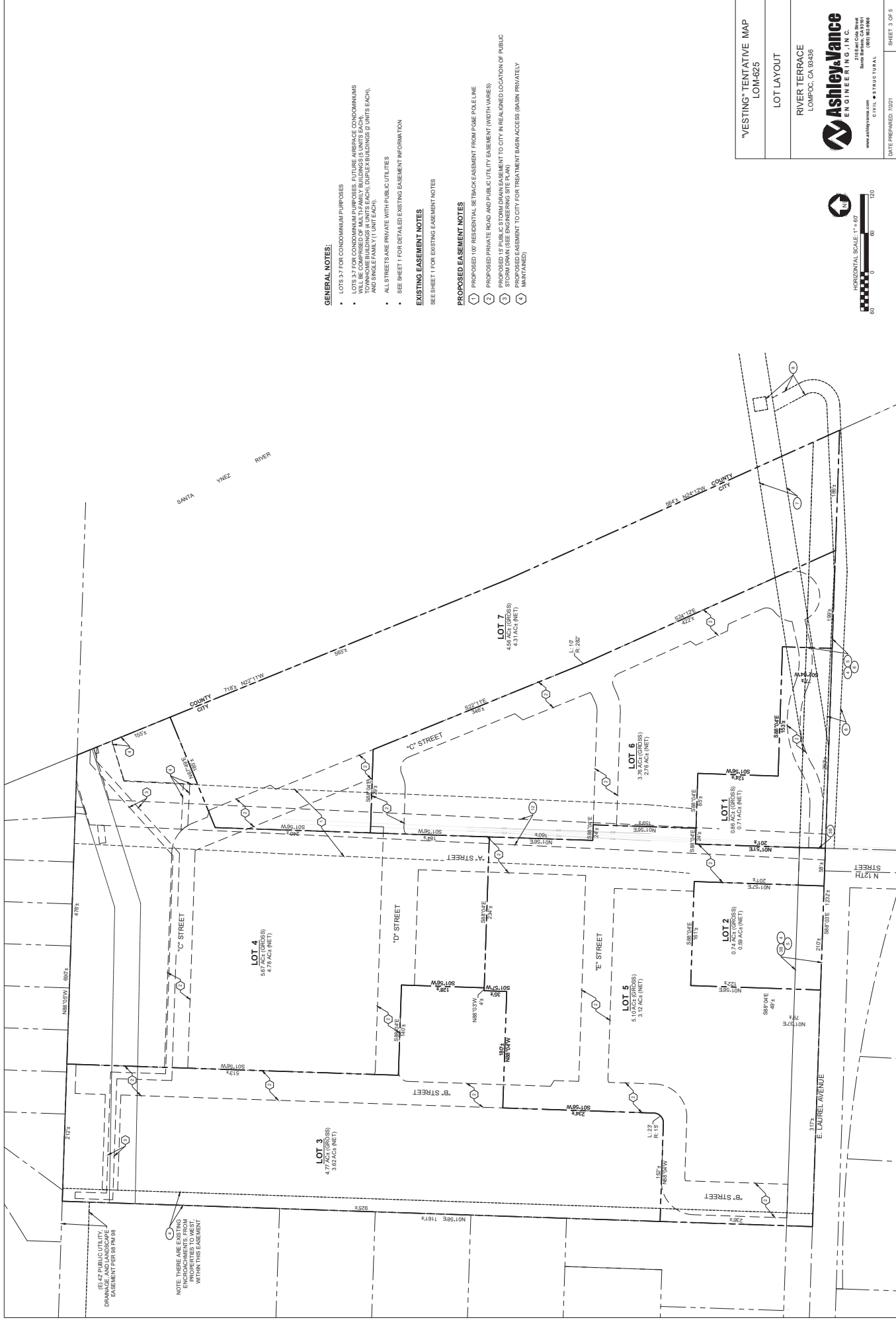
PROJECT STATISTICS

RIVER TERRACE
LOMPOC, CA 95439



Ashley & Vance
ENGINEERING, INC.
218 East Coast Street
Lompoc, CA 95439
(805) 932-2896
www.ashleyandvance.com
CIVIL & STRUCTURAL





GENERAL NOTES:

- LOTS 3-7 FOR CONDOMINIUM PURPOSES
- LOTS 3-7 FOR CONDOMINIUM PURPOSES, FUTURE AIRSPACE CONDOMINIUMS WILL BE COMPRISED OF MULTIFAMILY BUILDINGS (5 UNITS EACH), TOWNHOME BUILDINGS (4 UNITS EACH), DUPLEX BUILDINGS (2 UNITS EACH), AND SINGLE FAMILY (1 UNIT EACH).
- ALL STREETS ARE PRIVATE WITH PUBLIC UTILITIES
- SEE SHEET 1 FOR DETAILED EXISTING EASEMENT INFORMATION

EXISTING EASEMENT NOTES

SEE SHEET 1 FOR EXISTING EASEMENT NOTES

PROPOSED EASEMENT NOTES

- 1 PROPOSED 10' RESIDENTIAL SETBACK EASEMENT FROM POSE PALELINE
- 2 PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT (WIDTH VARIES)
- 3 PROPOSED 15' PUBLIC STORM DRAIN EASEMENT TO CITY IN RELIQUED LOCATION OF PUBLIC STORM DRAIN (SEE ENGINEERING SITE PLAN)
- 4 PROPOSED EASEMENT TO CITY FOR TREATMENT BASIN ACCESS (BASIN PRIVATELY MAINTAINED)

"VESTING" TENTATIVE MAP
LDM-4625

LOT LAYOUT

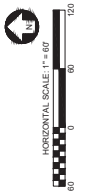
RIVER TERRACE
LOMPOC, CA 94038

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CIVIL & STRUCTURAL

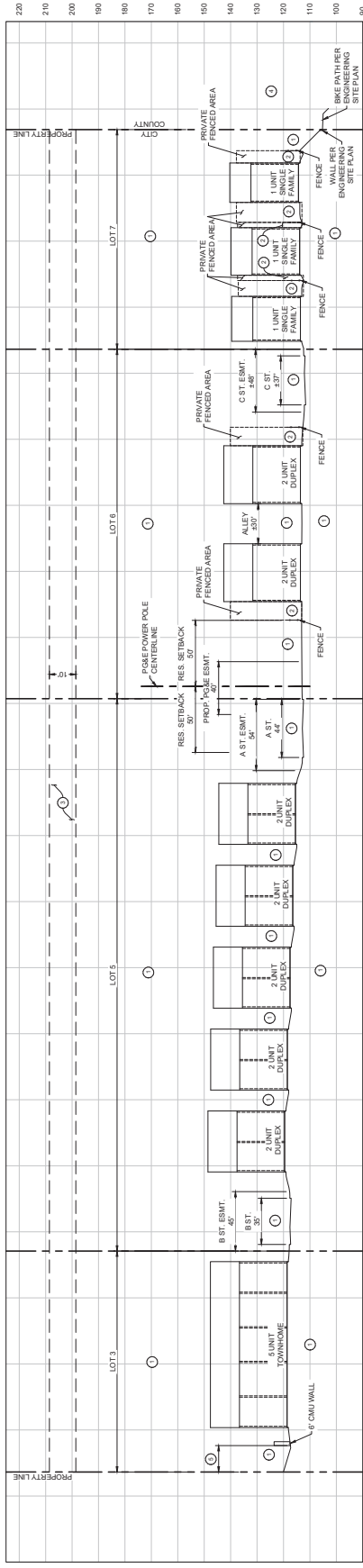
DATE PREPARED: 10/21

SHEET 3 OF 5



SEE SHEET 1 FOR UTILITY, DRAINAGE, AND LANDSCAPE EASEMENT PER 981 PM 98

NOTE: THERE ARE EXISTING EASEMENTS ON ADJACENT PROPERTIES TO WEST WITHIN THIS EASEMENT

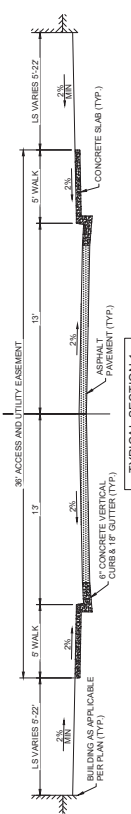


SCALE: 1"=40' HORIZ
1"=20' VERT

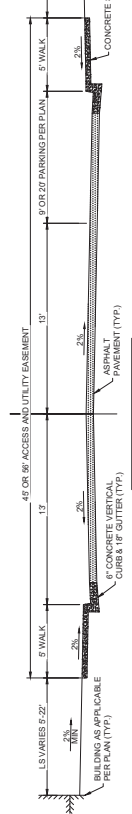
NOTES

- 1 NON OWNED & MAINTAINED COMMON AREA
- 2 EXCLUSIVE USE COMMON AREA FOR ADJACENT UNIT
- 3 UNDIVIDED INTEREST AREA
- 4 CITY-OWNED PROPERTY IN THE COUNTY
- 5 EXIST 20' ROAD EASEMENT FENCING & ENCROACHMENTS BY OTHERS IN PORTIONS OF EASEMENT TO REMAIN

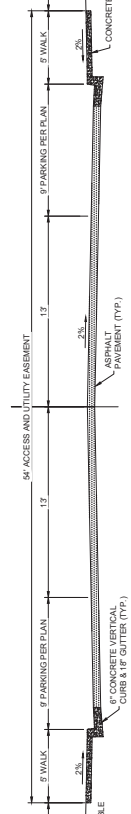
A TYPICAL SITE SECTION EXAMPLE



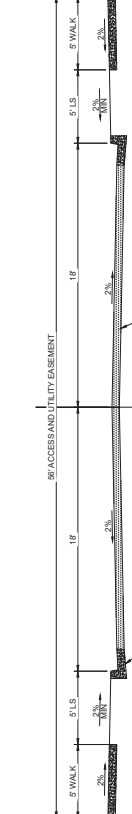
TYPICAL SECTION 1



TYPICAL SECTION 2



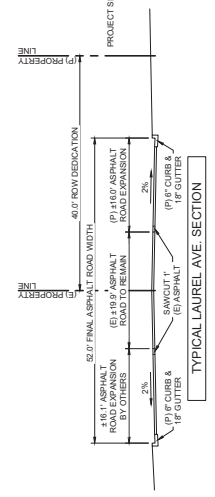
TYPICAL SECTION 3



TYPICAL SECTION 4



TYPICAL SECTION 5



TYPICAL LAUREL AVE. SECTION

"VESTING" TENTATIVE MAP
LOM16825

SITE SECTIONS

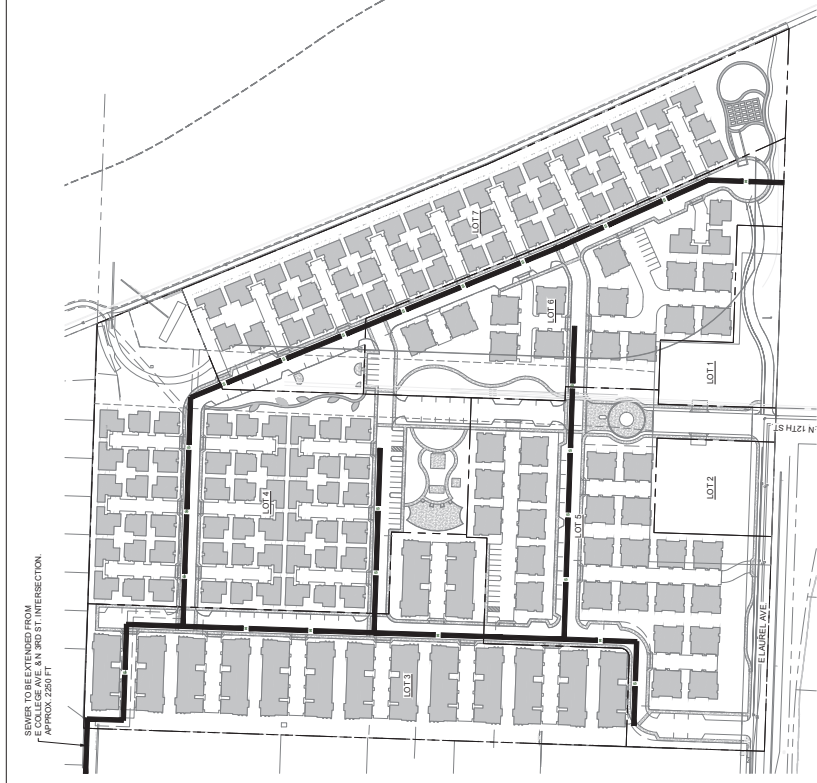
RIVER TERRACE
LOMPOC, CA 94038

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ENGINEERING, INC.

218 East Coast Street
Lompoc, CA 94038
www.ashleyvance.com
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(805) 942-2886

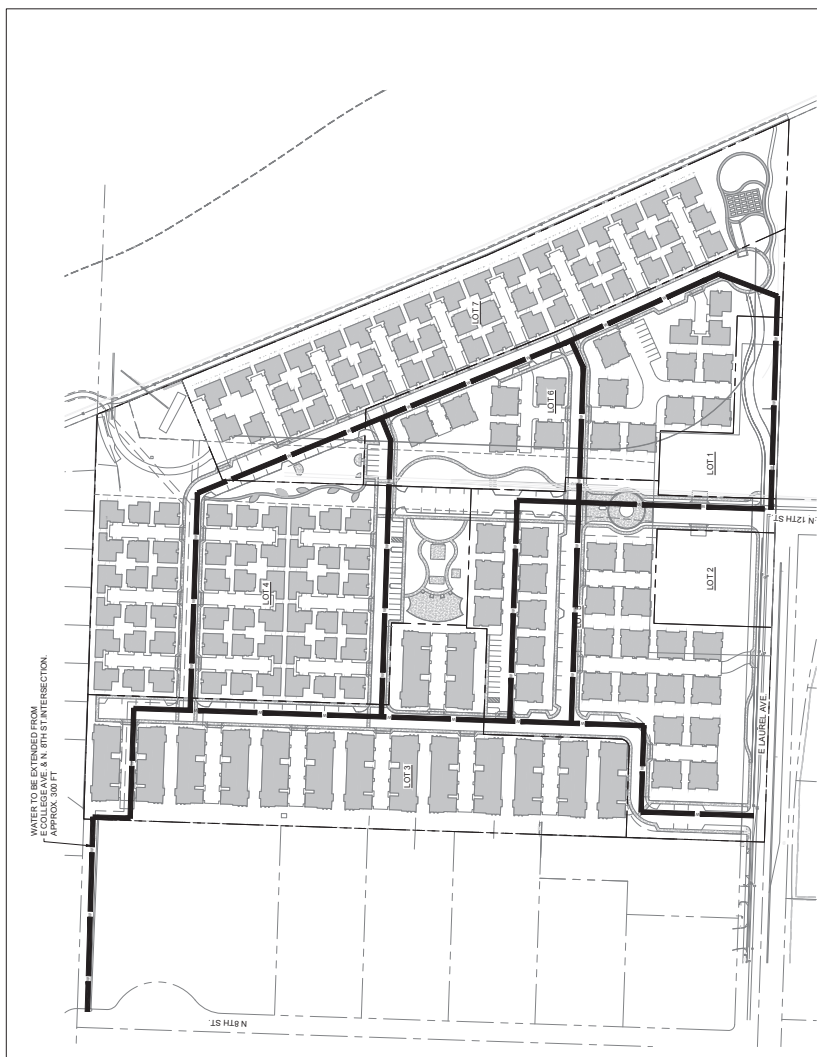
DATE PREPARED: 7/2021

SHEET 4 OF 5



(A) PROPOSED SANITARY SEWER MAIN ROUTING

SCALE: 1"=100'

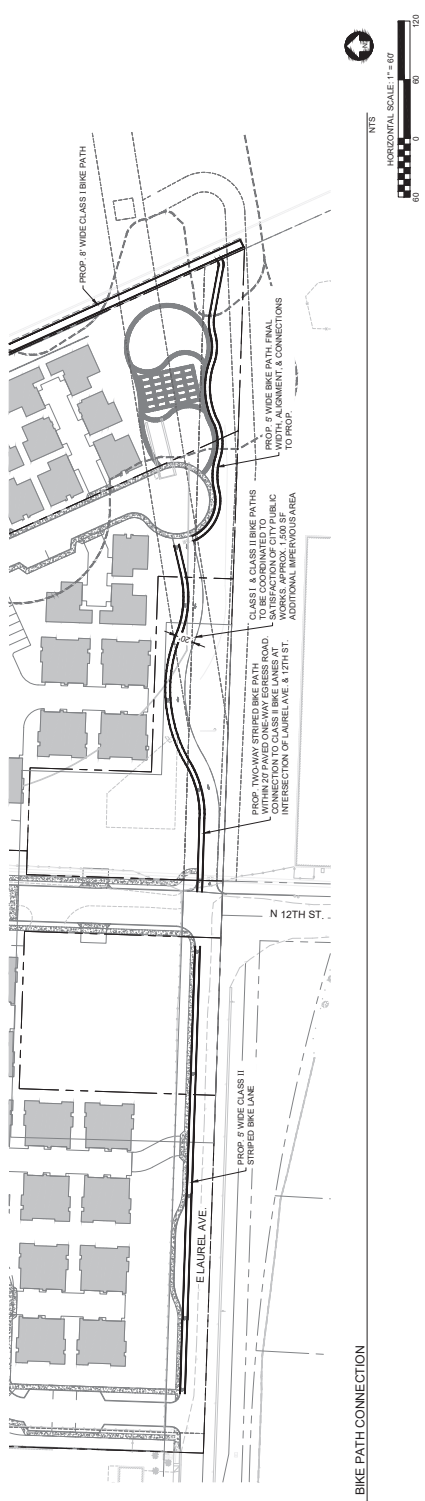


(B) PROPOSED WATER MAIN ROUTING

SCALE: 1"=100'

UTILITY NOTES
 ALL UTILITY ALIGNMENTS AND DEPT. SPACES ARE PROPOSED TO BE IN COMPLIANCE WITH STATE AND LOCAL STANDARDS. FINISHING OF UTILITIES AND ACCESS SHALL BE AS APPROVED BY PUBLIC WORKS.

HORIZONTAL SCALE: 1" = 100'



(C) BIKE PATH CONNECTION

SCALE: 1"=50'

HORIZONTAL SCALE: 1" = 50'

"VESTING" TENTATIVE MAP
 LOM1625

SUPPLEMENTAL INFORMATION

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 LOMPOC, CA 93439

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DATE PREPARED: 7/20/21

SHEET 5 OF 5