

RESOLUTION NO. 6636(24)

**A Resolution of the City Council of the City of Lompoc,
County of Santa Barbara, State of California,
Approving and Accepting Final Map, Subdivision Improvement
Agreement, and Improvement Securities
For Subdivision LOM 625 (River Terrace)
At 1701 East Laurel Avenue**

WHEREAS, a Vesting Tentative Subdivision Map for LOM 625 was approved by the City of Lompoc Planning Commission on September 22, 2021, by Resolution No. 953 (21); and

WHEREAS, that approval was conditioned to require the Developer to make certain public improvements; and

WHEREAS, the plans associated for the construction of the required public improvements have been reviewed and approved by the City Engineer; and

WHEREAS, the Developer has signed a letter addressed to the Building Official stating that the Developer's engineer will perform periodic site observations of the construction work shown on the LOM 625 grading plans and will prepare as-built drawings; and

WHEREAS, the City Engineer's Office reviewed the Final Map for LOM 625 (attached hereto as Exhibit A), finds it to be in substantial conformance with the Vesting Tentative Subdivision Map for LOM 625 and associated Conditions of Approval and recommended the City Council of the City of Lompoc accept the LOM 625 Final Map for recordation; and

WHEREAS, the City Engineer's Office has required the Developer to post adequate securities for the faithful performance of the Subdivision Improvement Agreement, to guarantee the construction of the improvements, and to guarantee payment for provisions, materials, work, and labor; and

WHEREAS, the City Engineer's Office recommended the total of all improvement securities, offered as security for faithful performance of the Subdivision Improvement Agreement, shall be in the amount of \$10,948,985.00, and the total of all securities for labor and materials shall be in the amount of \$5,474,493.00; and

WHEREAS, the City Engineer's Office recommended the security amount of \$1,094,899.00 is necessary for the guarantee and warranty of the work for a period of one (1) year following its completion and acceptance thereof, against any defective work or labor done, or defective materials furnished; and

WHEREAS, the City Engineer's Office recommended the security amount of \$3,500.00 to guarantee payment of the cost of setting property monuments; and

WHEREAS, the City Engineer's Office has caused to be drawn up an agreement for construction of subdivision improvements, to bind the Developer, among other things, to

completion of construction of improvements within twenty-four (24) months after City Council approval (“the Subdivision Improvement Agreement”) (attach ed hereto as Exhibit B), and the City Engineer’s Office recommended the City Council approve that agreement; and

WHEREAS, the City Council now desires to act upon the recommendations of the City Engineer’s Office noted above.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: Improvement securities offered to secure faithful performance shall be in the amount of \$10,948,985.00; security for labor and materials shall be in the amount of \$5,474,493.00; security in the amount of \$3,500.00 is necessary to guarantee payment of the cost of setting property monuments; and security in the amount of \$1,094,899.00 is necessary for the guarantee and warranty of the work for a period of one (1) year following the completion and acceptance thereof against any defective work or labor done, or defective materials furnished.

SECTION 2: The City Council approves and accepts the Subdivision Improvement Agreement attached hereto as Exhibit B and the above-specified Improvement Securities for LOM 625.

SECTION 3: The City Council finds and determines that the Final Subdivision Map for LOM 625 is in substantial conformance with all of the Conditions of Approval made applicable to the Vesting Tentative Subdivision Map approved on September 22, 2021, by the Planning Commission in Resolution No. 953 (21); approves and accepts the Final Subdivision Map for LOM 625 conditioned upon Developer executing the Subdivision Improvement Agreement; directs the City Clerk to, upon execution of the Subdivision Improvement Agreement, sign the Final Subdivision Map, and cause that Final Subdivision Map to be recorded in the Official Records of Santa Barbara County, California.

SECTION 4: Effective Date. This Resolution is effective on the day of its adoption.

The foregoing Resolution was proposed by Council Member _____, seconded by Council Member _____, and was duly passed and adopted by the Council of the City of Lompoc at its regular meeting on February 20, 2024, by the following vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):

Jenelle Osborne, Mayor
City of Lompoc

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ATTEST:

Stacey Haddon, City Clerk
City of Lompoc

Attachments: Exhibit A: LOM 625 Final Map
Exhibit B: Subdivision Improvement Agreement