



City Council Agenda Item

City Council Meeting Date: February 20, 2024

TO: Dean Albro, City Manager

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

SUBJECT: Adoption of Resolution No. 6636(24) Accepting the Final Tract Map for LOM 625 (River Terrace Development), the Subdivision Improvement Agreement for Final Tract Map LOM 625, and the Securities associated with the Public Improvements for LOM 625, at 1701 E. Laurel Avenue (APNs 099-141-021 and portion of 099-141-026 and 099-141-030)

Recommendation:

Staff recommends the City Council:

- 1) Hold the public hearing; and
- 2) Adopt Resolution No. 6636(24) (Attachment 1), approving and accepting the Final Tract Map for LOM 625 (Attachment 1, Exhibit A), the Subdivision Improvement Agreement for Final Tract Map LOM 625 (Attachment 1, Exhibit B) and authorizing the City Manager to sign, and the Securities described in this staff report associated with the Public Improvements for LOM 625.

Background:

The River Terrace Development, LOM 625, is a gated 257-residential-condominium-unit development consisting of 106 detached single family residences, 76 residential duplexes, and 75 townhomes, 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 approximately 42,200 square feet for future commercial uses, on approximately 26 acres located at 1701 East Laurel Avenue (APN's: 099-141-021 and a portion of 099-141-026 and 099-141-030 of City Property for the eastern bike path). (Attachment 2.)

On September 22, 2021, the Planning Commission adopted Resolution Nos. 952(21) and 953(21) to approve Vesting Subdivision Tract Map LOM 625 and Development Plan DR 20-09 for the River Terrace Development Project and associated Conditions of Approval.

The Planning Commission adopted Resolution No. 990(23) on November 8, 2023, to modify Conditions of Approval P68 and P69 to allow construction of the bike path along the easterly edge of the development site (on City-owned property) to be completed prior to the 125th Certificate of Occupancy instead of during the initial Phase 1 of the project.

Stockpiling of soil for fill material and demolition of existing site infrastructure began at the end of 2023.

Discussion:

The Developer, WH River Terrace 257 LLC, has met all of the requirements of the subdivision map act and the Lompoc Municipal Code (Subdivision Ordinance). As such, the Developer has provided the City with faithful performance bonds in the amount of \$10,948,985, labor and materials bonds in the amount of \$5,474,493 and a Monument Bond in the amount of \$3,500. The bonds have been divided for construction phasing, as requested by the Developer, and noted below:

Performance Bond (Total):	\$10,948,985
a. Site Grading/Retaining Walls	\$2,713,800
b. Drainage and Retention	\$2,230,600
c. Sewer System (Onsite)	\$909,000
d. Water System (Onsite)	\$1,385,700
e. Electric	\$680,000
f. Surface Improvements	\$2,489,500
g. College Avenue Sewer and Water	\$540,385
Labor and Materials Bond (Total):	\$5,474,493
a. Site Grading/Retaining Walls	\$1,356,900
b. Drainage and Retention	\$1,115,300
c. Sewer System (Onsite)	\$454,500
d. Water System (Onsite)	\$692,850
e. Electric	\$340,000
f. Surface Improvements	\$1,244,750
g. College Avenue Sewer and Water	\$270,193
Monument Bond:	\$3,500

Upon completion of the work and acceptance of the public improvements, a maintenance bond in the amount of \$1,094,899.00 to guarantee and warranty the public improvements will be provided and held by the City for a period of one year.

Fiscal Impact:

The Owner is responsible for payment of all actual costs to process and record the Final Map and install the public improvements associated with the Final Map for LOM 625. Therefore, there is no cost to the General Fund.

Conclusion:

The Developer, WH River Terrace 257 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:

Dean Albro, City Manager

Attachments: 1) Resolution No. 6636(24)
2) Location Map