

STAFF REPORT
City of Lancaster

CC 6
03/09/10
MVB

Date: March 9, 2010

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Substitution of Subdivision Undertaking Agreement, and Securities; Tract No. 54370-01, Phase 2 – Located on the Southeast Corner of Hemlock Avenue and 72nd Street West**

Recommendation:

Approve and accept substitution of the Subdivision Undertaking Agreement and securities submitted by KB Home Coastal in place of the Subdivision Undertaking Agreement and securities submitted by Plum Canyon Investments, LLC for Tract No. 54370-01, Phase 2.

Background:

On August 6, 2008, Plum Canyon Investments, LLC entered into a Subdivision Undertaking Agreement and posted securities to complete the required improvements for Tract Map No. 54370-01, Phase 2. The subject property subsequently changed hands and the new developer, KB Home Coastal, has requested that the City allow the substitution of the undertaking agreement and securities so that the property can be developed.

KB Home Coastal has submitted a Subdivision Undertaking Agreement and Securities in accordance with City policy. Staff recommends that the Council approve the Subdivision Undertaking Agreement, accept the securities, and approve the termination of the Subdivision Undertaking Agreement and Maintenance Agreement with Plum Canyon Investments, LLC.

GA:ddd

Attachment:

Map