

STAFF REPORT
City of Lancaster

CC 6
10/12/10
MVB

Date: October 12, 2010

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Subdivision Undertaking Agreement, Securities and Phasing of Tract Map No. 060154 - Located on the Southeast corner of Avenue J and 30th Street East**

Recommendation:

Approve the creation of Phases 1 and 2 of Tract Map No. 060154 and accept the Subdivision Undertaking Agreement and securities submitted by Richmond American Homes of Maryland, Inc. (Richmond American) for Phase 2 of the subject map.

Background:

On September 13, 2007, Trimark Pacific-Lancaster 139, LLC (Trimark Pacific), entered into a Subdivision Undertaking Agreement and posted securities to complete the required improvements for Tract Map No. 060154. Trimark Pacific has retained ownership of a portion of the subject property identified as Phase 1 on Exhibit "A". That portion of the subject property identified as Phase 2 on Exhibit "B" has been conveyed to Richmond American.

Accepting the Subdivision Undertaking Agreement shall relieve Trimark Pacific of the responsibility of completing the required improvements for Phase 2 and make them the responsibility of Richmond American. Richmond American 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 creation of Phase 1 and 2 of Tract Map No. 060154.

GA:ddd

Attachments:

Exhibit "A"
Exhibit "B"
Undertaking Agreement