

STAFF REPORT
City of Lancaster

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| 11/08/11 |
| MVB |

Date: November 8, 2011

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Phasing of Tract Map No. 54199-01 - Located on the Northeast Corner of Avenue H-8 and 5th Street East**

Recommendation:

Approve the creation of Construction Phases 1 and 2 of Tract Map No. 54199-01, located on the northeast corner of Avenue H-8 and 5th Street East.

Background:

On October 10, 2006, First Pacific Homes IV (First Pacific), entered into a Subdivision Undertaking Agreement and posted securities to complete the required improvements for Tract Map No. 54199-01. First Pacific constructed public improvements and homes within a portion of the subject property identified as Phase 1 on Exhibit "A", but due to the economic downturn, was unable to complete construction. That portion of the subject property identified as Phase 2 on Exhibit "B" has partial public improvements, but no homes have been constructed.

Approval of the phasing of the subject map will put a process in place through which the developer can complete the required public improvements for Phase 1 of Tract Map No. 54199-01, the City can accept the completed improvements, and the existing securities can be reduced to cover the remaining public improvements associated with Phase 2 of the subject tract. Staff recommends that Council approve the creation of Phases 1 and 2 of Tract Map No. 54199-01.

Attachments:

Exhibit "A"
Exhibit "B"