

**STAFF REPORT**  
**City of Lancaster**

CC 12
04/24/12
MVB

Date: April 24, 2012

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Substitution of Subdivision Improvement and Lien Agreement for the Subdivision Undertaking Agreement and Securities for Parcel Map No. 25489**

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**Recommendation:**

Approve and accept the Subdivision Improvement and Lien Agreement submitted by Michael D. Bradley (“Developer”) in place of the Subdivision Undertaking Agreement and securities previously submitted for Parcel Map No. 25489, located approximately 185 feet north of Avenue L-4 and east of 25<sup>th</sup> Street West.

**Background:**

On November 12, 2002, in connection with the approval and recordation of Parcel Map No. 25489, the City and Developer entered into a Subdivision Undertaking Agreement regarding the completion of the required public improvements. To date, none of the required improvements have been completed and the property could be reverted to acreage. To prevent this, the Developer has requested that the City enter into a new undertaking agreement and accept a lien on the property as substitution of security to complete the required improvements.

The Developer has submitted a Subdivision Improvement and Lien Agreement in accordance with City policy. Staff therefore recommends that Council approve the Subdivision Improvement and Lien Agreement, approve the termination of the existing Subdivision Undertaking Agreement, and release those securities previously posted by the Developer.

GA:lcs

**Attachments:**

Map  
Subdivision Improvement and Lien Agreement