

STAFF REPORT
City of Lancaster

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MVB

Date: January 14, 2014

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Subdivision Improvement and Lien Agreement - Tract No. 060294**

Recommendation:

Approve and accept the Subdivision Improvement and Lien Agreement submitted by 99 Serenade Lancaster, LLC (“Developer”), required as a condition of recordation of Tract Map No. 060294, located at the northeast corner of Avenue J and 65th Street West.

Background:

The City approved Tentative Tract Map No. 060294 on January 17, 2006, subject to certain conditions of approval, including the construction of various public improvements. The Developer has requested approval to record a final subdivision map prior to the fulfillment of those conditions.

The Developer has therefore submitted a Subdivision Improvement and Lien Agreement (“Agreement”) to guarantee and secure the performance of all the required public improvements. If a final subdivision map is approved by Council, the Agreement will constitute a lien on the Developer’s property as security for the faithful performance of the public improvements.

The Agreement satisfies the requirements of an undertaking agreement and is an authorized form of security in accordance with the Subdivision Map Act and the City’s Municipal Code. Staff therefore recommends that Council approve the Subdivision Improvement and Lien Agreement.

MC:lcs

Attachment:

Map
Subdivision Improvement and Lien Agreement