

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

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08/14/07
RSL

Date: August 14, 2007

To: Mayor Hearn and City Council Members

From: James R. Williams, Public Works Director

Subject: **Extend Undertaking Agreement and Improvement Securities for Tract Map No. 53253, Located at the Northwest Corner of 30th Street West and Avenue M-8**

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**Recommendation:**

Extend the Undertaking Agreement and Improvement securities for Tract Map No. 53253 to August 14, 2008.

**Background:**

On June 14, 2005, Portabella, L.P. ("developer") entered into an agreement and posted securities to complete the required improvements for Tract Map No. 53253. The agreement expired June 14, 2007. To date, only landscape maintenance improvements have been accepted by the City Council and 22 out of 64 lots remain to be occupied.

In the undertaking agreement, the developer agrees to complete the improvements under which the subdivision was conditioned. These improvements usually consist of curbs, gutters, sidewalks, asphalt pavement, drainage basins, storm drains, water and sewer systems, landscaping, and street lighting systems. The improvement securities posted with the undertaking agreement secure the completion of the conditioned improvements. If the developer fails to complete these improvements, the City may use the posted securities to pay for completion of the improvements.

**Summary:**

On May 22, 2007, the developer was put on notice that the undertaking agreement had expired. On June 4, 2007, the City Engineer received a letter from the developer requesting an extension.