

STAFF REPORT
City of Lancaster

CC 8
10/25/16
MVB

Date: October 25, 2016

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Substitution of Subdivision Agreement and Securities for Tract Map No. 062845, located on the northwest corner of Avenue M and 32nd Street West**

Recommendation:

Approve and accept the Subdivision Improvement and Lien Agreement submitted by Pelican Landing, LP, (Developer), in place of the Subdivision Undertaking Agreement and securities submitted by Davidon Homes for Tract Map No. 062845, located on the northwest corner of Avenue M and 32nd Street West.

Background:

On January 8, 2008, Davidon Homes entered into a Subdivision Undertaking Agreement and posted securities to complete the required improvements for Tract Map No. 062845. The subject property subsequently changed hands and the new developer, Pelican Landing, LP, has requested that the City allow the substitution of the Subdivision Undertaking Agreement and securities so that the property can be developed.

The Developer has submitted a Subdivision Improvement and Lien Agreement (Agreement) to guarantee and secure the performance of all the required 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 recommends that the Council approve the Subdivision Improvement and Lien Agreement from Pelican Landing, LP, and approve the termination of the Subdivision Undertaking Agreement and release the securities posted by Davidon Homes.

GA:lcs

Attachments:

Map
Subdivision Improvement and Lien Agreement