

STAFF REPORT

City of Lancaster

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08/28/07
RSL

Date: August 28, 2007

To: Mayor Hearn and City Council Members

From: James R. Williams, Public Works Director

Subject: **Acceptance of Improvements (Landscape Maintenance District No. 1)**

Recommendation:

Approve and accept for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, installed by the Developer of the subject projects:

<u>Tract No.</u>	<u>Annexation No.</u>	<u>Location/Owner</u>
060034	282	Southeast corner of Avenue J-8 and 60 th Street West Owner: Lancaster Pavilion, L.P.
060147	296	Northwest corner of 25 th Street East and Avenue J Owner: Richmond American Homes of CA
061042	330	Northeast corner of 60 th Street West and Avenue K-4 Owner: KB Home Greater LA, Inc.

Fiscal Impact:

\$25,061.44. A total of 3 tracts are being accepted at this time. The first year's maintenance cost has been paid by the Developers; subsequent costs will be assessed against the benefiting properties.

Background:

The Council adopted resolutions initiating proceedings for annexation into Landscape Maintenance District No. 1, declaring its intention to annex territory; and confirming the diagram and assessment and ordering the proposed improvements. See Exhibit A for further information.

The landscaping improvements for these tracts have been installed by the Developers, according to the approved plans and specifications. The improvements have been completed to the satisfaction of the Director of Public Works.