

STAFF REPORT
City of Lancaster

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10/09/07
RSL

Date: October 9, 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. 060147 Located at the Northwest Corner of Avenue J and 25th Street East**

Recommendation:

Extend the Undertaking Agreement and Improvement Securities for Tract Map No. 060147 to August 1, 2008.

Background:

On June 28, 2005, Richmond American Homes of CA, Inc. ("developer") entered into an agreement and posted securities to complete the required improvements for Tract Map No. 060147. To date, only 75% of the homes have been completed.

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 31, 2007, the developer was put on notice that the undertaking agreement was due to expire on June 28, 2007. On August 17, 2007 the City Engineer received a letter from the developer requesting an extension. The developer has agreed to complete the improvements by June 30, 2008.