

STAFF REPORT
City of Lancaster

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11/13/07
RSL

Date: November 13, 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>
061033	316	Southwest corner of 30 th Street West and Avenue M Owner: Pinnacle Quartz Hill I, Inc.
061064	307	Northeast corner of Avenue K and 30 th Street East Owner: Western Pacific Housing
061225	331	Southeast corner of Lancaster Boulevard and 30 th Street East Owner: KB Home Greater Los Angeles, Inc.
061342	317	Southeast corner of 45 th Street West and Avenue M-12 Owner: Pinnacle Quartz Hill I, Inc.
061538	315	Southwest corner of 35 th Street West and Avenue L-4 Owner: Pinnacle Quartz Hill I, Inc.

Fiscal Impact:

\$32,837.92 A total of 5 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.