

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

CC 14
02/12/08
MVB

Date: February 12, 2008

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. 060428, Located on the Southwest corner of 40<sup>th</sup> Street West and Avenue J-6**

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**Recommendation:**

Extend the Undertaking Agreement and Improvement securities for Tract Map No. 060428 to February 12, 2009.

**Background:**

On January 10, 2006, American Premiere Homes, Inc. ("developer") entered into an agreement and posted securities to complete the required improvements for Tract Map No. 060428. The agreement expired January 10, 2008. To date, only the landscape improvements (LMD) have been completed and accepted by the City.

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 December 17, 2007, the developer was put on notice that the undertaking agreement had expired. On January 14, 2008, the City Engineer received a letter from the developer requesting an extension.