

# STAFF REPORT

## City of Lancaster

CC 19
04/22/08
MVB

Date: April 22, 2008

To: Mayor and City Council Members

From: James R. Williams, Director of Public Works

Subject: **Extend Undertaking Agreement and Improvement Securities for Tract Map No. 061042 – Located on the Northeast Corner of 60<sup>th</sup> Street West and Avenue K-4**

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**Recommendation:**

Extend the Undertaking Agreement and Improvement securities for Tract Map No. 061042 to July 21, 2008.

**Background:**

On April 25, 2006, KB Home Greater Los Angeles Inc. ("developer") entered into an agreement and posted securities to complete the required improvements for Tract Map No. 061042. The agreement will expire April 25, 2008. To date, only landscape improvements have been 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 20, 2007, the developer was put on notice that the undertaking agreement would expire on April 25, 2008. On December 28, 2007, the City Engineer received a letter from the developer requesting an extension.