

STAFF REPORT
City of Lancaster

CC 8
05/26/09
MVB

Date: May 26, 2009

To: Mayor Parris and City Council Members

From: James R. Williams, Director of Public Works

Subject: **Acceptance of Subdivision Undertaking and Maintenance Agreement and Securities for Tract Map No. 061542 Located on the South Side of Avenue J-12, approximately 296 Feet West of 56th Street West**

Recommendation:

Approve and accept the Subdivision Undertaking and Maintenance Agreements and securities submitted by Ave K22, LLC (“Subdivider”) for Tract Map No. 061542.

Background:

The Planning Commission approved Tentative Map No. 061542 on November 21, 2005. The Subdivider anticipates requesting approval of the final subdivision map prior to the fulfillment of all conditions of approval of the Tentative Map. The Subdivider had entered into an amended Subdivision Undertaking Agreement and posted improvement securities to complete the required improvements for Tract Map No. 061542.

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 the completion of the improvements. The agreement is executed pursuant to the provisions of the Subdivision Map Act of the State of California and applicable City ordinances.

The Subdivider has also executed a Maintenance Agreement, posted Maintenance Security, and agreed to maintain the site and the improvements in accordance with the maintenance standards as defined in the agreement.

Staff recommends that Council approve and accept the Subdivision Undertaking Agreement, Improvement Securities, Maintenance Agreement, and Maintenance Security submitted by Ave K22, LLC for Tract Map No. 061542.

MT:cmm

Attachments:

Map
Undertaking Agreement
Maintenance Agreement