

STAFF REPORT
City of Lancaster

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6/10/2025
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Date: June 10, 2025

To: Mayor Parris and City Council Members

From: Allison E. Burns, City Attorney
Sydney Yeseta, Manager - Economic Development

Subject: Memorandum of Understanding among the Antelope Valley Watermaster and Rancho Sierra Properties, LLC

Recommendations:

1. Find the acquisition of land categorically exempt under the California Environmental Quality Act and authorize staff to execute and file a Notice of Exemption.
2. Authorize the City Manager, or his designee, with the concurrence of the City Attorney, to negotiate, finalize and execute the Memorandum of Understanding, Certificate of Acceptance, and all related documents.
3. Appropriate \$151,778.77 from General Fund to Account No. 101.24000.8010 to effectuate a transfer of the property.

G.C. Section 84308: No

Fiscal Impact:

The City will pay \$151,778.77 to effectuate a transfer of the property to the City.

Background:

Rancho Sierra Properties, LLC (RSP) owns property near Ave F-8 and 60th Street East, known as Assessor's Parcel Numbers 3302-021-035, 3302-021-092, and 3302-020-019.

The property is subject to a court judgment in favor of the Antelope Valley Watermaster in the amount of \$459,749.02. To avoid foreclosure and a Sheriff's sale of the property, the City has negotiated an agreement to pay \$151,778.77 to the Watermaster in exchange for taking ownership of the property. Upon receipt of payment, the Watermaster will fully release and waive all claims against RSP and the property related to outstanding debt and the judgment.

This arrangement allows the City to acquire the property at a reduced cost for future public use.

SY/hb

Attachments:

Memorandum of Understanding

Notice of Exemption