



44933 North Fern Avenue, Lancaster, CA 93534
Chair Elizabeth Brubaker, Vice Chairman Dr. David Vierra,
Board Member Dr. Jackie Fisher, Board Member Cassandra Harvey,
Board Member Larry Levin, Board Member Jim Vose,
Board Member John Walker

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD REGULAR MEETING AGENDA

Tuesday

November 20, 2012

Meeting – **4:00 p.m.**

Council Chambers – Lancaster City Hall

The City Clerk hereby declares the agenda was posted
by 5:00 p.m. on Friday, November 16, 2012
at the entrance to the Lancaster City Hall Council Chambers.

CALL TO ORDER

ROLL CALL

Board Members: Fisher, Harvey, Levin, Vose, Walker; Vice Chairman Vierra; Chair Brubaker

PLEDGE OF ALLEGIANCE

AGENDA ITEMS TO BE REMOVED

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

Any person who would like to address the Lancaster Successor Agency Oversight Board on any agendized item is requested to complete a speaker card for the City Clerk and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Lancaster Successor Agency Oversight Board at the time such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker card must be filled out *prior* to the agenda item being called. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. *Individual speakers are limited to three (3) minutes each.*

Consent Calendar items may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes to address your concerns before the Lancaster Successor Agency Oversight Board takes action on the Consent Calendar.

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 20, 2012**

MINUTES

M 1. Approve the Lancaster Successor Agency Oversight Board Regular Meeting minutes of September 18, 2012.

M 2. Approve the Lancaster Successor Agency Oversight Board Special Meeting minutes of October 8, 2012.

M 3. Approve the Lancaster Successor Agency Oversight Board Special Meeting minutes of October 15, 2012.

NEW BUSINESS

NB 1. Approval of Transfer of Public Use Assets

Recommendation:

Adopt **Resolution No. OB 17-12**, approving a Public Use List from among the properties owned by the Successor Agency and authorizing the Executive Director and/or Chairman of the Successor Agency to take all necessary actions to cause the transfer of these properties to the City of Lancaster for continued public use.

NB 2. Ground lease with US Topco Energy Inc., for the construction of Photovoltaic Solar Generation Facilities

Recommendation:

Direct the Lancaster Successor Agency to approve a Ground Lease with US Topco Energy Inc. (Topco), to work cooperatively to design and construct a 5.5-megawatt photovoltaic solar generation facility on approximately 25 acres of land near the Old Fairgrounds and adjacent to the AV High School District Building.

EXECUTIVE DIRECTOR ANNOUNCEMENT

CITY CLERK ANNOUNCEMENT

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 20, 2012**

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Lancaster Successor Agency Oversight Board on any item ***NOT ON THE AGENDA*** regarding Board business and speaker cards must be submitted *prior* to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the Lancaster Successor Agency Oversight Board meeting and we appreciate your cooperation. State law prohibits the Lancaster Successor Agency Oversight Board from taking action on items not on the agenda and your matter will be referred to the Executive Director. ***Individual speakers are limited to three (3) minutes each.***

BOARD MEMBER COMMENTS

ADJOURNMENT

Next Regular Meeting:

Tuesday, December 18, 2012 - 4:00 p.m.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

M 1
11/20/12
MVB

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING MINUTES
SEPTEMBER 18, 2012**

CALL TO ORDER

Chair Brubaker called the meeting to order at 4:03 p.m.

ROLL CALL

PRESENT: Board Members: Fisher, Harvey, Vose, Walker, Alternate Board Member Ken Scott, Chair Brubaker

ABSENT: Board Member: Levin, Vice Chair Vierra

STAFF

MEMBERS: City Attorney/Authority Counsel for the Lancaster Successor Agency; Finance Director; City Clerk; Economic Development Director

PLEDGE OF ALLEGIANCE

Board Member Harvey

AGENDA ITEMS TO BE REMOVED

None

M 1. MINUTES

On a motion by Board Member Walker and seconded by Board Member Scott, the Lancaster Oversight Board approved the Lancaster Successor Agency Oversight Board Meeting minutes of August 21, 2012, by the following vote: 5-0-1-2; AYES: Fisher, Harvey, Walker, Scott, Brubaker; NOES: None; ABSTAIN: Vose; ABSENT: Levin, Vice Chair Vierra

NB 1. TRANSFER OF PROPERTIES FROM THE CITY OF LANCASTER TO THE LANCASTER SUCCESSOR AGENCY

The Finance Director presented the staff report regarding this matter.

On a motion by Board Member Harvey and seconded by Board Member Walker, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 14-12**, a resolution of the Lancaster Successor Agency Oversight Board, Lancaster, California, approving the transfer of properties from the City of Lancaster to the Lancaster Successor Agency, by the following vote: 6-0-0-2; AYES: Fisher, Harvey, Vose, Walker, Scott, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Levin, Vice Chair Vierra

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING MINUTES
SEPTEMBER 18, 2012

EXECUTIVE DIRECTOR ANNOUNCEMENTS

None

CITY CLERK /AUTHORITY SECRETARY ANNOUNCEMENT

The City Clerk stated that there were no speakers from the audience.

BOARD MEMBER COMMENTS

Chair Brubaker requested consideration of conducting Special Meetings on October 8, 2012 and October 15, 2012.

The Finance Director stated that one of the requirements of AB 1484 is that the Successor Agency Oversight Board conduct two due diligence reviews of the financial statements of the housing assets and liabilities and the non-housing assets and liabilities. The housing assets and liabilities review is required to be completed by October 1, 2012. It is also required that there be a public comment period to begin no later than October 8, 2012 and staff has engaged the City's auditors to complete the due diligence review. They did not have the procedures from the State until after August 30, 2012, but they are confident they will meet the deadline that has been established by the bill. It is required that the Oversight Board have a public comment period to begin October 8, 2012. Therefore, a special meeting is needed on October 8, 2012 to begin this public comment period with approval of the due diligence review report by the Oversight Board no later than October 15, 2012. It is recommended that these two meeting dates take the place of the regularly scheduled meeting date of October 16, 2012. Once the report is approved by the Oversight Board, it is required to be submitted to the Department of Finance, the County Auditor Controller, the State Controller's Office and the County Chief Administrative Officer (CAO). The City is on track to meet the deadlines and once there is confirmation of the report, then meetings will be scheduled.

It was the consensus of the Oversight Board to schedule and conduct special meetings on October 8, 2012 and October 15, 2012. Additionally, it was the consensus of the Oversight Board to cancel the regularly scheduled meeting of October 16, 2012.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING MINUTES
SEPTEMBER 18, 2012

ADJOURNMENT

Chair Brubaker adjourned the meeting at 4:12 p.m. and stated that a special meeting of the Lancaster Oversight Board would take place on Monday, October 8, 2012 at 4:00 p.m.

PASSED, APPROVED and ADOPTED this _____day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency
Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF MINUTES
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster Successor Agency Oversight Board minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

M 2
11/20/12
MVB

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING MINUTES
OCTOBER 8, 2012**

CALL TO ORDER

Chair Brubaker called the meeting to order at 4:00 p.m.

ROLL CALL

PRESENT: Board Members: Harvey, Levin, Vose, Vice Chair Vierra, Chair Brubaker

ABSENT: Board Members: Fisher, Walker

STAFF

MEMBERS: Executive Director; Deputy Executive Director; Assistant to the City Manager;
Finance Director; City Clerk

PLEDGE OF ALLEGIANCE

Board Member Vose

AGENDA ITEMS TO BE REMOVED

None

**NB 1. PUBLIC COMMENT PERIOD FOR THE DUE DILIGENCE REVIEW –
LOW/MODERATE HOUSING FUNDS**

The Assistant Finance Director presented the staff report regarding this matter.

Board Member Vose requested clarification regarding the Due Diligence Report; audits; financial reports, procedures to transfer funds.

The Assistant Finance Director gave further overview of the process.

The Executive Director stated that the first 5 pages of the report lays out the audit requirements and what the audit firm was required to do as part of AB 1484. It is fairly extensive what they were required to do and based on information that was required by the City, the report does attest to the details and is very well laid out as to process.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING MINUTES
OCTOBER 8, 2012

NB 1. PUBLIC COMMENT PERIOD FOR THE DUE DILIGENCE REVIEW – LOW/MODERATE HOUSING FUNDS (continued)

On a motion by Board Member Levin and seconded by Vice Chair Vierra, the Oversight Board adopted **Resolution No. OB 15-12**, a resolution of the Lancaster Successor Agency Oversight Board, Lancaster, California, opening the public comment period for the due diligence review - Low/Mod Housing Funds, by the following vote: 5-0-0-2; AYES: Harvey, Levin, Vose, Vierra, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Fisher, Walker

EXECUTIVE DIRECTOR ANNOUNCEMENTS

The Executive Director thanked the Board for attending this special meeting of the Oversight Board and the next one on October 15, 2012. It is a busy part out of everyone's day and while all can agree or disagree about whether AB 1484 requirements are necessary, he appreciates the Board's time.

CITY CLERK /AUTHORITY SECRETARY ANNOUNCEMENT

The City Clerk stated that there were no speakers from the audience.

BOARD MEMBER COMMENTS

None

ADJOURNMENT

Chair Brubaker adjourned the meeting at 4:08 p.m. and stated that a special meeting of the Lancaster Oversight Board would take place on Monday, October 15, 2012 at 4:00 p.m.

PASSED, APPROVED and ADOPTED this _____day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency
Oversight Board

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING MINUTES
OCTOBER 8, 2012

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF SPECIAL MEETING MINUTES
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster Successor Agency Oversight Board Special Meeting minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

M 3
11/20/12
MVB

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING MINUTES
OCTOBER 15, 2012**

CALL TO ORDER

Chair Brubaker called the meeting to order at 4:01 p.m.

ROLL CALL

PRESENT: Board Members: Harvey, Vose, Walker, Vice Chair Vierra, Chair Brubaker

ABSENT: Board Members: Fisher, Levin

STAFF

MEMBERS: Executive Director; Assistant Finance Director; Economic Development Director;
City Clerk

PLEDGE OF ALLEGIANCE

Board Member Harvey

AGENDA ITEMS TO BE REMOVED

None

NB 1. DUE DILIGENCE REVIEW – LOW/MODERATE HOUSING FUNDS

The Assistant Finance Director presented the staff report regarding this matter.

On a motion by Vice Chair Vierra and seconded by Board Member Walker, the Lancaster Oversight Board adopted **Resolution No. OB 16-12**, a resolution of the Lancaster Successor Agency Oversight Board, accepting and approving the Due Diligence Review – Low/Moderate Housing Funds, by the following vote: 5-0-0-2; AYES: Harvey, Vose, Walker, Vierra, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Fisher, Levin

EXECUTIVE DIRECTOR ANNOUNCEMENTS

The Executive Director thanked everyone for taking time out of their very busy day to attend this meeting.

CITY CLERK /AUTHORITY SECRETARY ANNOUNCEMENT

The City Clerk stated that there were no speakers from the audience.

BOARD MEMBER COMMENTS

None

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING MINUTES
OCTOBER 15, 2012

ADJOURNMENT

Chair Brubaker adjourned the meeting at 4:05 p.m. and stated that the next regular meeting of the Lancaster Oversight Board would take place on Tuesday, November 20, 2012 at 4:00 p.m.

PASSED, APPROVED and ADOPTED this _____day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency
Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF MINUTES
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster Successor Agency Oversight Board minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

STAFF REPORT
Lancaster Successor Agency Oversight Board

Date: November 20, 2012
To: Chairperson Brubaker and Board Members
From: Vern Lawson, Economic Development Director
Subject: **Approval of Transfer of Public Use Assets**

NB 1
11/20/12
MVB

Recommendation:

Adopt **Resolution No. OB 17-12**, approving a Public Use List from among the properties owned by the Successor Agency and authorizing the Executive Director and/or Chairman of the Successor Agency to take all necessary actions to cause the transfer of these properties to the City of Lancaster for continued public use.

Background:

Current law allows cities throughout California to retain properties formerly owned by their respective Redevelopment Agencies for public purposes, such as public buildings and parking lots. In order to keep these properties, the Successor Agency must formally approve a Public Use List and authorize the transfer of the property to the appropriate public entity. This resolution will establish a list of such properties from among those owned by the Lancaster Successor Agency and allow for the transfer of these assets to the City of Lancaster in order to ensure their continued availability for use by local residents. In approving this resolution, the Oversight Board will direct the Successor Agency to carry out the transfer of property per the State statute.

The properties to be transferred on this initial Public Use List are outlined in Attachment A. They consist of a total of 42 parcels, including the Los Angeles County Lancaster Sheriff's Station, the Downtown Arts Center, the Lancaster Small Business Incubator, the City of Lancaster Maintenance Yard, and public parking lots at Lancaster Municipal Stadium, the 50th District Agricultural Association Antelope Valley Fairgrounds, and overflow parking adjacent to Lancaster City Park.

VL:cd

Attachments:

Resolution No. OB 17-12
Attachment A, "Successor Agency Property to be Transferred to the City of Lancaster"

RESOLUTION NO. OB 17-12

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY
OVERSIGHT BOARD APPROVING THE CONVEYANCE OF
REAL PROPERTY FROM THE LANCASTER SUCCESSOR
AGENCY TO THE CITY OF LANCASTER

WHEREAS, the Lancaster Successor Agency Oversight Board is authorized by Health & Safety Code Section 34181(a) to convey certain real property to the City of Lancaster (“City”); and

WHEREAS, the City desires to accept the transfer of such real property from the Successor Agency in accordance with the Law.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD, AS FOLLOWS:

1. The Lancaster Successor Agency Oversight Board finds and determines that the transfer of the real property as provided herein is in the public interest and is allowed by law. The transfer of the property from the Lancaster Successor Agency to the City is hereby approved. The Executive Director is hereby authorized and directed to take all actions necessary to transfer the Property to the City.

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 17-12, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

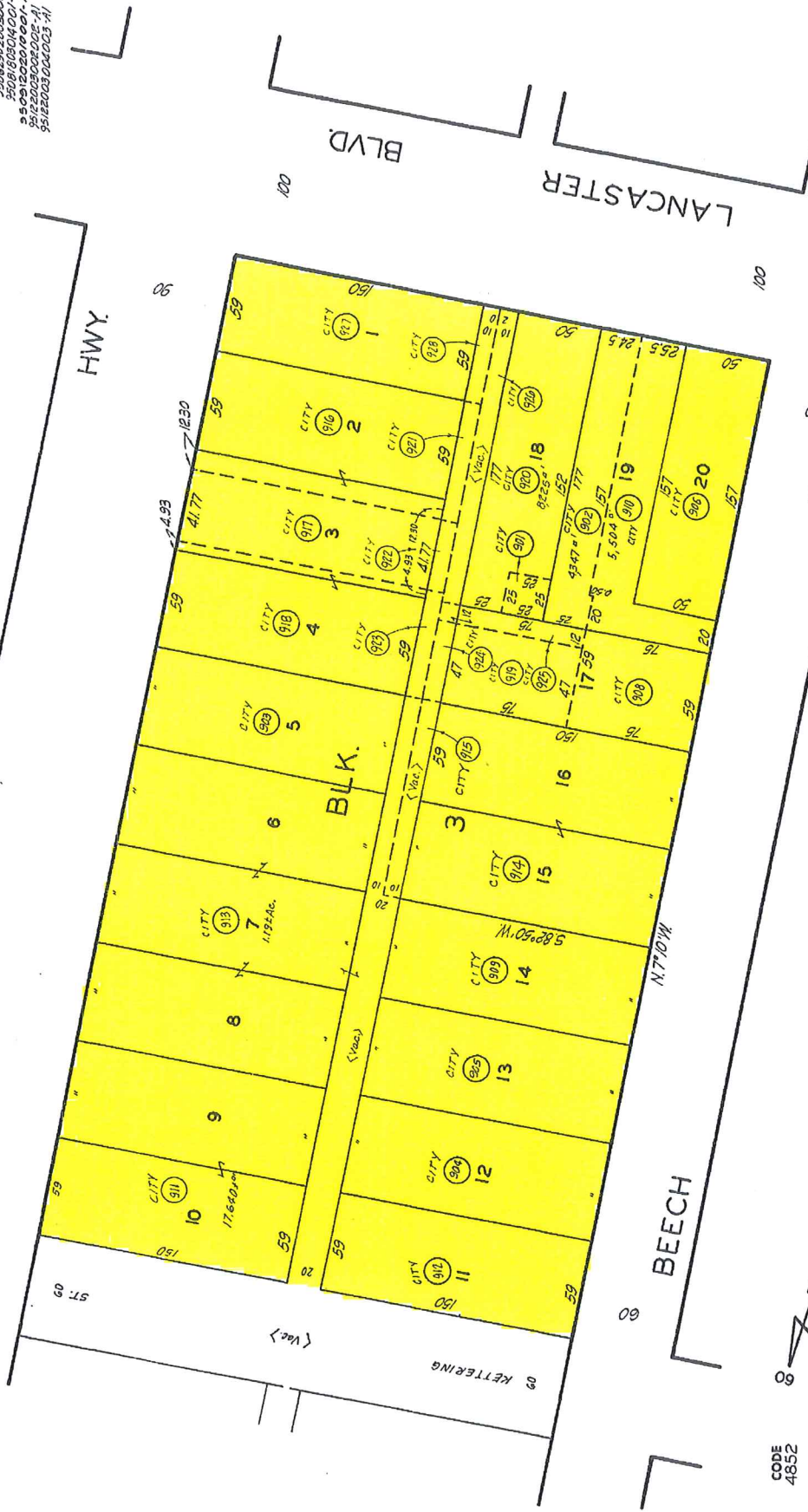
Public Use List

Attachment A

Description	APN	Disposition Purpose 34191.5. (c) 2 of AB 1484
Los Angeles County Lancaster Sheriff's Station	3134-012-928	Transfer to City Government per Section 34181
	3134-012-927	Transfer to City Government per Section 34181
	3134-012-926	Transfer to City Government per Section 34181
	3134-012-925	Transfer to City Government per Section 34181
	3134-012-924	Transfer to City Government per Section 34181
	3134-012-923	Transfer to City Government per Section 34181
	3134-012-922	Transfer to City Government per Section 34181
	3134-012-921	Transfer to City Government per Section 34181
	3134-012-920	Transfer to City Government per Section 34181
	3134-012-919	Transfer to City Government per Section 34181
	3134-012-918	Transfer to City Government per Section 34181
	3134-012-917	Transfer to City Government per Section 34181
	3134-012-916	Transfer to City Government per Section 34181
	3134-012-915	Transfer to City Government per Section 34181
	3134-012-914	Transfer to City Government per Section 34181
	3134-012-913	Transfer to City Government per Section 34181
	3134-012-912	Transfer to City Government per Section 34181
	3134-012-911	Transfer to City Government per Section 34181
	3134-012-910	Transfer to City Government per Section 34181
	3134-012-909	Transfer to City Government per Section 34181
	3134-012-908	Transfer to City Government per Section 34181
	3134-012-906	Transfer to City Government per Section 34181
	3134-012-905	Transfer to City Government per Section 34181
	3134-012-904	Transfer to City Government per Section 34181
	3134-012-903	Transfer to City Government per Section 34181
	3134-012-902	Transfer to City Government per Section 34181
	3134-012-901	Transfer to City Government per Section 34181
	3134-005-920	Transfer to City Government per Section 34181
	3134-005-918	Transfer to City Government per Section 34181
	3134-005-916	Transfer to City Government per Section 34181
	3134-005-908	Transfer to City Government per Section 34181
	3134-005-907	Transfer to City Government per Section 34181
	3134-005-901	Transfer to City Government per Section 34181
	3134-005-900	Transfer to City Government per Section 34181
Overflow Parking Adjacent to Lancaster City Park	3125-024-940	Transfer to City Government per Section 34181
	3125-024-939	Transfer to City Government per Section 34181
Downtown Arts Center	3134-015-018	Transfer to City Government per Section 34181
Lancaster Small Business Incubator	3126-032-909	Transfer to City Government per Section 34181
City of Lancaster Maintenance Yard	3118-014-907	Transfer to City Government per Section 34181
50th District Agricultural Association Antelope Valley Fairgrounds Parking Lot	3114-011-906	Transfer to City Government per Section 34181
Lancaster Municipal Stadium Parking Lot	3153-015-940	Transfer to City Government per Section 34181
Lancaster University Center	3176-005-922	Transfer to City Government per Section 34181

REVISED
 4-19-85
 7-4-84
 8-20-83
 90042605003001-AI
 9093334
 93101994001002-AI
 94031894009002-AI
 94061314006001-AI
 94110102008001-AI
 94111804003001-AI
 95062992008001-AI
 95081030104001-AI
 95122030302001-AI
 95122030302001-AI
 95122030302001-AI
 95122030302001-AI

96022207005001-AI

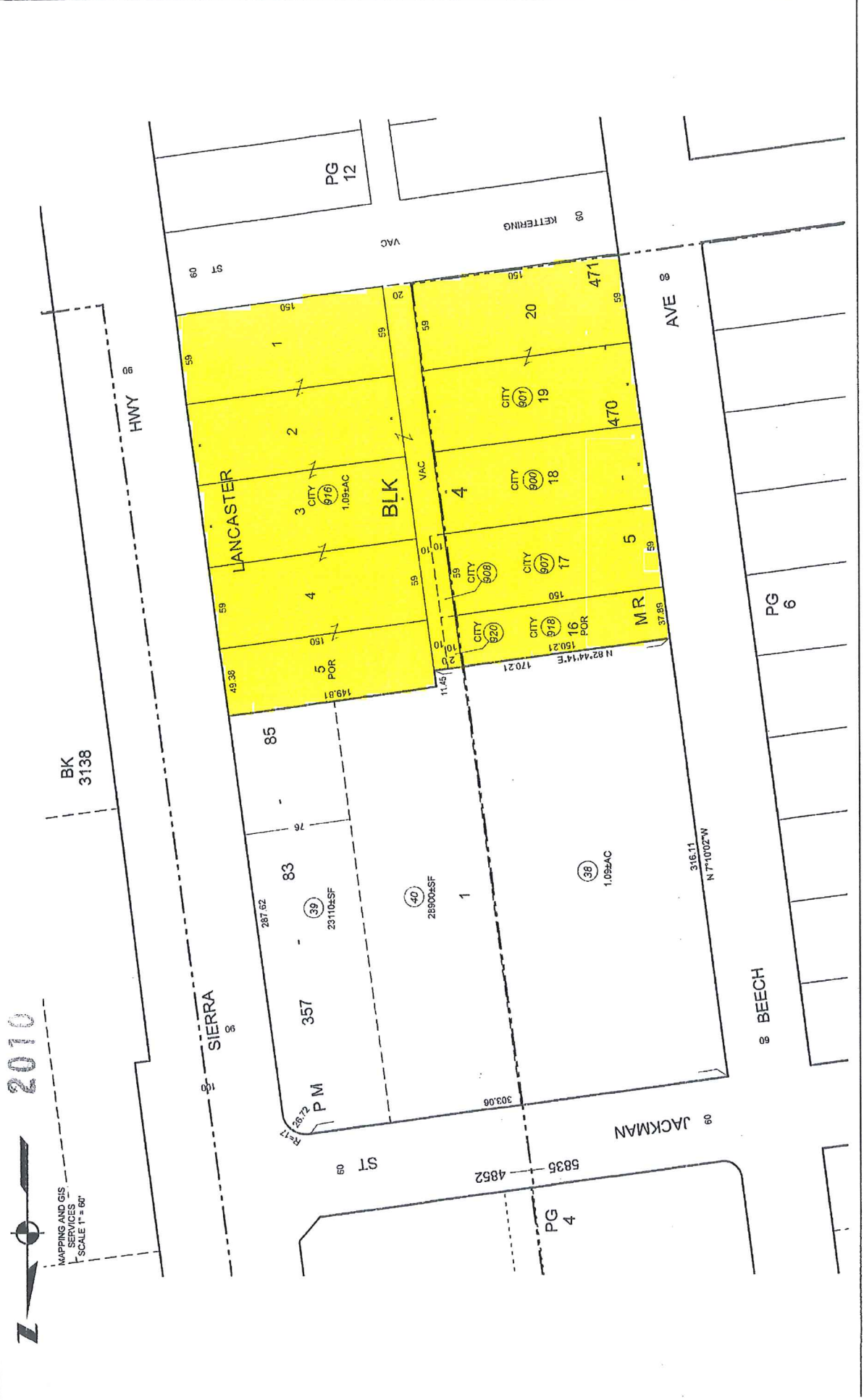


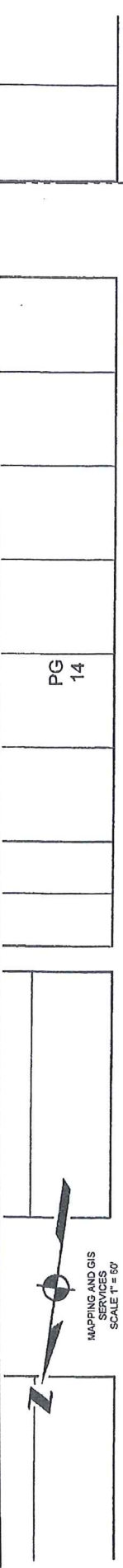
LANCASTER
 M. R. 5-470-471

NO. 15 FOR PREV. ASSMT. SEE 73 - 236

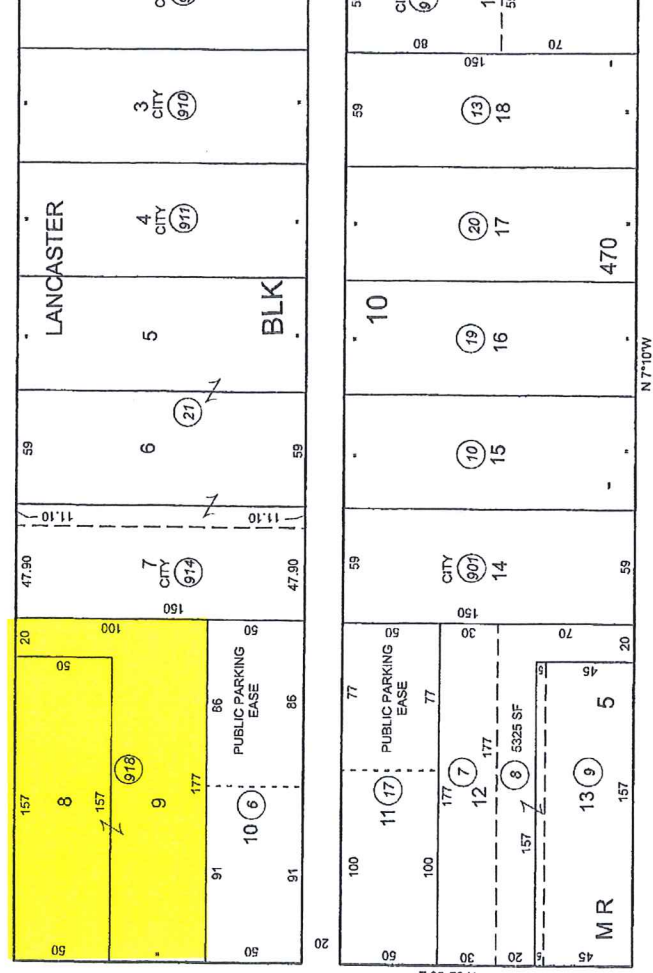
ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

CODE
 4852





2013



DATE

ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO THE BUSINESS CATEGORY OF THE LANCASTER DEVELOPMENT AGENCY UNLESS OTHERWISE NOTED

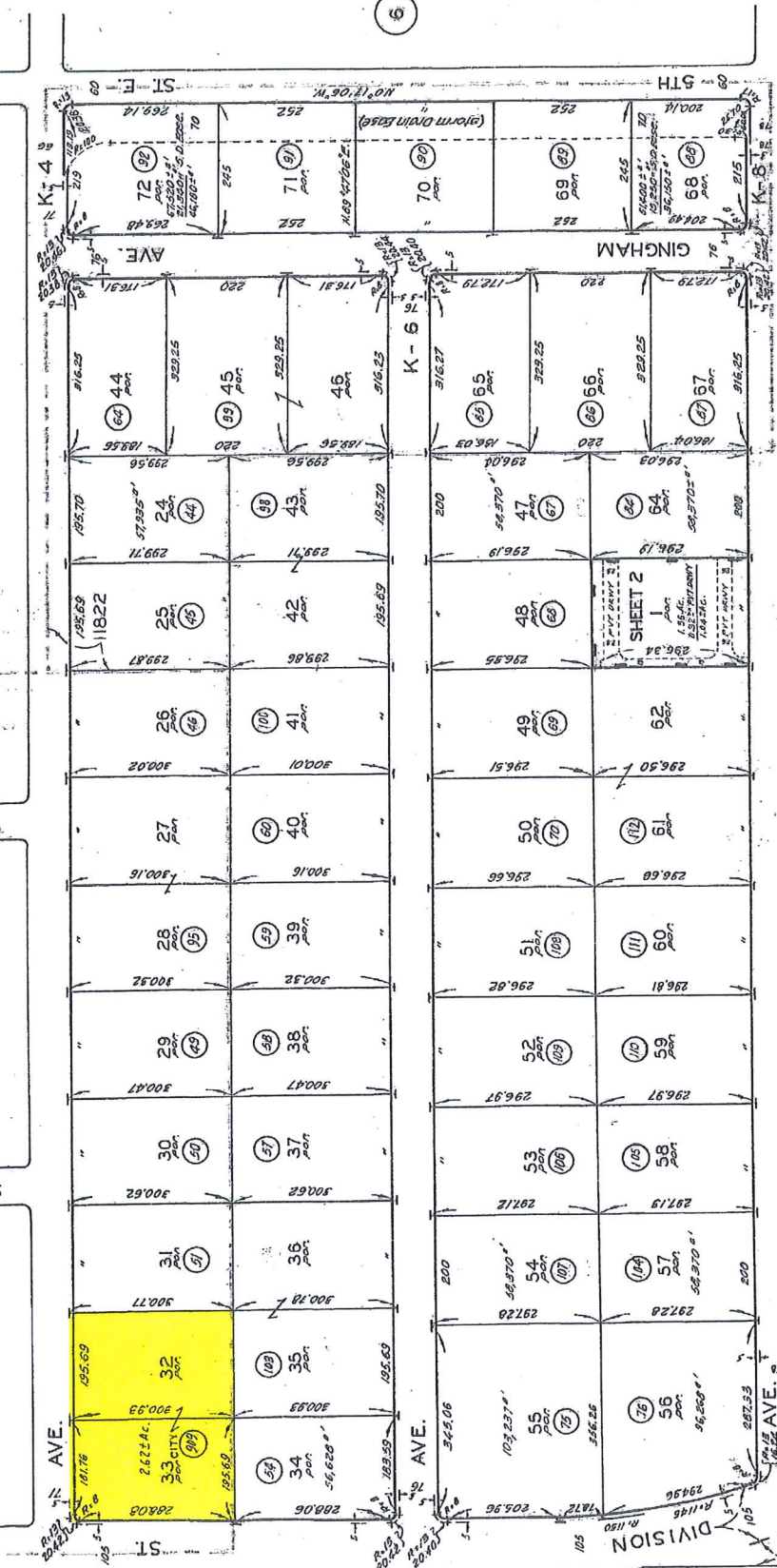
3126 32
SHEET
SCALE 1" = 200'

TRA
6026
5467
11822

2013

200104180935001-A1
200302220202021-A1
20030510106004002-A1
200305192201001-A1
2003052107144001-A1
2005071810002001-A1
2007250202-24
87102416011001
89120605003001-A1

SAHUAYO ST
COPLAND
5467



BRADSTOCK RD
DIVISION ST
SAHUAYO ST
COPLAND
VENTURE ST
K-6
K-4
K-8
K-5
K-7
K-3
K-2
K-1
K-9
K-10
K-11
K-12
K-13
K-14
K-15
K-16
K-17
K-18
K-19
K-20
K-21
K-22
K-23
K-24
K-25
K-26
K-27
K-28
K-29
K-30
K-31
K-32
K-33
K-34
K-35
K-36
K-37
K-38
K-39
K-40
K-41
K-42
K-43
K-44
K-45
K-46
K-47
K-48
K-49
K-50
K-51
K-52
K-53
K-54
K-55
K-56
K-57
K-58
K-59
K-60
K-61
K-62
K-63
K-64
K-65
K-66
K-67
K-68
K-69
K-70
K-71
K-72
K-73
K-74
K-75
K-76
K-77
K-78
K-79
K-80
K-81
K-82
K-83
K-84
K-85
K-86
K-87
K-88
K-89
K-90
K-91
K-92
K-93
K-94
K-95
K-96
K-97
K-98
K-99
K-100

TRACT NO. 32548 M.B. 968 - 1 - 5
CONDOMINIUM
PARCEL MAP - P.M. 331 - 3 - 5

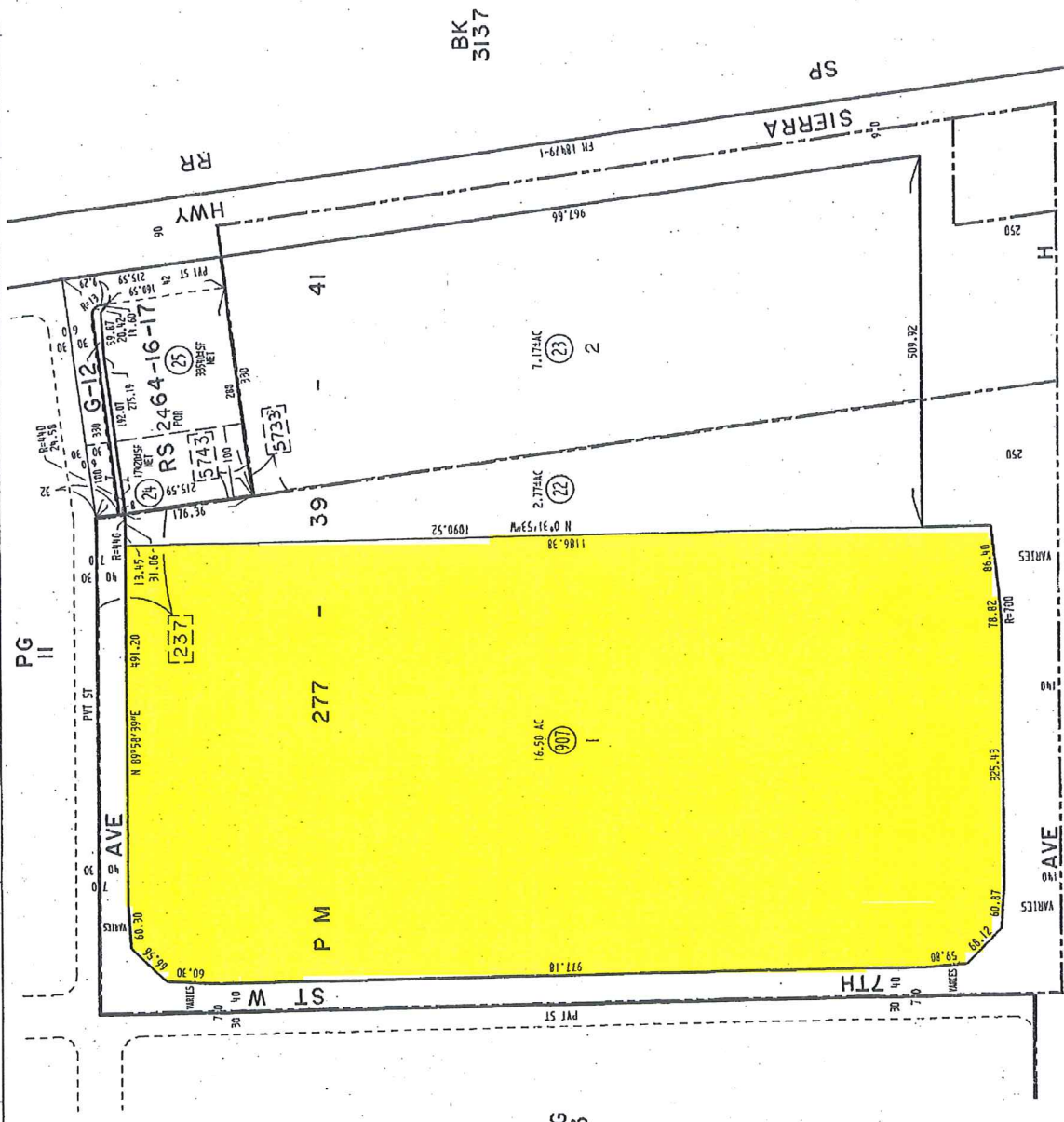
FOR PREL. ASSRMT. SEE
5126 - 8

BUSINESS CENTER
PKWY.

ADDRESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

3118	14	SCALE 1" = 150' P.A. 3118-14	TRA 237 5733	5743	OFFICE OF ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 1993	REVISED 8705120805001 88121403005001	890803 92081903007001-AI 93032306004001-AI	9304081002002-AI 94111632001005-AI 95020802003001-AI	950405050020010-AI 960814 98012807003004-AI	080221
------	----	---------------------------------	--------------------	------	---	--	--	--	---	--------

2003



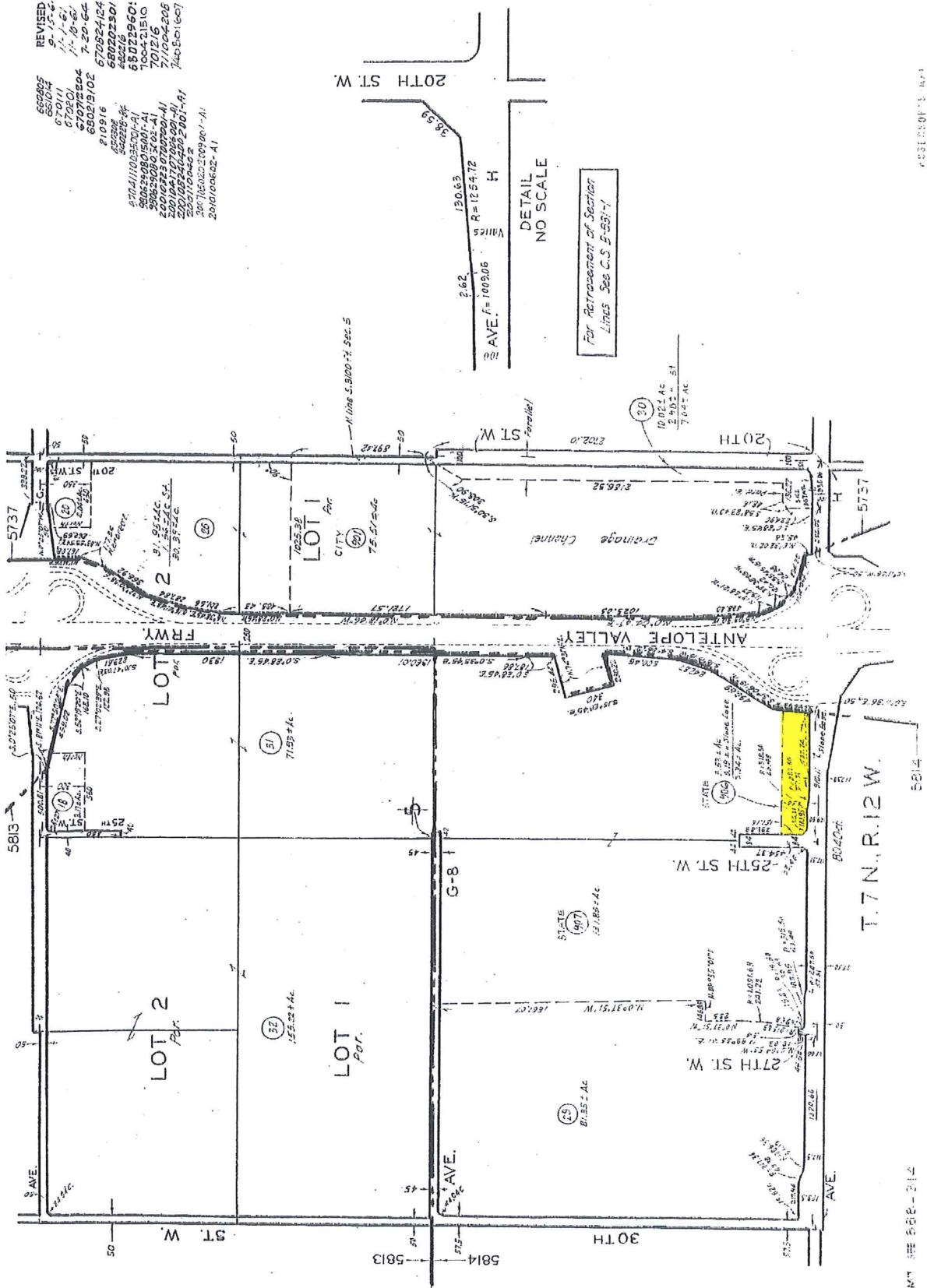
PRIMROSE DR

BK 3135

BK 3137

3114 | 11
SCALE 1" = 600'

2011



- REVISED
650205
650104
670201
67072004
65021902
67052424
65021901
65021901
67072960
10045110
711004206
711004206
20010230707001-A1
20010230707001-A1
20010230707001-A1
2001100442
20010230707001-A1
20010230707001-A1
20010230707001-A1

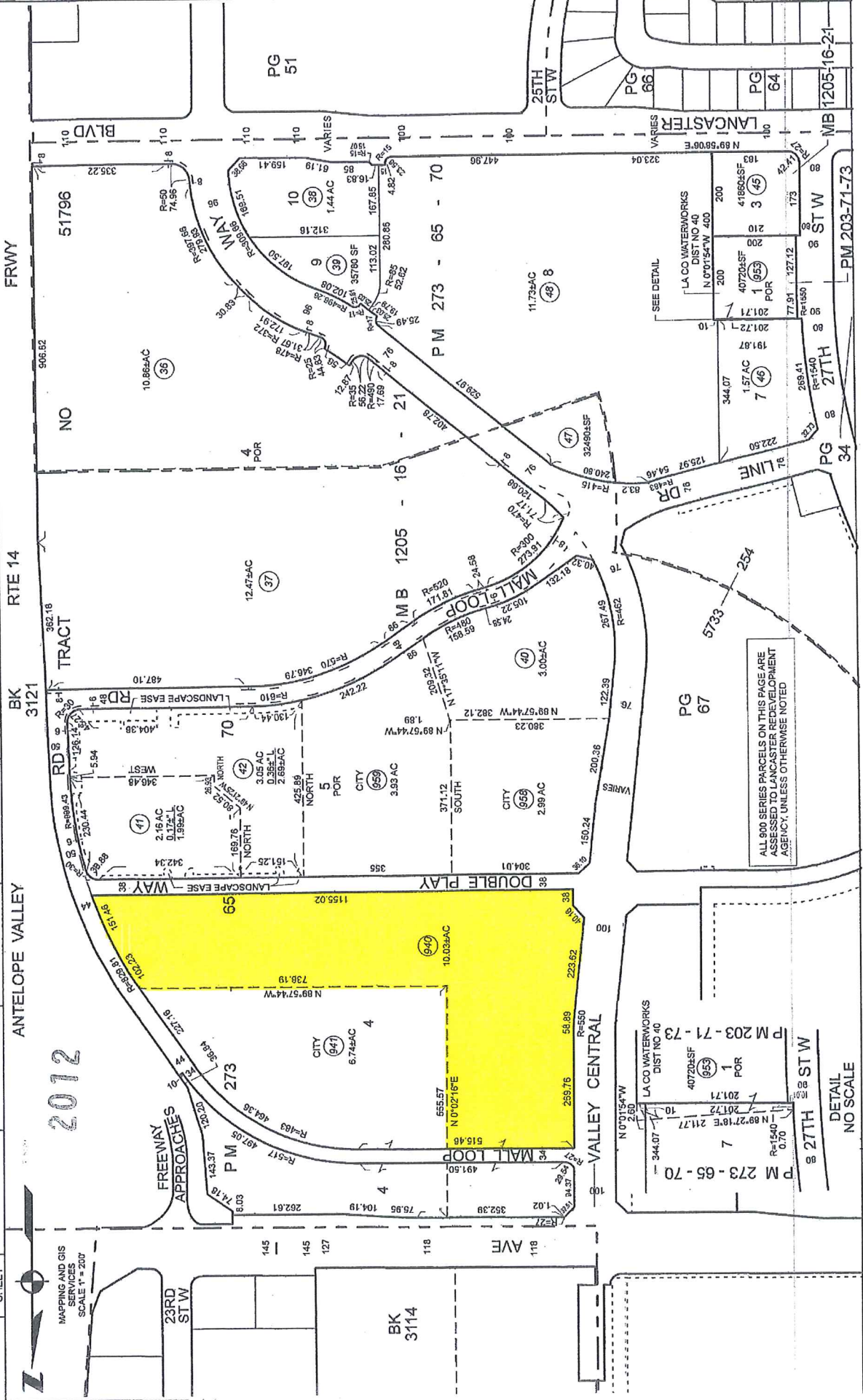
20TH ST. W.
VALLES
R = 1254.72
AVE. F = 1003.06
100
2.62
130.63

For Retracement of Section
Lines See C.S. F-5874

COUNTY OF LOS ANGELES
ASSISTANT COUNTY CLERK

FOR PREV. ASSM'T SEE 5816 - 5814

CODE
5737
5813
5814



2012

MAPPING AND GIS SERVICES
 SCALE 1" = 200'

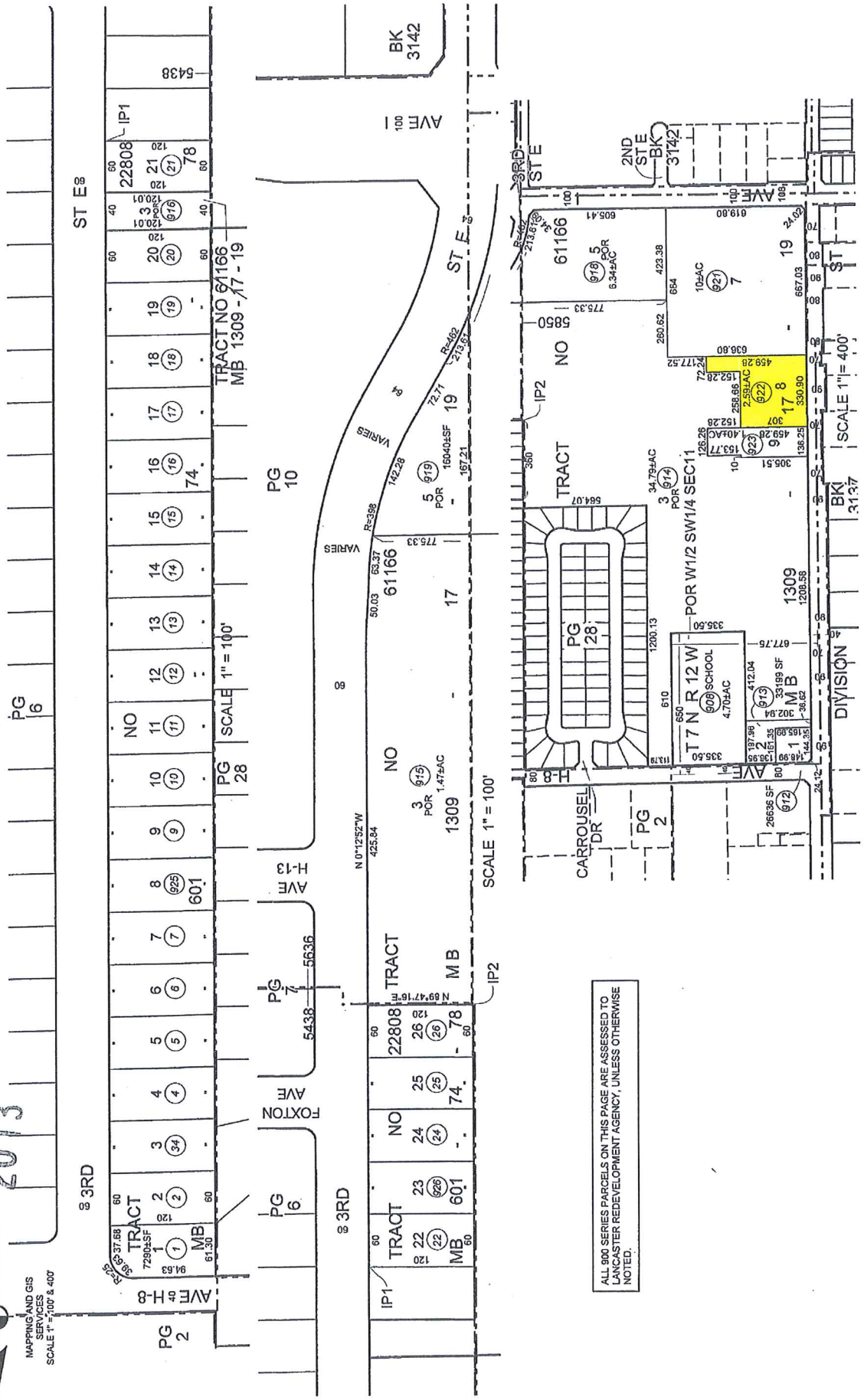
ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO LANCASTER DEVELOPMENT AGENCY, UNLESS OTHERWISE NOTED

SEE DETAIL
 LA CO WATERWORKS DIST NO 40
 407204SF
 201.71
 1 POR
 7
 344.07
 N 0°15'42"W
 10
 201.72
 N 88°27'18"E 211.77
 R=1500 0.70
 8 27TH STW
 8 27TH STW
 DETAIL
 NO SCALE

3176	5	F. A. 3143 - 20, 22 & 25	TRA 5438 5636	5850	REVISID 200405200605001-A1 2005111402009001-A1	2005111402010004-A1 2005111402010004-A1 200602270802001-A1	2006050707001001-A1 2008081204004001-A1 2009013007001001-A1	2009021807002001-A1 2011082404008002-24-A1 2012101505-01	SEARCH NO	2012101505001001-A1	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	---	--------------------------	------------------	------	--	--	---	--	-----------	---------------------	---



MAPPING AND GIS SERVICES
SCALE 1" = 400'



ALL 800 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO LANCASTER REDEVELOPMENT AGENCY, UNLESS OTHERWISE NOTED.

STAFF REPORT
Lancaster Successor Agency Oversight Board

NB 2
11/20/12
MVB

Date: November 20, 2012

To: Chairperson Brubaker and Board Members

From: Jason Caudle, Deputy City Manager

Subject: **Ground Lease with US Topco Energy, Inc. for the Construction of Photovoltaic Solar Generation Facilities**

Recommendation:

Direct the Lancaster Successor Agency to approve a ground lease with US Topco Energy, Inc. (Topco), to work cooperatively to design and construct a 5.5-megawatt photovoltaic solar generation facility on approximately 25 acres of land near the old fairgrounds and adjacent to the AV High School District Building.

Background:

Staff has been working closely with US Topco to develop an energy partnership that will allow for the further development and construction of solar facilities. On June 28, 2011, the Lancaster Power Authority (LPA) approved a Master Solar Power Purchase and Sale Agreement with US Topco for the initial construction of a 7.5-megawatt solar generation facility on approximately 25 acres of land near the old fairgrounds and adjacent to the AV High School District Building of City/Agency owned land.

On December 13, 2011 the LPA approved a Ground Lease with Topco to work cooperatively to design and construct a 7.5-megawatt photovoltaic solar generation facility on the above mentioned property. However, during the application/design process with Southern California Edison the overall size and scope of the facility was reduced to 5.5-megawatts and a ground lease was not executed in anticipation for final sizing and implementation instructions.

In the period of time between when the project began, and the necessary approvals from Edison were realized, the State of California adopted legislation dissolving the Lancaster Redevelopment Agency. As a result the way in which agency property is managed changed. This new law requires the Oversight Board to manage and eventually dispose of the property of the former Redevelopment Agency. The management and eventual sale of the property will require the proceeds to be credited to the Successor Agency be applied to the payment of enforceable obligations approved by your board. In order to continue the construction of the solar generation facility, create jobs, and generate revenue to the Successor Agency, staff recommends that the Oversight Board direct the Successor agency to execute a lease at fair market value, (as determined by an appraisal) with the proceeds to be directed to the Successor Agency to fulfill the obligations of State law.

CJL:

RESOLUTION NO. OB 18-12

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY
OVERSIGHT BOARD DIRECTING THE LANCASTER
SUCCESSOR AGENCY TO ENTER INTO A GROUND LEASE
WITH US TOPCO ENERGY, INC.

WHEREAS, the Lancaster Successor Agency is authorized by Health & Safety Code Section 34181(e) to lease certain real property designated by Assessor's Parcel Numbers 3176-005-914 and 3142-010-901 to US Topco Energy, Inc. ("US Topco"); and

WHEREAS, the Lancaster Successor Agency Oversight Board is directing the Successor Agency to execute said lease in accordance with the Law; and

WHEREAS, the Lancaster Successor Agency Oversight Board is directing the Successor Agency to present the lease to the Lancaster Successor Agency Oversight Board for approval; and

WHEREAS, US Topco desires to lease such real property from the Successor Agency in accordance with the Law.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD, AS FOLLOWS:

1. The Lancaster Successor Agency Oversight Board finds and determines that the lease of the real property as provided herein is in the public interest and is authorized by law. The Lancaster Successor Agency is directed to enter into a lease with US Topco.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
Lancaster, CA

ELIZABETH BRUBAKER
Chair
Lancaster Successor Agency Oversight Board

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 18-12, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

Key Map

North

Division Street

Avenue H-8

SITE 2 (A, B & C)

Avenue I

3rd Street

SITE 1 (A&B)

Kettering Street

