

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

CC 19
12/09/14
MVB

Date: December 9, 2014

To: Mayor Parris and City Council Members

From: Carlyle S. Workman, Utility and Maintenance Services Division Manager

Subject: **Acquisition of Real Property Located at the Northwest Corner of Yucca Avenue and BYD Energy Road (East Avenue J-11) - Identified as APN 3130-032-032**

---

**Recommendation:**

Approve the acquisition of the subject property and authorize the City Manager or his designee to execute all documents and make any non-substantive changes necessary to complete the transaction.

**Fiscal Impact:**

\$70,000.00; sufficient funds are available in Capital Improvements Budget Account No. 206-15ST047-924. No additional annual maintenance costs are expected.

**Background:**

The City requires the purchase of certain real property identified as Assessor Parcel No. 3130-032-032 and generally located at the northwest corner of Yucca Avenue and BYD Energy Road (East Avenue J-11) in order to accept street and drainage improvements associated with Public Works Construction Project 14-003, BYD Energy Road (Avenue J-11) Improvements. The project constructed street improvements on BYD Energy Road and on a portion of Yucca Avenue to improve access to the adjacent businesses and to improve drainage conditions in the area.

City staff had the property appraised for the purpose of an acquisition offer. An offer was made on August 8, 2014, to the property owner, Gregory Hanes, to purchase the property for \$70,000.00. The property owner accepted this offer and executed a temporary construction easement so that the project improvements could proceed. Before the project improvements can be accepted, acquisition of the subject property is required. City staff therefore recommends approval of the acquisition of APN 3130-032-032.

AN:lcs

**Attachment:**

Purchase and Sale Agreement