

STAFF REPORT
City of Lancaster

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04/14/15
MVB

Date: April 14, 2015

To: Mayor Parris and City Council Members

From: Carlyle S. Workman, Public Works Manager

Subject: **Adopt Resolution to Quitclaim Property at Avenue F and 60th Street West to County of Los Angeles including vacation of Easements along Avenue G and 60th Street West**

Recommendation:

Adopt **Resolution No. 15-13**, authorizing the recordation of a quitclaim deed to revert property located at Avenue F and 60th Street West back to the County of Los Angeles which includes summarily vacating and abandoning excess street and drainage easements, located along Avenue G and 60th Street West, adjacent to William J. Fox Airfield.

Fiscal Impact:

None.

Background:

In 2006, the City of Lancaster (City) and the County of Los Angeles (County) entered into the attached agreement, recorded as Instrument No. 20070656238, wherein the County transferred, to the City, 97 acres of vacant property located at the southwest corner of Avenue F and 60th Street West including the street and drainage easements located along Avenue G and 60th Street West. As part of the agreement, the City offered to construct improvements that were contingent upon other property developments; however, with the onset of the recession the other developments have not materialized. The City approached the County with alternative proposals for developing the property within current financial constraints, including solar arrays that could service the airfield's power needs but no alternative was accepted.

The agreement states the City must complete the improvements by the end of 2014 or quitclaim the property and vacate the easements back to the County. The County has now requested the City transfer those interests back. The return of the easements necessitates a vacation process and because the easements have not been used, nor is there a foreseeable need, the easements can be considered excess and be abandoned by a Summary Vacation process according to the Streets and Highways Code Sections 8330 to 8336.

ATT:cmm

Attachments:

Agreement recorded as Instrument No. 20070656238
Quitclaim Deed recorded as Instrument No. 20070656239
Resolution No. 15-13