



Item Number: 10

City Council / Board of Directors

Written Communications

Meeting of: March 4, 2025

Submitted By:

Tony Camargo, Deputy City Manager
C. Eric Ray, Airport Director

Subject:

Transfer of Rail-Related Property Owned by the City of Victorville to the Southern California Logistics Airport Authority; Declaration of Exempt Surplus Land

Recommendation:

That the Honorable City Council/Board of Directors:

- 1) Adopt Resolution No. 25-017 declaring City-owned property as “Exempt Surplus Land” pursuant to Government Code Section 54221(f)(1)(D), and authorizing the disposition of such property to the Southern California Logistics Airport Authority (“SCLAA”);
- 2) Authorize the transmittal of a certified copy of Resolution No. 25-017 to the Housing and Community Development (“HCD”) Department, as specified in Section 400(e) of the Surplus Land Act Guidelines;
- 3) Adopt Resolution No. 25-018 amending the annual budget for Fiscal Year 2024-2025 approving additional revenue;
- 4) Authorize the City Manager, or his designee, to sign all documents necessary and appropriate to carry out and implement the transfer of Property to the SCLAA; and
- 5) Adopt Resolution No. SCLAA 25-006, accepting the transfer of City-owned Property, and authorizing the Executive Director to execute related transactional documents.

Fiscal Impact:

An additional revenue appropriation in the amount of \$2,222.19 is required to accept reimbursement from SCLA Off-Airport Land Purchase (Account 4520145-55010-95146) to Engineering Sale of Property (Account 1004500-46100).

Strategic Plan Goal:

This item aligns with Strategic Plan Goal A, Financial Sustainability by overseeing and maintaining real property assets in a manner that aligns with the strategies and long-term planning of the City and SCLA.

Background:

In 2001, the City of Victorville (the “City”), the SCLAA, and the former Victorville Redevelopment Agency entered into a Joint Exercise of Powers Agreement to form the Southern California Logistics Rail Authority (the “SCLRA”). Since its establishment, the SCLRA has been essentially dormant and was subsequently terminated and dissolved in 2023 in the wake of BNSF Railways’ 2022 decision to develop an intermodal facility in Barstow.

As the SCLRA had been created to facilitate the development of rail facilities and related improvements adjacent to Southern California Logistics Airport (the “Airport”), the City on behalf of the former SCLRA, previously initiated and completed the acquisition of approximately 32 parcels of real property adjacent and in close proximity to the Airport. While most of the land purchases were made using SCLAA 2003 and SCLAA 2005 Series Bond proceeds, only Assessor Parcel Number 0472-161-17 (hereinafter referred to as “Property”) was acquired using City Road Development Impact Fees (“Road DIF”), and as such the Property was vested in the City’s name.

Discussion:

As the SCLRA has been dissolved, and because the Property lies within close proximity to the Airport and will be used for Airport operations and related purposes by the SCLAA, staff has prepared City Council Resolution No. 25-017 authorizing the transfer of this Property (as depicted on Attachment A in yellow) to the SCLAA.

Under the Surplus Land Act (Government Code Sections 54220-54234, the “SLA”), property not necessary for a local agency’s use must be deemed “surplus land” or “exempt surplus land”, as supported by written findings, prior to a local agency disposing of or transferring such land. Pursuant to SLA Guidelines adopted by the California Department of Housing and Community Development (“HCD”), declarations of “exempt surplus land” must be made by an adopted resolution that is provided to the HCD, to which HCD can raise an objection within thirty (30) days of receipt. Under SLA Section 54221(f)(1)(D), surplus land can be found exempt if it is transferred to another local, state, or federal agency for the transferee agency’s use. Therefore, attached City Council Resolution No. 25-017 also declares the Property depicted on Attachment A “exempt surplus land”, as the Property is not necessary for the City’s municipal operations, and will be used by the SCLAA for its Airport operations and related purposes.

Staff has also prepared SCLAA Resolution No. 25-006 to authorize the SCLAA’s acceptance of the Property transfer.

However, as this Property was purchased using City Road DIF funds, staff has additionally prepared City Council Resolution No. 25-018, amending the City’s Annual Budget for Fiscal Year 2024-2025 to reflect that the SCLAA will be reimbursing the City for all acquisition costs, which costs total \$2,222.19.

If City Council Resolution No. 25-017 and Resolution No. SCLAA 25-006 are approved, the transfer of the Property to the SCLAA will not occur until at least 30 days after the Resolution is transmitted to HCD, provided that HCD makes no objection to the City's claimed SLA exemption prior to the expiration of said 30 days.

Staff remains available for any questions you may have.

- A. Map of Property
B. Resolution No. 25-017
C. Resolution No. 25-018
D. Resolution No. SCLAA 25-006