



Item Number: 18

City Council / Board of Directors

Written Communications

Meeting of: May 6, 2025

Submitted By:

James Murawski, Airport Director

Subject:

Grant of Easement on the Southern California Logistics Airport

Recommendation:

That the Southern California Logistics Airport Authority ("SCLAA") Board of Directors:

- (1) Grant a utility easement on Southern California Logistics Airport Authority property to Southern California Edison across the parcel designated as APN 0459-192-58; and
- (2) Authorize the Airport Director to execute said instrument.

Fiscal Impact:

There is no fiscal impact associated with this item.

Strategic Plan Goal:

This item aligns with "Goal E Invest in Infrastructure" in the City of Victorville Strategic Plan 2023-2026; by approving this easement, Prologis will be able to complete the undergrounding of the electric power poles along their Nevada Street frontage.

Background:

Governed by the Southern California Logistics Airport Authority ("SCLAA"), the Southern California Logistics Airport ("SCLA") is located on the former George Air Force Base ("GAFB"), operating to redevelop the GAFB for reuse by the community so as to minimize the financial impact on the community caused by the base closure. Many new and expanding businesses have been established over the years since the SCLAA began the redevelopment process, some utilizing existing buildings and infrastructure and others constructing new. When buildings are constructed or modified, the utility infrastructure supporting and/or surrounding new construction periodically needs to be upgraded or modified. As a result, utility companies need to obtain the right to use and access specific areas on the property owned by the SCLAA for the purpose of installing, modifying, and maintaining their respective infrastructure. This right to use and access a specific area is

referred to as a utility easement.

Southern California Edison (“SCE”) currently provides and distributes electrical service to certain customers connected to its 4kV electrical distribution system located at SCLA. SCE also delivers electrical power to the Victorville Municipal Utility Service (“VMUS”) system through a 33kV interconnect with the Victor Substation. With the continued development efforts occurring off-airport, modifications to existing infrastructure are needed. This easement will be executed to allow SCE to construct and maintain its equipment that is located on SCLAA property. This construction will aid in future development efforts and ensure VMUS and SCLA area customers are provided safe and reliable power.

Discussion:

In March 2020, entitlement for the Mars Petcare facility, which included several Conditions of Approval (COA) for the development. Among these items was the requirement to underground SCE's then existing overhead transmission lines that run across the project frontage to the east side of Nevada Avenue. This will entail relocating SCE's electrical infrastructure to the eastside of Nevada Avenue and installing the electrical lines below ground. As SCE has existing easements for maintaining and operating their equipment at SCLA, this underground construction will necessitate a new easement for this portion of their infrastructure. Prologis completed construction of the facility and the Certificate of Occupancy was issued on September 21, 2022. The only outstanding public improvement was the utility undergrounding project which Prologis bonded for. Once the new easement is recorded, SCE will complete the utility undergrounding.

Staff recommends that Your Honorable Southern California Logistics Airport Authority Board of Directors approve the attached Grant of Easement in support of the expansion and improvement of business activities located at the SCLA.

Staff remains available for any questions or comments you may have.

JM

Attachments:

- A. General Site Map
B. Grant of Easement for APN 0459-192-58