



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

FROM: City Manager

SUBJECT: Approval of the Grant of an Easement to Southern California Edison (SCE) Across Lot D in the Wash-Tel Property

MEETING DATE: August 12, 2025

RECOMMENDATION:

The City Council will consider adopting a Resolution approving the grant of an easement to Southern California Edison (SCE) across Lot D, a City-owned property within Parcel Map No. 84047, for the installation, operation, and maintenance of electrical facilities necessary to serve the Wash-Tel development.

BACKGROUND:

As a result of Assembly Bill (AB) 26, enacted in June 2011, all redevelopment agencies in California, including the Commerce Community Development Commission, were dissolved effective February 1, 2012. This dissolution was followed by the enactment of AB 1484 in June 2012, which amended AB 26 to allow the transfer of former redevelopment agency-owned properties to local successor agencies.

In response to these legislative changes, the City of Commerce acquired strategic parcels along Telegraph Road to fulfill its long-standing vision of establishing a commercial and entertainment corridor. This corridor was envisioned to complement existing destinations such as the Citadel Outlets and the Commerce Casino.

Through collaboration between the Commerce Casino and Craig Realty Group the "Wash-Tel Commerce" LLC was formed for the purchase and development of the Land, and the City entered into an agreement to sell real state to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC.

The subject property has since been subdivided through Parcel Map No. 84047. As a result of this subdivision, Lot D, a landscape parcel, is currently owned by the City.

ANALYSIS:

Southern California Edison (SCE) has requested an easement to install, operate, and maintain electrical facilities necessary to provide power to the new development on the Wash-Tel property. The requested easement crosses Lot D, the City-owned parcel, and is critical to ensuring that adequate utility service is provided to support future development.

The proposed easement area and associated rights are detailed in the attached legal description and exhibit provided by SCE. Execution of this easement will not impact the use or function of Lot D and is consistent with standard utility infrastructure accommodations for commercial development.

Staff recommends adoption of the attached Resolution approving the grant of an easement to Southern California Edison (SCE) across Lot D, a City-owned property within Parcel Map No. 84047, for the installation, operation, and maintenance of electrical facilities necessary to serve the Wash-Tel development.

ALTERNATIVES:

1. Approve staff recommendation
2. Disapprove staff recommendation
3. Provide further direction to staff

FISCAL IMPACT:

There is no fiscal impact expected as a result of the approval and execution of the proposed easement.

RELATIONSHIP TO STRATEGIC GOALS:

This agenda item relates to the 2016 Strategic Plan, Goal of Economic Growth:

Guiding Principle 1:

Create and strengthen our identity, as a community that promotes opportunity and success for a business that meets the strategic focus for economic growth, will have a positive impact on the quality of life and the City's financial sustainability.

Guiding Principle 3:

Support a long-range planning vision through the City's General Plan, zoning ordinance, and related land use planning documents that incorporate community and stakeholder input and provide a compass for strategic economic growth, infrastructure investments and city fiscal planning.

Recommended by: Shahid Abbas, Director of Public Works
Fiscal Impact reviewed: Alvaro Castellon, Director of Finance
Approved as to form by: Noel Tapia, City Attorney
Respectfully submitted by: Ernie Hernandez, City Manager

ATTACHMENTS:

1. Resolution
2. Parcel Map