

STAFF REPORT

City of Lancaster

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Date: December 10, 2024

To: Mayor Parris and City Council Members

From: Sonya Patterson, Director – Parks, Arts, Recreation, & Community Services

Subject: **SBA Cell Tower/Southern California Edison Easement**

Recommendation:

1. Grant Southern California Edison (SCE) a non-exclusive, limited-term easement to construct, use, maintain, and operate underground electrical supply systems and communication systems in conjunction with the previously approved SBA Communications wireless communications infrastructure expansion at Tierra Bonita Park. This easement is necessary to distribute electricity and transmit data within Los Angeles County, California.
2. Authorize the City Manager or his designee to sign in substantially the form attached with non-substantive changes approved by the City Attorney.

Fiscal Impact:

No Fiscal Impact.

Background:

In order to accommodate a second tenant for its wireless communication infrastructure at Tierra Bonita Park, the City Council approved a lease expansion for SBA Communications Corporation (SBA) on October 11, 2022. The expansion grants SBA an additional 100 square feet of ground space, bringing their total leased area at the park to 706 square feet. The additional space allows for a generator installation, a crucial element for the co-location of multiple tenants on the same tower and revenue sharing with the City.

As part of this expansion, a non-exclusive easement is required for Southern California Edison (SCE) to construct, use, maintain, and operate underground electrical and communication systems. This includes wires, conduits, cables, vaults, and manholes necessary to distribute electricity and transmit data within Los Angeles County. With this action, the City will grant SCE the right to assign this easement for its intended use.

The easement agreement will limit City development on the designated property. While walls and fences are permitted, structures like buildings will be prohibited. SCE will have the right to trim or remove tree roots that could threaten the underground systems. However, to minimize disruption, any excavation by SCE must be done carefully and the ground restored to its original condition afterward.

Attachments:

Southern California Edison Grant of Easement
Site Map

SP:AC