

PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

ENERGY DIVISION

RESOLUTION E-5438

January 15, 2026

R E S O L U T I O N

Resolution E-5438. Southern California Edison Company. Lot Line Adjustment for the Benefit of the City of Fontana.

PROPOSED OUTCOME:

- This Resolution approves Southern California Edison Company's (SCE) Advice Letter 5633-E with an effective date of today. SCE proposes to complete a lot line adjustment (Lot Line Adjustment) to correct a mis-established property boundary of two SCE fee-owned parcels and transfer ownership of a portion of affected parcels to the City of Fontana (Grantee).

SAFETY CONSIDERATIONS:

- There are no safety considerations associated with this resolution.

ESTIMATED COST:

- Caprock Partners will pay SCE \$1,119,100 for the Lot Line Adjustment. The payment will be allocated 33% to shareholders and 67% to ratepayers.

By Advice Letter 5633-E, Filed on September 22, 2025.

SUMMARY

This Resolution approves Southern California Edison Company's (SCE) Advice Letter (AL) 5633-E, with an effective date of today. On September 22, 2025, SCE filed AL 5633-E requesting approval under Public Utilities Code Section 851 and General Order 173 to

complete a lot line adjustment to correct a mis-established property boundary of two SCE fee-owned parcels and transfer the fee ownership of portions of two SCE fee parcels to the City of Fontana, a California municipal corporation (Grantee). The Lot Line Adjustment is located between Lytle Creek Road and the Interstate 15 Freeway in the City of Fontana. The relevant portions of the two SCE fee parcels total approximately 0.6673 acres or 29,066 square feet. SCE and the Grantee have agreed to pursue the Lot Line Adjustment to formally modify the boundaries of the affected parcels and facilitate the transfer of fee ownership of the impacted area to the Grantee. SCE has determined that the proposed transaction will have no effect on SCE's ability to provide safe and reliable service to its customers. Under the terms of the transaction, SCE will receive \$1,119,100 for the Lot Line Adjustment. The Commission has determined that the granting of the Lot Line Adjustment is not adverse to the public interest.

BACKGROUND

The Lot Line Adjustment is located on two SCE fee-owned parcels located between Lytle Creek Road and Interstate 15 Freeway in the City of Fontana (City) in San Bernardino County, commonly known as Assessor's Parcel Numbers 0239-092-08 and 0239-093-08 (collectively the Property). The Property is part of a utility corridor improved with SCE overhead electric facilities.

Caprock Partners (Caprock), a real estate developer, initiated discussions with SCE regarding the acquisition of certain minor easements in support of its affiliate, I-15 Logistics, LLC, and its development of the I-15 Logistics Center (the Project) located within the City. The Project has since been constructed. During SCE's review of historical survey records and cartographic materials, it was discovered that a survey monument originally established in the late 1800s had been destroyed and subsequently reestablished in a different location during the 1970s. The reestablished monument, situated approximately thirty-five (35) feet from the original location, had since been relied upon by the County of San Bernardino and other licensed surveyors for boundary determinations.

The parties mutually concluded that the original monument location accurately reflected the correct parcel boundaries. Consequently, it was determined that certain street improvements constructed as part of the Project along the eastern side of Lytle Creek Drive encroached upon the Property, owned in fee by SCE. The Property is bordered to the northwest by residences located within unincorporated San Bernardino County; to the southwest by light industrial land located in the City, including the

Project; to the southeast by commercial/retail uses in the City; to the west by light industrial land within the City, and to the north and east by other SCE right-of-way parcels. The parties have agreed to pursue the Lot Line Adjustment to formally modify the boundaries of the affected parcels and facilitate the transfer of fee ownership of the impacted area to the City. The two parcels that make up the Property total approximately 9.33 acres and are part of a SCE utility corridor. The Lot Line Adjustment area to be transferred to the City is approximately 0.6673 acres or 29,066 square feet.

SCE operations at the Property are compatible with the transfer of the Lot Line Adjustment area, which will not affect any existing SCE facilities. SCE has reviewed the proposed transaction and believes that the proposed transaction is not adverse to the public interest because the proposed transaction will support development of the City and will have no effect on SCE's ability to provide safe and reliable service to its customers.

The City, acting as Lead Agency under the California Environmental Quality Act (CEQA), completed environmental review of the Project, for which an Environmental Impact Report (EIR) was prepared and approved (State Clearinghouse Number [SCH] 20180110080). The City determined that the previous EIR fully analyzed the effects of the Project and that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or Mitigated Negative Declaration have occurred since the issuance of the Final EIR. The City adopted and certified a Notice of Determination for the Project on June 26, 2020. Construction of the Project is complete.

The Commission's Tribal Land Transfer Policy (TLTP) applies to this transaction because SCE is transferring its fee interest of a portion of the Property to the Grantee. Resolution E-5076 adopted guidelines to implement the TLTP. The TLTP requires investor-owned utilities to (1) notify the appropriate local Native American Tribes of any proposed dispositions of utility-owned fee real property that are subject to Section 851 and (2) to allow a certain time period for the Tribes to respond as to their interest in purchasing the subject real property. On March 21, 2025, after receiving a list of Tribes from the Native American Heritage Commission, SCE sent letters via certified mail to the identified Tribes' Governments informing them of SCE's intent to sell the Property. SCE sent follow-up letters on April 20, 2025. None of the contacted Tribes expressed interest in acquiring the Lot Line Adjustment area.

Under the terms of the transaction, Caprock will pay SCE \$1,119,100 for the Lot Line Adjustment. The transaction price is based on an appraisal of the fair market value of the Lot Line Adjustment completed on October 10, 2024, using the “across the fence” methodology. The land to be transferred in the Lot Line Adjustment is classified as a non-depreciable asset in accordance with the policy for the allocation of the gain and losses on the sale of property under the Commission’s Gain on Sale Rulemaking (per Decision 06-05-041, as modified by Decision 06-12-043) and, accordingly, the payment paid by Caprock for the Lot line Adjustment will be allocated 33% to shareholders and 67% to ratepayers.

NOTICE

Notice of AL 5633-E was made by publication in the Commission’s Daily Calendar. Southern California Edison Company has asserted that a copy of the Advice Letter was mailed and distributed in accordance with Section 4 of General Order 96-B.

PROTESTS

Advice Letter 5633-E was not protested.

DISCUSSION

The Commission has reviewed SCE’s AL 5633-E and attached materials relating to the granting of the Lot Line Adjustment. This transaction will allow SCE to correct a mis-established property boundary and transfer ownership of portions of two SCE fee parcels to the City of Fontana.

The Commission has determined that the documents underlying this transaction comply with CEQA and are adequate for the Commission’s decision-making purposes. The Commission finds that SCE’s AL 5633-E request for approval was made in accordance with the streamlined procedure adopted by the Commission in General Order 173 and the Public Utilities Code Section 851. The Commission finds that the Lot Line Adjustment proposed by AL 5633-E is not adverse to the public interest and should be granted.

COMMENTS

This is an uncontested matter in which the resolution grants the relief requested. Accordingly, pursuant to Public Utilities Code 311(g)(2), the otherwise applicable 30-day period for public review and comment is being waived.

FINDINGS AND CONCLUSIONS

1. On September 22, 2025, SCE submitted AL 5633-E requesting approval to complete a lot line adjustment to formally correct a mis-established property boundary of two SCE fee-owned parcels located between Lytle Creek Road and Interstate 15 Freeway in the City of Fontana in San Bernardino County and transfer ownership of a portion of affected parcels to the City of Fontana pursuant to General Order 173 and Public Utilities Code Section 851.
2. SCE and the City both agreed to pursue the Lot Line Adjustment to formally modify the boundaries of the affected parcels and facilitate the transfer of fee ownership of the impacted area to the City.
3. The City of Fontana completed environmental review pursuant to CEQA acting as the Lead Agency and adopted and certified a Notice of Determination for the Project on June 26, 2020. The review determined that the previous EIR (SCH 2018011008) fully analyzed the effects of the Project.
4. There are no specific safety concerns with this transaction.
5. The Commission's Tribal Land Transfer Policy applies to this transaction because SCE is transferring its fee interest of a portion of the Property to the Grantee. SCE completed the required actions pursuant to the Tribal Land Transfer Policy and the Guidelines. None of the contacted Tribes expressed interest in acquiring the Lot Line Adjustment area.
6. SCE is receiving \$1,119,100 associated with this transaction from Caprock Partners. Under the policy for the allocation of the gains and losses on the sale of property adopted in the Commission's Gain on Sale Rulemaking (per Decision 06-05-041, as modified by Decision 06-12-043), the payment will be allocated 33% to shareholders and 67% to ratepayers.

7. SCE has asserted that granting this transaction is not adverse to the public interest.
8. Notice of AL 5633-E was made by publication in the Commission's Daily Calendar. Southern California Edison Company states that a copy of the Advice Letter was mailed and distributed in accordance with Section 4 of General Order 96-B.
9. There were no protests to SCE AL 5633-E.
10. The Commission has determined that the environmental documents underlying this transaction comply with the California Environmental Quality Act and are adequate for the Commission's decision-making purposes.
11. SCE AL 5633-E complies with the streamlined procedures adopted by the Commission in General Order 173 and Public Utilities Code 851.
12. The proposed transaction will not interfere with SCE's operation or SCE's ability to provide safe and reliable utility service to its customers.
13. The Commission finds that the request by SCE for the approval of the Lot Line Adjustment and transfer of a portion of affected parcels to the City of Fontana is not adverse to the public interest and should be granted.

THEREFORE IT IS ORDERED THAT:

1. The request of the Southern California Edison Company to complete a lot line adjustment and transfer a portion of affected parcels to the City of Fontana as requested in Advice Letter 5633-E is approved.

This Resolution is effective today.

The foregoing resolution was duly introduced, passed and adopted at a conference of the Public Utilities Commission of the State of California held on January 15, 2026 the following Commissioners voting favorably thereon:

/s/ RACHEL PETERSON

Rachel Peterson
Executive Director

ALICE REYNOLDS
President

DARCIE L. HOUCK
JOHN REYNOLDS
KAREN DOUGLAS
MATHEW BAKER
Commissioners

Dated January 15, 2026, at San Francisco, California