

**CALENDAR ITEM
C85**

A 34
S 18

02/22/13
PRC 2378.2
C. Hudson

REVISION OF RENT

LESSEE:

Southern California Edison Company
2244 Walnut Grove
Rosemead, CA 91770

AREA, LAND TYPE, AND LOCATION:

29.40 acres, more or less, of State school land within Section 36, Township 11 North, Range 8 East, SBM, near the town of Soda Lake, San Bernardino County.

AUTHORIZED USE:

Continued use and maintenance of existing 220 kV overhead transmission lines, approximately 46 steel towers, and an unpaved access road.

LEASE TERM:

20 years, beginning March 25, 2008.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease, and recommends that the rent be revised from \$662 per year to \$926 per year, effective March 25, 2013.

OTHER PERTINENT INFORMATION:

1. On April 9, 2009, the Commission authorized a 20-year General Lease – Right-of-Way Use to Southern California Edison Company. That lease will expire on March 24, 2028. Southern California Edison Company inspects its electrical transmission lines and steel towers annually. There are two sets of steel towers that run parallel to one another, totaling 46 steel towers within the Lease Premises.
2. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and

CALENDAR ITEM NO. C85 (CONT'D)

is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

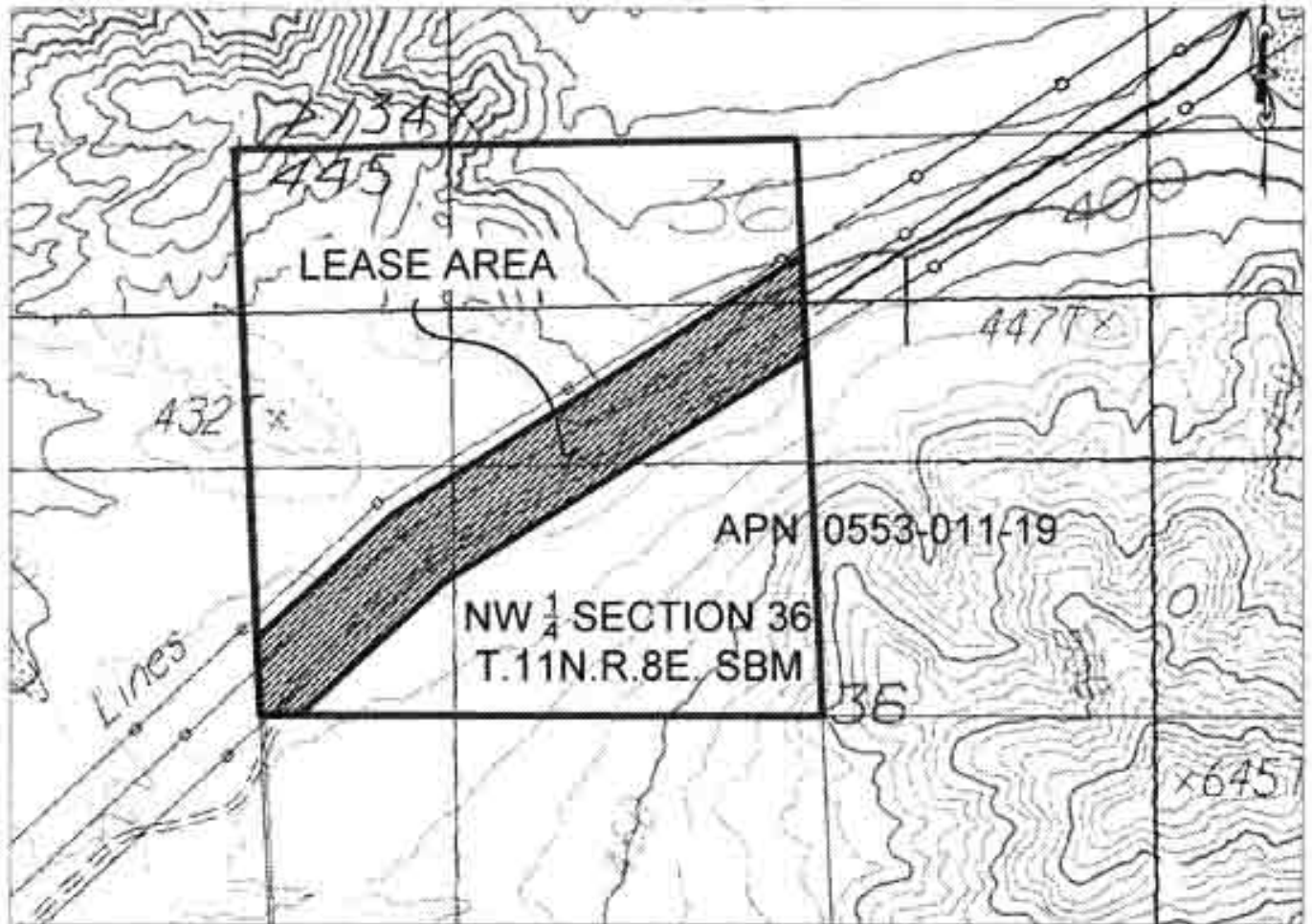
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 2378.2 from \$662 per year to \$926 per year, effective March 25, 2013.

NO SCALE

SITE



STATE SCHOOL LANDS
 PORTION OF THE NORTHWEST QUARTER OF SECTIONS 36
 TOWNSHIP 11 NORTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit A

PRC 2378.2
 SOUTHERN CALIFORNIA
 EDISON COMPANY
 APN 0553-011-19
 GENERAL LEASE -
 RIGHT-OF-WAY USE
 SAN BERNARDINO COUNTY



FWP 11/2012