

**CALENDAR ITEM
C85**

A 33
S 16

02/20/15
C. Hudson
PRC 4027.2

REVISION OF RENT

LESSEE:

Southern California Edison Company
2131 Walnut Grove Avenue
GO3, 2nd Floor, 270-O
Rosemead, CA 91770

AREA, LAND TYPE, AND LOCATION:

35.24 acres, more or less, of State school land within a portion of Section 36, Township 10 North, Range 13 East, SBM, near the Mojave National Preserve, San Bernardino County.

AUTHORIZED USE:

Continued use and maintenance of a 500 kV overhead transmission line.

LEASE TERM:

49 years, beginning August 28, 1968.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that the rent be revised from \$932 per year to \$1,110 per year, effective August 28, 2015.

OTHER PERTINENT INFORMATION:

1. On August 28, 1968, the Commission authorized a General Lease – Right-of-Way Easement with Southern California Edison Company for the use and maintenance of a 500 kV overhead transmission line. On April 23, 2014, the Commission authorized an amendment of lease to include a performance guaranty in the lease where none was previously required. The lease will expire on August 27, 2017.
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

CALENDAR ITEM NO. **C85** (CONT'D)

reasonably foreseeable indirect physical change in the environment, and 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:

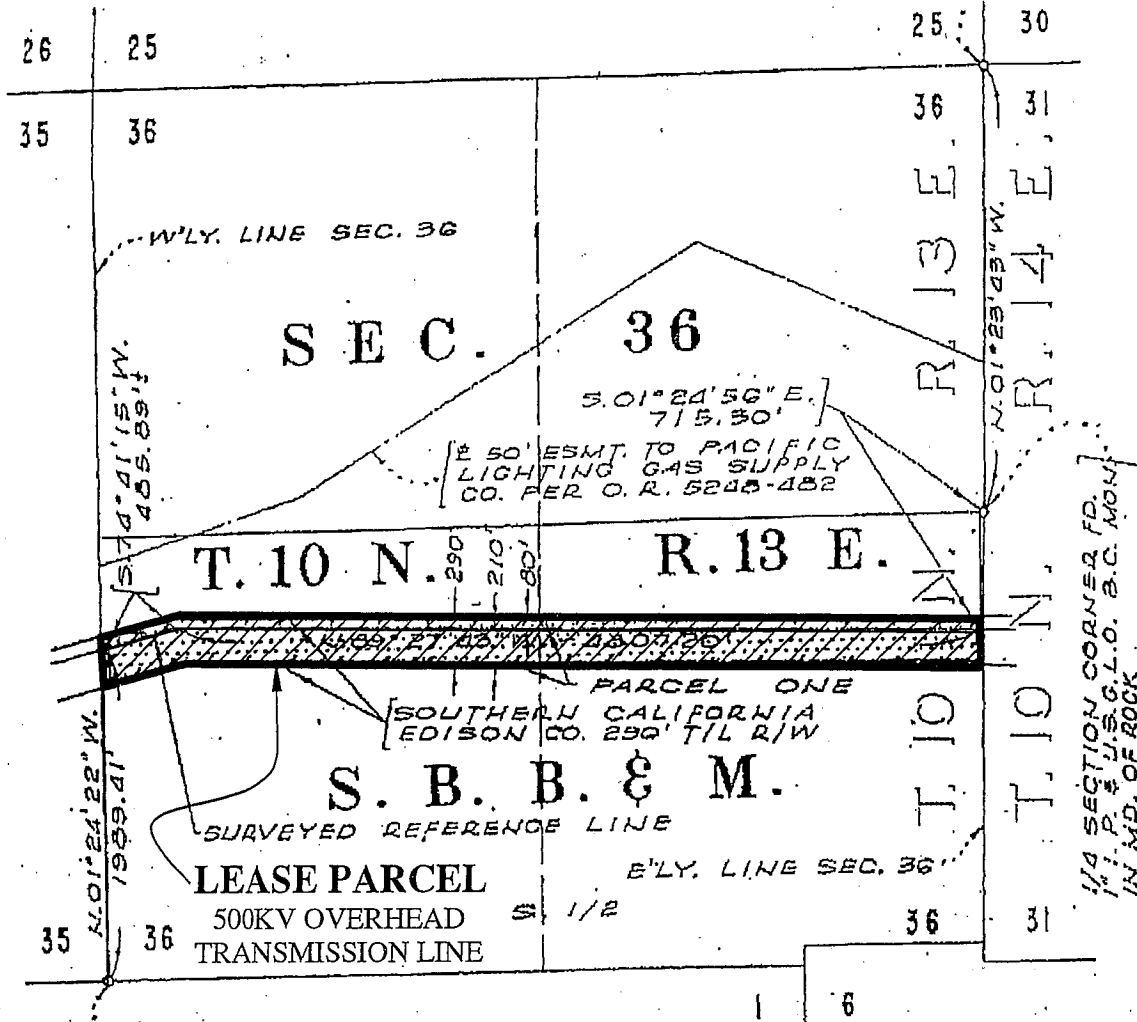
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by the Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 4027.2 from \$932 per year to \$1,110 per year, effective August 28, 2015.

NO SCALE

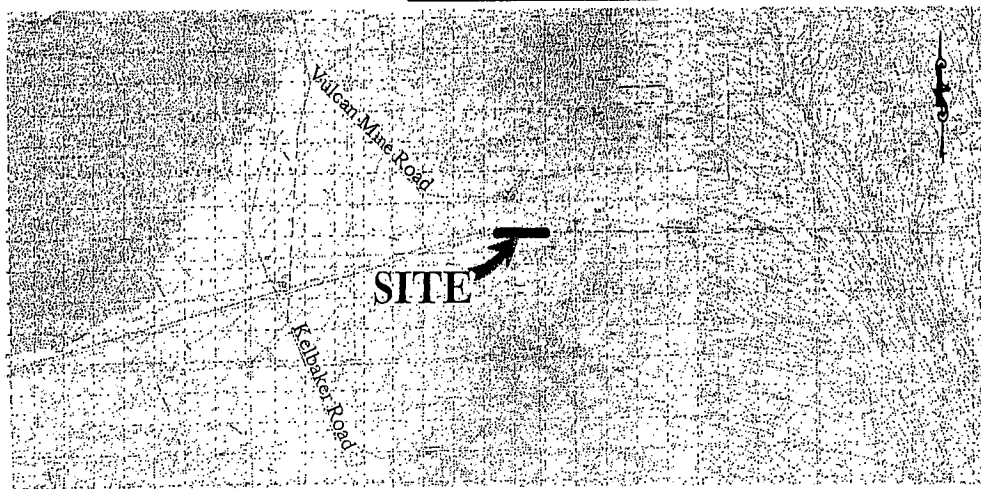
SITE



SECTION 36, T.10N., R.13E., SBM, NEAR THE MOJAVE PRESERVE

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 4027.2
 SOUTHERN CALIFORNIA
 EDISON COMPANY
 APN 0563-271-01
 GENERAL LEASE -
 RIGHT-OF-WAY EASEMENT
 SAN BERNARDINO COUNTY



TS 06/30/14