

**CALENDAR ITEM
C86**

A 56
S 28

02/20/15
C. Hudson
PRC 8880.2

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:

8.4 acres, more or less, of State school land within a portion of Section 36,
Township 5 South, Range 15 East, SBM, near Desert Center, Riverside County.

AUTHORIZED USE:

Continued use and maintenance of a 500 kV overhead electric transmission line,
two steel lattice towers, and an unimproved access road.

LEASE TERM:

25 years, beginning June 28, 2010.

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 rent be revised from \$265 per year to \$450 per year, effective June 28, 2015.

OTHER PERTINENT INFORMATION:

1. On June 28, 2010, the Commission authorized a General Lease – Right-of-Way Use with Southern California Edison Company to construct a new 500 kV electric transmission line, known as Devers – Palo Verde No. 2. On April 23, 2014, the Commission authorized a lease amendment to include a performance guaranty in the lease where none was previously required. The lease will expire on June 27, 2035.
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. **C86** (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:

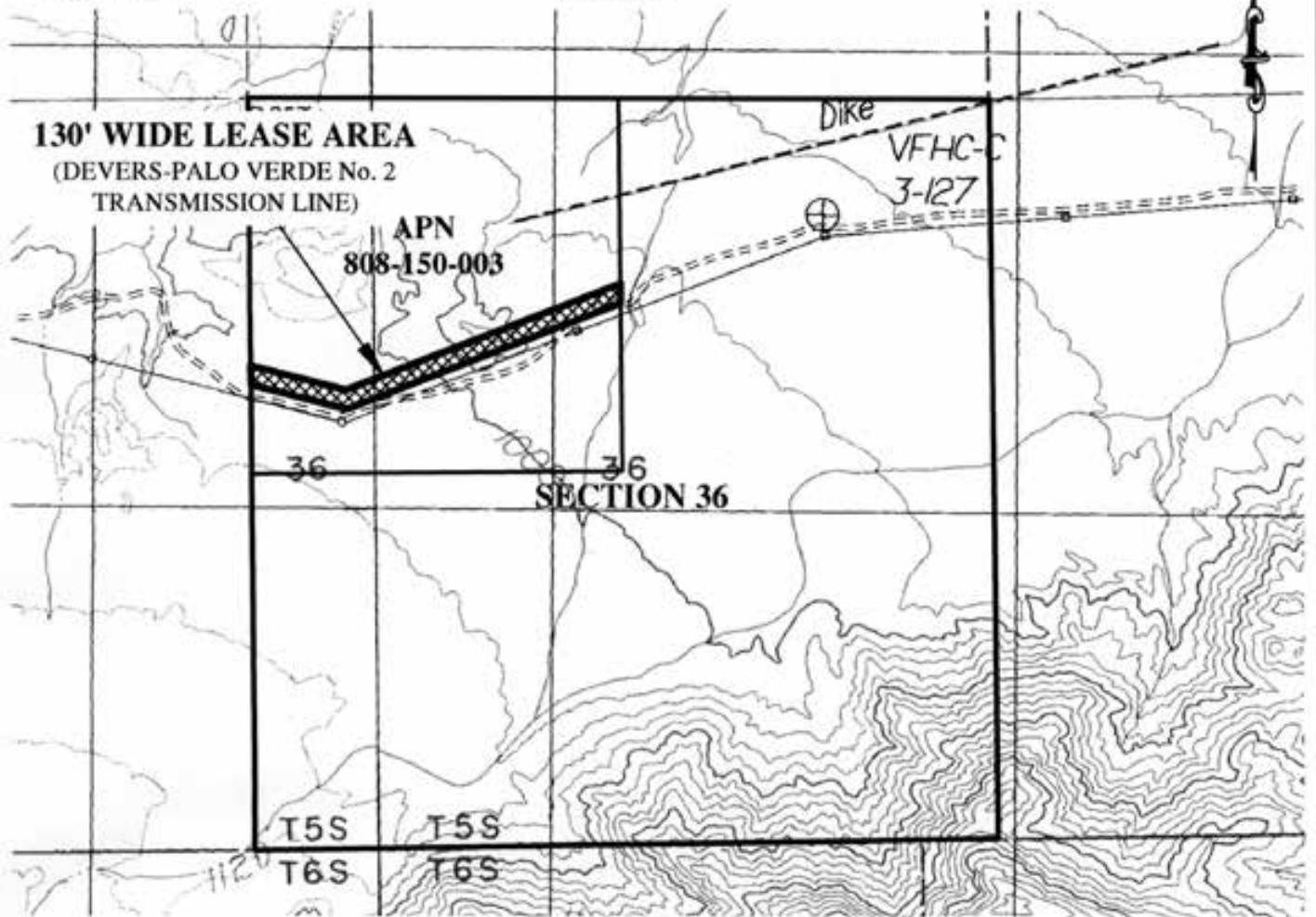
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by the Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 8880.2 from \$265 per year to \$450 per year, effective June 28, 2015.

NO SCALE

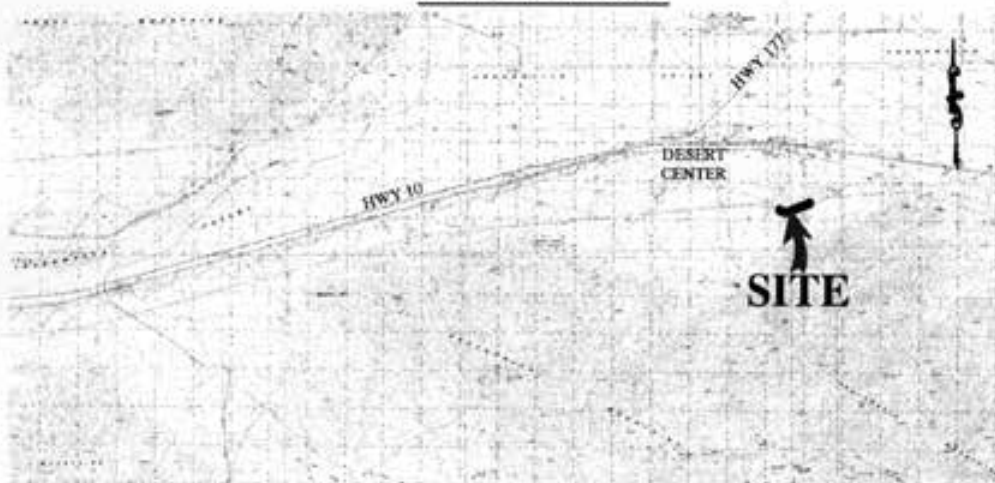
SITE



NW ¼ SECTION 36, T5S, R15E, SBM
 DEVERS-PALO VERDE No. 2 TRANSMISSION LINE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 8880.2
 SOUTHERN CALIFORNIA
 EDISON COMPANY
 APN 808-150-003
 GENERAL LEASE -
 RIGHT-OF-WAY USE
 RIVERSIDE COUNTY



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.