

**CALENDAR ITEM
C87**

A 33
S 16

02/20/15
W 26813
C. Hudson

GENERAL LEASE – RIGHT-OF-WAY USE

APPLICANT:

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

AREA, LAND TYPE, AND LOCATION:

2.084 acres, more or less, of State school land in a portion of Section 36,
Township 15 North, Range 8 East, SBM, near Baker, San Bernardino County.

AUTHORIZED USE:

Replacement, use and maintenance of an existing underground 12 kilovolt (kV)
utility line not previously authorized by the Commission.

LEASE TERM:

25 years, beginning February 20, 2015.

CONSIDERATION:

\$450 per year, with the State reserving the right to fix a different rent periodically
during the lease term, as provided in the lease

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance in an amount no less than \$2,000,000 per occurrence.
Applicant may satisfy all or part of the insurance requirements through
maintenance of a staff-approved self-insurance program as outlined in the
Lease.

Surety:

Performance guaranty in lieu of a surety bond.

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OTHER PERTINENT INFORMATION:

1. The Applicant conducted a survey in the area and discovered the operation of an existing underground 12 kV utility line. The utility line has existed for years, but has never been under lease. The Applicant is now applying for a new General Lease – Right-of-Way Use for the existing line, and for the replacement of a section of the existing line.
2. The Applicant determined through an inspection that the utility line is in disrepair and will require replacement of an approximately one-mile long section within the proposed Lease Premises. The Applicant proposes to replace the utility line in March 2015. The installation of a new 12 kV utility line and the removal of the old section will take approximately one to two weeks to complete. The proposed installation will consist of using a directional boring machine with very little excavation. Following boring operations, the contractor will de-mobilize equipment and restore the worksite to its original condition. All excavations will be backfilled and compacted to the original density. This replacement work will occur alongside an existing road for the entire length of the utility line.
3. **Lease for Existing Infrastructure:** The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 14, section 15301, subdivision (b).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300.

4. **Infrastructure Replacement:** The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction; California Code of Regulations, Title 14, section 15302, subdivision (c).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300.

5. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are “significant” by nature of their public ownership (as opposed to “environmentally significant”). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code

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section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

EXHIBITS:

- A. Land Description
- B. Site Map and Location

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Lease for Existing Infrastructure: Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 14, section 15301, subdivision (b).

Infrastructure Replacement: Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 2, Replacement or Reconstruction; California Code of Regulations, Title 14, section 15302, subdivision (c).

AUTHORIZATION:

Authorize issuance of a General Lease – Right-of-Way Use to Southern California Edison Company beginning February 20, 2015, for a term of 25 years, for the replacement, operation, use and maintenance of an existing underground 12 kV utility line, for the land as described on Exhibit A and as shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; annual rent in the amount of \$450, with the State reserving the right to fix a different rent periodically during the lease term as provided in the lease; liability insurance in an amount no less than \$2,000,000 per occurrence or an equivalent staff-approved self-insurance program; and a performance guaranty in lieu of a surety bond.

EXHIBIT A

W 26813

LAND DESCRIPTION

A STRIP OF LAND 15.00 FEET IN WIDTH, BEING A PORTION OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID SECTION 36, FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 09, 1907, LYING WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY 127 (BEING 200 FEET WIDE), AS SHOWN ON A MAP ENTITLED "MAP SHOWING UNGRANTED OR SOVEREIGN LANDS OF THE STATE OF CALIFORNIA IN SECTION 36 T.15N. R.8E. S.B.B.&M. NEEDED AS A RIGHT OF WAY FOR AND FOR THE PROTECTION OF STATE HIGHWAY, ROAD VIII-S.BD.-127-D", FILED JULY 1, 1946 IN BOOK 1 PAGE 28, OF HIGHWAY MAPS, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, LYING 10.00 FEET EASTERLY AND NORTHEASTERLY, AND 5.00 FEET WESTERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 2" BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 36, SAID POINT BEARS SOUTH $00^{\circ}34'51''$ EAST 2630.29 FEET FROM A 1-1/4" BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 36, BOTH AS SHOWN ON COUNTY SURVEYOR'S FIELD BOOK 346 PAGE 17, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION 36, SOUTH $88^{\circ}11'09''$ WEST 2186.90 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE IN A GENERAL NORTHERLY AND NORTHWESTERLY DIRECTION THROUGH THE INTERIOR OF SAID SECTION 36 THE FOLLOWING COURSES:

NORTH $09^{\circ}31'00''$ WEST 1390.03 FEET,

NORTH $09^{\circ}10'00''$ WEST 563.05 FEET,

NORTH $10^{\circ}47'00''$ WEST 462.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2420.50 FEET,

NORTHERLY ALONG SAID CURVE 395.70 FEET, THROUGH A CENTRAL ANGLE OF $09^{\circ}22'00''$,

NORTH $20^{\circ}09'00''$ WEST 113.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2020.50 FEET,

NORTHWESTERLY ALONG SAID CURVE 467.84 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}16'00''$,

NORTH $33^{\circ}25'00''$ WEST 187.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2620.50,

NORTHWESTERLY ALONG SAID CURVE 360.55 FEET, THROUGH A CENTRAL ANGLE OF $07^{\circ}53'00''$,

NORTH $41^{\circ}18'00''$ WEST 155.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 520.50 FEET,

NORTHWESTERLY ALONG SAID CURVE 53.14 FEET, THROUGH A CENTRAL ANGLE OF $05^{\circ}51'00''$,

NORTH 47°09'00" WEST 932.76 FEET,

NORTH 46°51'00" WEST 968.13 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID SECTION 36, SAID POINT BEARS SOUTH 88°11'37" WEST 4747.87 FEET, AS MEASURED ALONG SAID NORTH LINE FROM A 2" BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 36.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED AND OR SHORTENED SO AS TO TERMINATE NORTHERLY ON THE NORTH LINE OF SAID SECTION 36 AND SOUTHERLY ON THE SOUTH LINE OF SAID SECTION 36.

BEARINGS SHOWN HEREON ARE BASED UPON CALIFORNIA STATE PLANE COORDINATE SYSTEM 1983 (CCS83) ZONE V AND ALL DISTANCES SHOWN HEREIN ARE GRID. TO OBTAIN GROUND DISTANCES MULTIPLY GRID DISTANCES BY 1.000066646 WHICH IS A PROJECT SPECIFIC COMBINATION SCALE FACTOR LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 36.

CONTAINING 2.084 ACRES, MORE OR LESS, SAID ACREAGE IS A GROUND VALUE BASED ON CONVERTING THE GRID ACREAGE USING THE COMBINATION FACTOR AS NOTED.

END OF DESCRIPTION



PREPARED BY OR
UNDER THE DIRECTION OF:

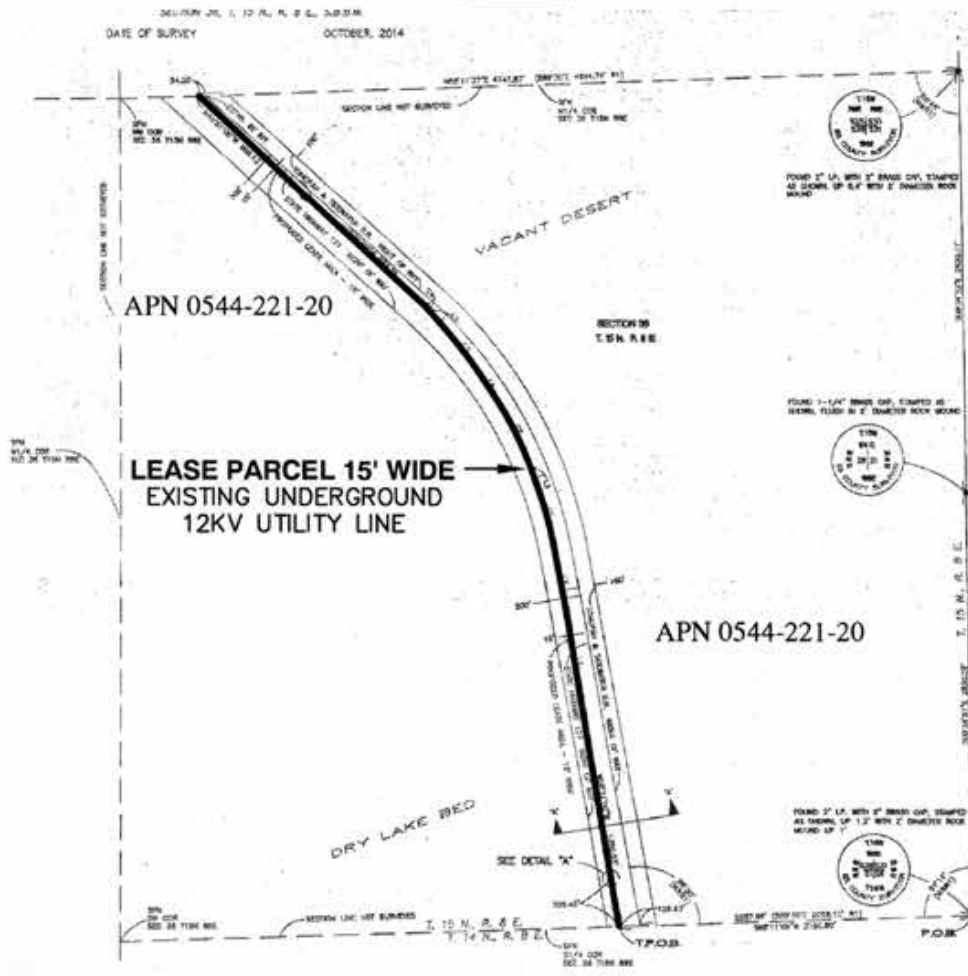
A handwritten signature in black ink, appearing to read "Kathleen S. Tetreault".

KATHLEEN SUSAN TETREULT, P.L.S. 7297
MY LICENSE EXPIRES 12/31/2016

January 21, 2015

NO SCALE

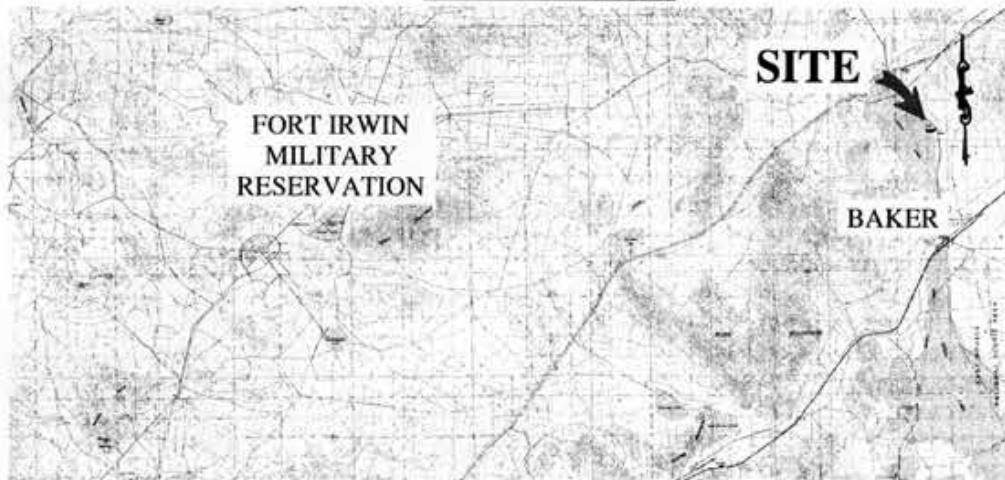
SITE



SECTION 36, TOWNSHIP 15 NORTH, RANGE 8 EAST, S.B.M.

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 B

W 26813

SOUTHERN CALIFORNIA
EDISON COMPANY

APN 0544-221-20

GENERAL LEASE -

RIGHT - OF - WAY USE

SAN BERNARDINO COUNTY



DJF 12/22/14