

**CALENDAR ITEM
C66**

A 56
S 28

08/19/15
PRC 5970.2
C. Hudson

REVISION OF RENT

LESSEE:

Southern California Edison Company
2131 Walnut Grove Avenue
G03, 2nd Floor, 270-O
Rosemead, CA 91770

AREA, LAND TYPE, AND LOCATION:

12.9 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 electrical transmission
line.

LEASE TERM:

49 years, beginning November 1, 1986.

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 \$406 per year to \$450 per
year, effective November 1, 2015.

OTHER PERTINENT INFORMATION:

1. On November 20, 1986, the Commission authorized a General Lease –
Right-of-Way Use to Southern California Edison Company for an existing
500 kV electrical transmission line, known as Devers – Palo Verde No. 1.
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 October 31, 2035.
2. Staff conducted the rent review called for in the lease and recommends
that the rent be increased to \$450 per year, effective November 1, 2015.

CALENDAR ITEM NO. **C66** (CONT'D)

3. 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 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:

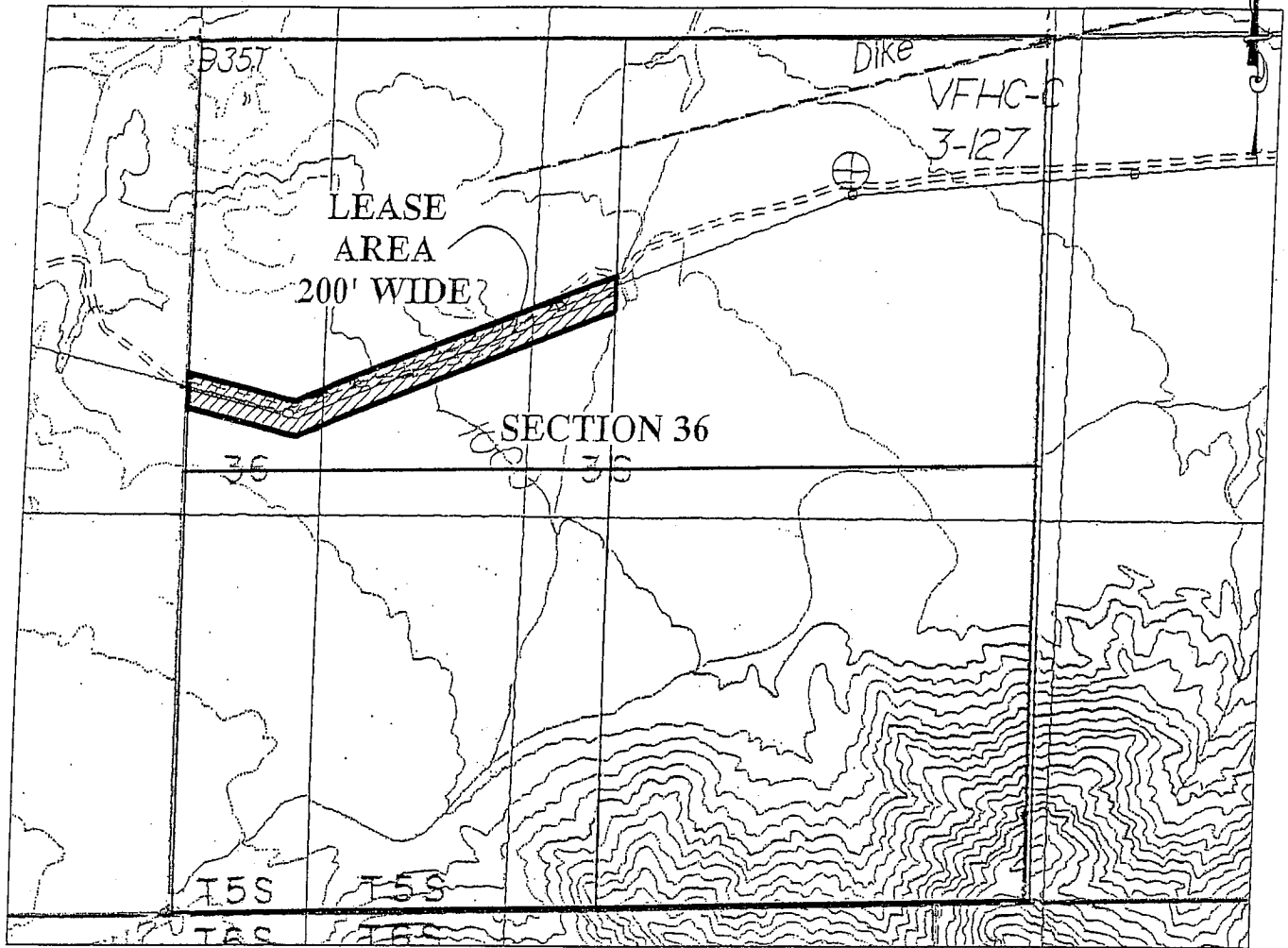
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations,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

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 5970.2 from \$406 per year to \$450 per year, effective November 1, 2015.

NO SCALE

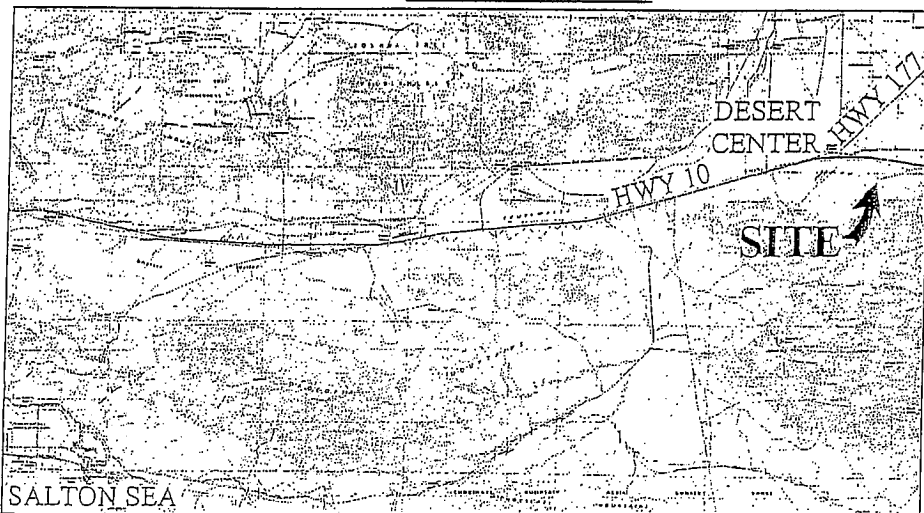
SITE



NW 1/4 Section 36, T5S, R15E, SBM
Palo Verde 500kV transmission line

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 5970.2
SOUTHERN CALIFORNIA
EDISON COMPANY
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.