CALENDAR ITEM

C19

A	34	12/03/08
		WP 2507.2
S	17	C. Hudson

GENERAL LEASE - RIGHT OF WAY USE

APPLICANT:

Southern California Edison Company
2244 Walnut Grove Avenue
Rosemead, CA 91770

AREA, LAND TYPE, AND LOCATION:

17.13 acres, more or less, of State school land in portions of Sections 30, 31, and 32, Township 10 North, Range 1 East, SBM, near Yermo, San Bernardino County.

AUTHORIZED USE:

Continued use and maintenance of an existing 115 kV electrical transmission line and nine sets of wood poles, a 220 kV electrical transmission line and five steel towers, and an unpaved access road as shown on the attached Exhibit A.

LEASE TERM:

20 years, beginning December 14, 2008.

CONSIDERATION:

$663 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:

Liability insurance with coverage of no less than $2,000,000.

OTHER PERTINENT INFORMATION:

1. On February 25, 1960, the Commission authorized a General Lease – Right of Way Use with California Electric Power Company who subsequently merged with Southern California Edison Company on December 31, 1963. The lease will expire on December 13, 2008 and Southern California Edison Company has applied for a new lease.

2. Southern California Edison Company inspects its electrical transmission lines, poles, and towers annually.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

   Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

A. Site and Location Map
B. Land Description

RECOMMENDED ACTION:
IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE OF A GENERAL LEASE - RIGHT OF WAY USE TO SOUTHERN CALIFORNIA EDISON COMPANY BEGINNING

DECEMBER 14, 2008, FOR A TERM OF 20 YEARS, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING 115 KV ELECTRICAL TRANSMISSION LINE AND NINE SETS OF WOOD POLES, A 220 KV ELECTRICAL TRANSMISSION LINE AND FIVE STEEL TOWERS, AND AN UNPAVED ACCESS ROAD AS SHOWN ON EXHIBIT A (FOR REFERENCE PURPOSES ONLY) AND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF $663 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN $2,000,000.

NO SCALE

LOCATION

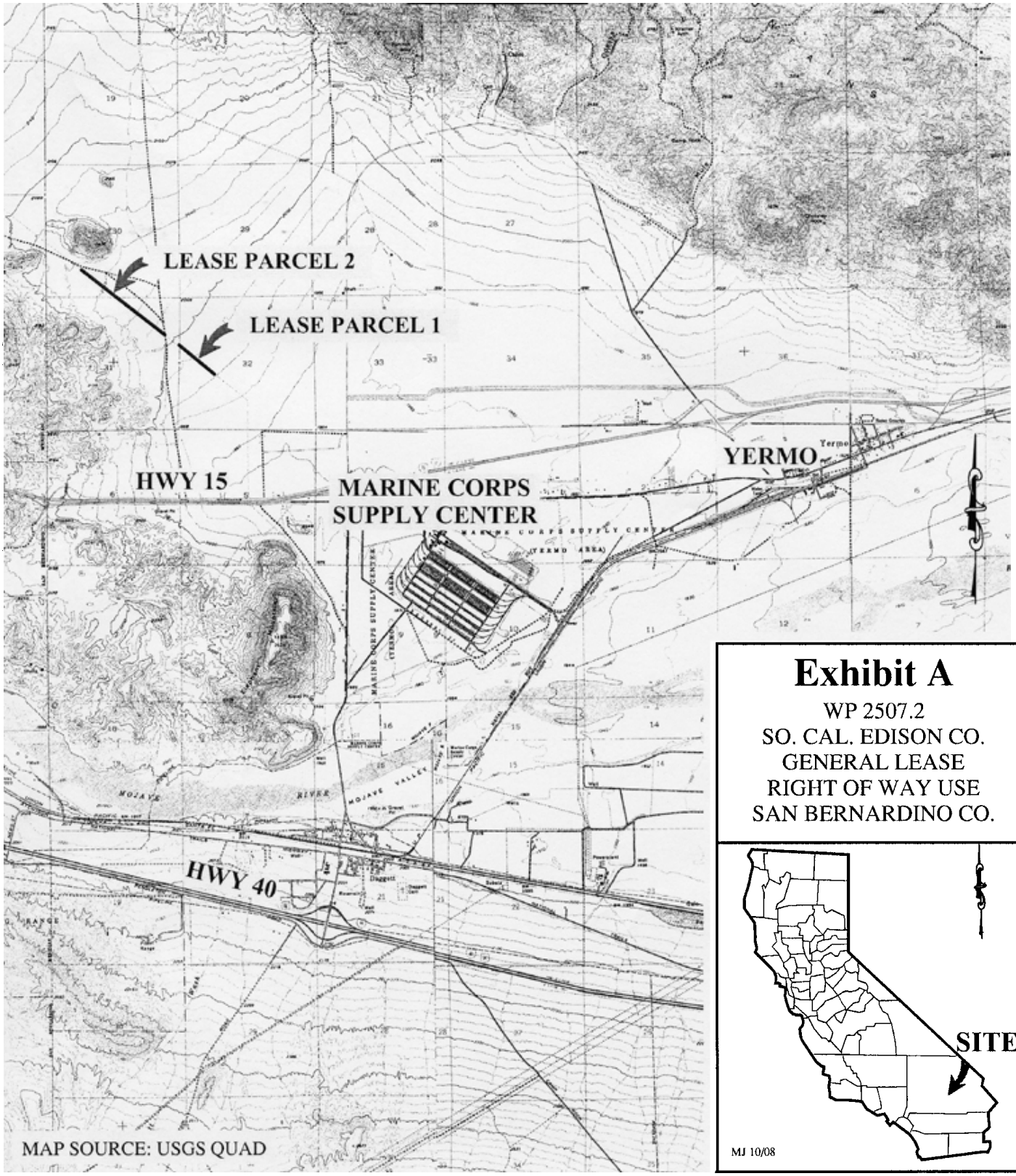

Exhibit A

WP 2507.2
SO. CAL. EDISON CO.
GENERAL LEASE
RIGHT OF WAY USE
SAN BERNARDINO CO.

SCHOOL LANDS
PORTIONS OF SECTIONS 30, 31 & 32, T10N R1E, SBM, APPROX. 5 MILES WEST OF YERMO

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.