

**CALENDAR ITEM
C46**

A 34
S 18

10/27/11
WP 6346.2
J. Porter

GENERAL LEASE - RIGHT-OF-WAY USE

APPLICANT:

Southern California Edison Company
2131 Walnut Grove Avenue, GO3 2nd Floor, 205B
Rosemead, CA 91770
Attn: Messeret Yilma

AREA, LAND TYPE, AND LOCATION:

206.17 acres, more or less, of State school lands located in Section 16, Township 6 North, Range 3 East; Section 16, Township 9 North, Range 7 East; Section 36, Township 10 North, Range 7 East; Section 36, Township 11 North, Range 8 East; and Section 16, Township 10 North, Range 8 East, SBM, south of Newberry Springs, San Bernardino County.

AUTHORIZED USE:

Continued use and maintenance of an existing 500 kilovolt (kV) overhead electrical transmission line with appurtenant steel support towers and an unimproved access road.

LEASE TERM:

25 years, beginning October 27, 2012.

CONSIDERATION:

\$7,422 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 the amount of no less than \$2,000,000, or equivalent staff-approved self-insurance program.

Bond:

\$50,000.

CALENDAR ITEM NO. **C46** (CONT'D)

OTHER PERTINENT INFORMATION:

1. On October 28, 1982, the Commission authorized the issuance of Lease No. PRC 6346.2, a General Lease – Right-of-Way Use, to Southern California Edison Company (SCE). That lease expires on October 26, 2012. SCE is now applying for a new General Lease – Right-of-Way Use for continued use and maintenance of the existing improvements.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., Tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of 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.

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370, et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the person's 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. Location and Site Map
- B. Land Description

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of 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).

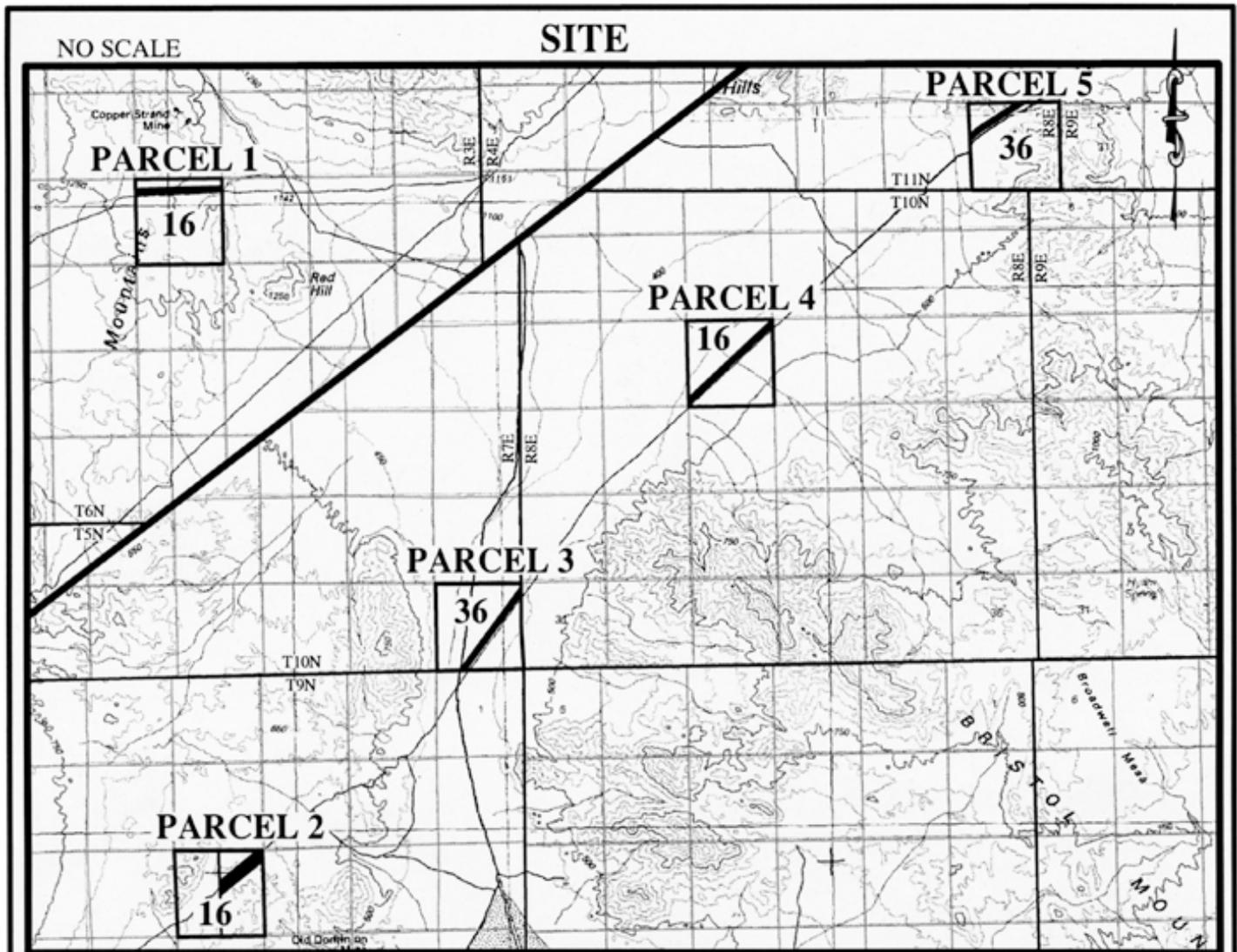
SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370, et seq.

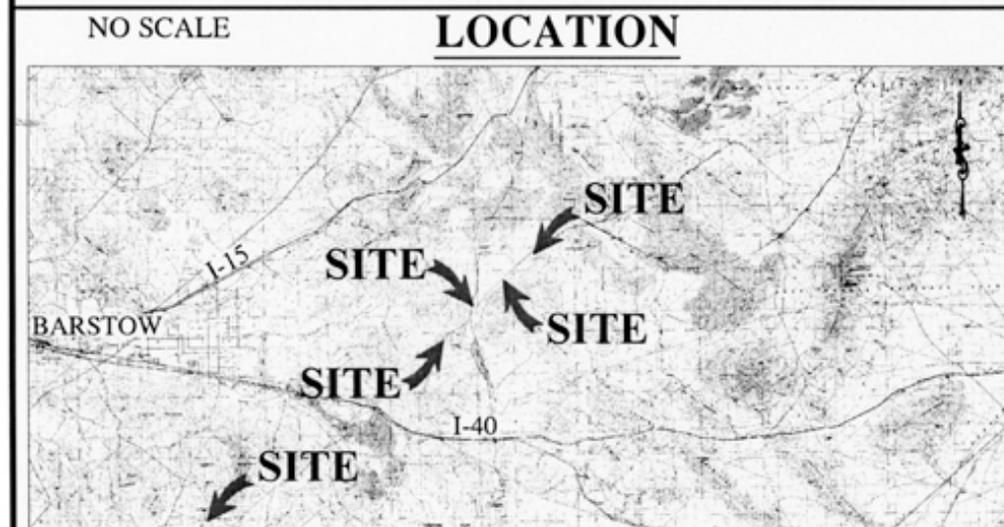
CALENDAR ITEM NO. C46 (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Right-of-Way Use to Southern California Edison Company, beginning October 27, 2012, for a term of 25 years, for the continued use and maintenance of an existing 500 kV overhead electrical transmission line with appurtenant steel support towers and an unimproved access road, for the lands as shown on Exhibit A (for reference purposes only) and as described on Exhibit B, both Exhibits attached and by this reference made a part hereof; annual rent in the amount of \$7,422 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 or equivalent staff-approved self-insurance program, and a \$50,000 bond.



South of Newberry Springs



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 6346.2
 SOUTHERN CALIFORNIA
 EDISON CO.
 GENERAL LEASE -
 RIGHT-OF-WAY USE
 SAN BERNARDINO COUNTY



MJF 5/10/11

EXHIBIT B

LAND DESCRIPTION

PRC 6346.2

Five parcels of California state school lands in San Bernardino County, State of California, more described as follows:

PARCEL 1

A strip of land 330 feet wide, the side lines thereof being 230 feet northerly and 100 feet southerly measured at right angles, respectively, from a surveyed reference line, being herein after described, and extending across Section 16, T6N, R3E, SBM. Said strip of land containing 40.2 acres, more or less.

Said surveyed reference line intersects the east line of said Section 16, S 0° 23' 59" E, 711.8 feet from the northeast corner of said Section 16 and runs S 88° 03' 49" W, 5252.84 feet and S68°18'06"W, 73.72 feet to a point in the westerly line of said Section 16 that bears S0° 42'16"E, 843.4 feet from the northwest corner of said Section 16.

The southerly line of said strip of land 330 feet wide, being also the northerly line of Strip 6 described in the right of way easement granted under 675 P. C. lease 41.9 dated October 23, 1941, and recorded November 15, 1941, in Book 1509, page 46 of Official Records in the office of the County Recorder of San Bernardino County.

The side lines of said strip of land 330 feet wide shall be prolonged or shortened so as to terminate in the west and east lines of said Section 16.

PARCEL 2

That portion of the east one-half of Section 16, T9N, R7E, SBM, lying within a strip of land 690 feet wide containing 49.0 acres more or less, the side lines thereof being 145 feet northwesterly and 545 feet southeasterly, measured at right angles, respectively, from the surveyed reference line which is described as follows:

BEGINNING at a point in the northerly line of said Section 16, said point being N 89° 56' 25" W, 100.13 feet, measured along said northerly line from a U.S.G.L.O. Brass Cap Monument set at the northeast corner of said Section 16; thence from said point of beginning S 51° 08' 18" W, 4671.53 feet, measured along a line parallel with and 245 feet northwesterly, measured at right angles, from the centerline of that certain 200 foot strip of land described in deed to Southern California Edison Company, Ltd., a corporation, recorded in Book 1284, page 105, of Official Records, in the office of the County Recorder of said County; thence S 54° 33' 36" W, 1861.46 feet more or less measured along a line parallel with and 245 feet northwesterly measured at right angles, from the centerline of said 200 foot strip of land, to a point in the westerly line of said Section 16, said point being N 1° 54' 48" W, 1301.09 feet, measured along said westerly line from a Juniper post set in rock

mound set at the southwest corner of said Section 16.

The side lines of said strip of land shall be prolonged or shortened so as to terminate in the northerly and easterly lines of said Section 16.

PARCEL 3

A strip of land 290 feet wide, the side lines thereof being 210 feet northwesterly and 80 feet southeasterly, measured at right angles, respectively, from the surveyed reference line being herein after described extending over and across a portion of Section 36, T10N, R7E, SBM, containing 40.4 acres, more or less. The surveyed reference line of said strip of land being described as follows:

BEGINNING at a point in the southerly line of said Section 36, said point N88° 37' 43" E, 1627.11 feet, measured along said southerly line and its westerly prolongation, from a U.S.G.L.O. Brass Cap Monument set at the northwest corner of Section 1, T9N, R7E, SBM; thence N 36° 21' 05" E, 5933.93 feet more or less to a point in the easterly line of said Section 36, said point being S0°15'10"E, 533.52 feet measured along said easterly line from a U.S.G.L.O. Brass Cup Monument set at the northeast corner of said Section 36.

The side lines of said strip of land 290 feet wide shall be prolonged or shortened so as to terminate in the southerly and easterly lines of said Section 36.

The southeasterly line of said strip of land 290 feet wide abuts the northwesterly line of Strip 4 described in the right of way easement granted under 675 P.C. lease 41.9 dated October 23, 1941, and recorded November 15, 1941, in Book 1509, page 46, of Official Records in the Office of the County Recorder of San Bernardino County.

PARCEL 4

A strip of land 290 feet wide, the side lines thereof being 210 feet northwesterly and 80 feet southeasterly, measured at right angles, respectively, from the surveyed reference line being herein after described extending over and across a portion of Section 16, T10N, R8E, SBM, containing 47.1 acres more or less. The surveyed reference line of said strip of land being described as follows:

BEGINNING at a point in the westerly line of said Section 16, said point being N1° 06' 11" W 260.09 feet, measured along said westerly line from a U.S.G.L.O. Brass Cup Monument set at the southwest corner of said Section 16; thence N46° 59' 35", 7068.58 feet, more or less, to a point in the easterly line of said Section 16, said point being S 0° 59' 46" E 262.56 feet measured along said easterly line from a U.S.G.L.O. Brass Cap Monument set at the northeast corner of said Section 16.

The southeasterly line of said strip of land 290 feet wide, abuts the northwesterly line of Strip 3 described in the right of way easement granted under 675 P.C. lease 41.9 dated October 23, 1941, and recorded November 15, 1941, in Book 1509, page 46 of Official Records in the Office of the County Recorder of San Bernardino County.

The side lines of said strip of land 290 feet wide shall be prolonged or shortened so as to terminate in the westerly, northerly, and easterly lines of said Section 16.

PARCEL 5

That portion of Section 36, T11N, R8E, SBM, described as follows:

BEGINNING at a point in the westerly line of said Section 36, said point being N 02° 26' 49" W 358.46 feet from a mound of stone set at the west one quarter corner of said Section 36; thence N 2° 26' 49" W, 381.72 feet, measured along said westerly line; thence N 46° 59' 35" E, 629.77 feet; thence N 57° 21' 35" E, 2880.48 feet more or less to a point in the northerly line of said Section 36, said point being N 89° 00' 35" E, 333.63 feet, measured along said northerly line from a U.S.G.L.O. Brass Cap Monument set at the north one quarter corner of said Section 36; thence N89°00'35"E 588.10 feet more or less, measured along said northerly line to a point, said point being S 89° 00' 35" W, 2013.02 feet, measured along said northerly line from a U.S.G.L.O. Brass Cap Monument set at the northeast corner of said Section 36; thence S 57° 40' 45" W, 3354.24 feet more less to a line parallel with and 290 feet southeasterly, measured at right angles from said course having a bearing of N 46° 59' 35" E and a length of 629.77 feet; thence S 46° 59' 35" W, 852.28 feet more or less, measured along said parallel line to the point of beginning, containing 26.3 acres more or less.

The southeasterly line of the parcel of land herein before described abuts the northwesterly line of Strip 2 described in the right of way easement granted under 675 P.C. lease 41.9 dated October 23, 1941, and recorded November 15, 1941, in Book 1509, page 46 of Official Records in the office of the County Recorder of San Bernardino County and the northwesterly line of the parcel of land described in lease dated September 28, 1959, and recorded October 21, 1959, in Book 4962, page 17, of said Official Records.

END DESCRIPTION

RETYPE APRIL 1, 1998 BY CRIS N. PEREZ, SOUTHERN CALIFORNIA TEAM