

**CALENDAR ITEM  
C93**

A 34  
S 18

04/26/13  
PRC 2701.2  
J. Porter

**AMENDMENT OF LEASE**

**LESSEE:**

Southern California Edison Company  
2131 Walnut Grove Avenue  
G O 3, 2nd Floor 205A  
Rosemead, CA 91770

**AREA, LAND TYPE, AND LOCATION:**

4.85 acres, more or less, of State school lands located in Section 16, Township 24 South, Range 43 East, MDM, northeast of Trona, Inyo County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing 12 kilovolt (kV) overhead electrical distribution line and approximately 21 wood poles.

**LEASE TERM:**

25 years, beginning March 7, 2010.

**CONSIDERATION:**

\$218 per year, with the State reserving the right to fix a different rent periodically during the lease term as provided in the lease.

**PROPOSED AMENDMENT:**

Section 1, General Provisions, LOCATION and LAND USE OR PURPOSE are deleted in their entirety and replaced as follows: LOCATION: 8.7 acres, more or less, of school lands located in in Section 36, Township 20 South, Range 42 East; Section 16, Township 21 South, Range 43 East; Section 16, Township 22 South, Range 43 East; Section 16, Township 23 South, Range 43 East; and Section 16, Township 24 South, Range 43 East, north of Trona, Inyo County; LAND USE OR PURPOSE: Continued use and maintenance of one existing overhead 33 kV electrical distribution line installed on wood poles; Section 3 of the lease is deleted in its entirety and replaced with the Land Description attached hereto as Exhibit A; the annual rent is revised to \$392 per year,

CALENDAR ITEM NO. **C93** (CONT'D)

effective April 26, 2013. All other terms and conditions of the lease shall remain in effect without amendment.

**OTHER PERTINENT INFORMATION:**

1. On August 20, 2010, pursuant to Item 29, the Commission authorized issuance of a General Lease - Right-of-Way Use to Southern California Edison Company for the continued use and maintenance of one existing overhead 12 kV electrical distribution line. Subsequently, it was discovered that the distribution line had been upgraded to 33 kV many years ago and that the line crosses additional school lands parcels under the jurisdiction of the Commission.
2. Lessor and Lessee now wish to amend the lease to reflect the change in the lease premises, revise the annual rent, and revise the authorized improvements within the lease premises.
3. 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 2, section 2905, subdivision (a)(2).

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

4. 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 on the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that project, as proposed, is consistent with its use classification.

**EXHIBITS:**

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

**RECOMMENDED ACTION:**

It is recommended that the Commission:

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**CEQA FINDING:**

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 2, section 2905, subdivision (c)(1).

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with its use classification designated by the Commission for the land pursuant to Public Resources Code section 6360 et seq.

**AUTHORIZATION:**

Authorize the amendment of Lease No. PRC 2701.2, a General Lease, Right-of-Way Use, of State school lands as described on Exhibit A and as shown on Exhibit B, both attached and by this reference made a part hereof, effective April 26, 2013, as follows: Section 1, General Provisions, LOCATION and LAND USE OR PURPOSE are deleted in their entirety and replaced as follows: LOCATION: 8.7 acres, more or less, of school lands located in Section 36, Township 20 South, Range 42 East; Section 16, Township 21 South, Range 43 East; Section 16, Township 22 South, Range 43 East; Section 16, Township 23 South, Range 43 East; and Section 16, Township 24 South, Range 43 East, north of Trona, Inyo County; LAND USE OR PURPOSE: Continued use and maintenance of one existing overhead 33 kV electrical distribution line installed on wood poles; Section 3 of the lease is deleted in its entirety and replaced with the Land Description attached hereto as Exhibit A; the annual rent is revised to \$392 per year, effective April 26, 2013; all other terms and conditions of the lease will remain in effect without amendment.

**EXHIBIT A**

**PRC 2701.2**

**LAND DESCRIPTION**

FIVE PARCELS OF STATE-OWNED SCHOOL LANDS SITUATED IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 42 EAST; SECTION 16, TOWNSHIP 21 SOUTH, RANGE 43 EAST; SECTION 16, TOWNSHIP 22 SOUTH, RANGE 43 EAST; SECTION 16, TOWNSHIP 23 SOUTH, RANGE 43 EAST; AND SECTION 16, TOWNSHIP 24 SOUTH, RANGE 43 EAST MOUNT DIABLO MERIDIAN, COUNTY OF INYO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLATS OF SAID LANDS APPROVED SEPTEMBER 17, 1857 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1 - DISTRIBUTION LINE**

THAT PORTION OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 42 EAST, MOUNT DIABLO MERIDIAN, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION, SAID CORNER BEARS NORTH 90°00'00" EAST, 1821.85 FEET FROM A ROCK MOUND, ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°31'41" WEST, 4499.21 FEET TO THE TRUE OF BEGINNING; THENCE NORTH 37°59'17" WEST, 1270.24 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36, SAID POINT BEARS NORTH 80°28'42" WEST, 5353.31 FEET FROM SAID SOUTHEAST CORNER, SAID POINT ALSO BEING THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAID SECTION 6.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN THE WEST AND SOUTH LINES OF SAID SECTION 36.

**PARCEL 2 - DISTRIBUTION LINE**

THAT PORTION OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 43 EAST, MOUNT DIABLO MERIDIAN, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ACCEPTED SOUTHWEST CORNER OF SAID SECTION, SAID CORNER BEARS SOUTH 00°00'00" EAST, 5282.88 FEET FROM AN ACCEPTED NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 78°07'28" EAST, 1033.76 FEET TO THE TRUE OF BEGINNING; THENCE NORTH 23°54'17" WEST, 2738.74 FEET TO A POINT, SAID POINT BEARS NORTH 02°27'11" WEST, 2293.18 FEET FROM SAID SOUTHWEST CORNER, SAID POINT ALSO BEING THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SECTIONS 21 AND 17.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN THE WEST AND SOUTH LINES OF SAID SECTION 16.

**PARCEL 3 - DISTRIBUTION LINE**

THAT PORTION OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 43 EAST, MOUNT DIABLO MERIDIAN, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ACCEPTED NORTHEAST CORNER OF SAID SECTION, SAID CORNER BEARS NORTH 00°00'00" WEST, 5282.88 FEET FROM AN ACCEPTED SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 90°00'00" WEST, 1176.17 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 08°36'08" WEST, 3216.67 FEET;  
THENCE SOUTH 09°18'51" WEST, 2319.71 FEET TO A POINT, SAID POINT BEARS SOUTH 84°45'05" WEST, 2041.29 FEET FROM SAID SOUTHEAST CORNER, SAID POINT ALSO BEING THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SECTIONS 21 AND 9.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN THE NORTH AND SOUTH LINES OF SAID SECTION 16.

**PARCEL 4 - DISTRIBUTION LINE**

THAT PORTION OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 43 EAST, MOUNT DIABLO MERIDIAN, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ACCEPTED SOUTHEAST CORNER OF SAID SECTION, SAID CORNER BEARS NORTH 90°00'00" EAST, 5276.04 FEET FROM AN ACCEPTED SOUTHWEST CORNER OF SAID SECTION; THENCE SOUTH 51°07'44" EAST, 253.70 FEET TO THE TRUE OF BEGINNING;  
THENCE NORTH 12°07'10" WEST, 5697.59 FEET TO A POINT, SAID POINT BEARS NORTH 10°27'23" WEST, 5502.77 FEET FROM SAID SOUTHEAST CORNER, SAID POINT ALSO BEING THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SECTIONS 22, 15 AND 9.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN THE NORTH AND EAST LINES OF SAID SECTION 16.

**PARCEL 5 - DISTRIBUTION LINE**

THAT PORTION OF SECTION 16, TOWNSHIP 24 SOUTH, RANGE 43 EAST, MOUNT

DIABLO MERIDIAN, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ACCEPTED NORTHWEST CORNER OF SAID SECTION, SAID CORNER BEARS SOUTH 90°00'00" WEST, 5257.43 FEET FROM AN ACCEPTED NORTHEAST CORNER OF SAID SECTION; THENCE NORTH 88°04'39" EAST, 4317.69 FEET TO THE TRUE OF BEGINNING;  
THENCE SOUTH 02°33'51" WEST, 5620.47 FEET TO A POINT, SAID POINT BEARS SOUTH 36°36'35" EAST, 6814.36 FEET FROM SAID NORTHWEST CORNER, SAID POINT ALSO BEING THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SECTIONS 9 AND 21.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN THE NORTH AND SOUTH LINES OF SAID SECTION 16.

**END OF DESCRIPTION**

PREPARED BY ME OR UNDER MY DIRECTION

Brian W. Moore DATE 3-2-13

BRIAN W. MOORE, P.L.S. No. 7533

**SOUTHERN CALIFORNIA EDISON COMPANY**



NO SCALE

# SITE

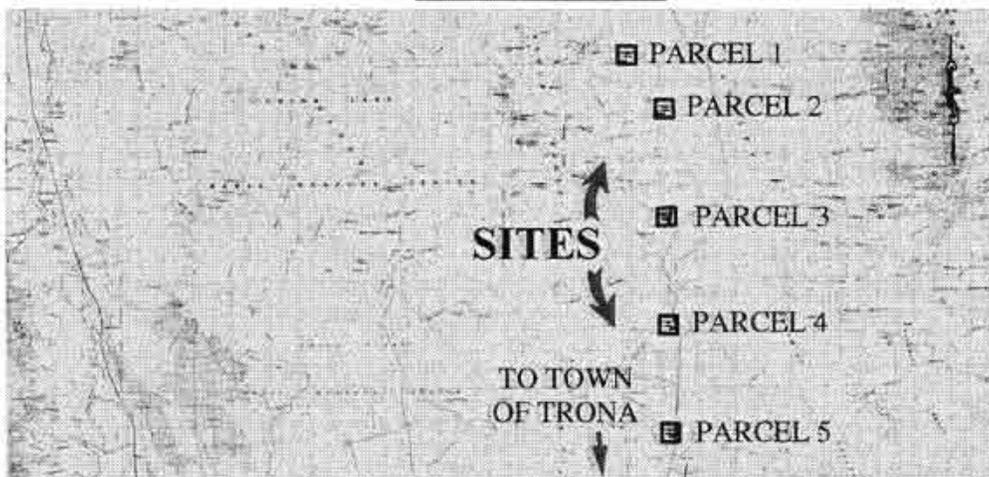


PARCEL 1 thru PARCEL 5 -  
20' WIDE LEASE AREA-  
(EXISTING HACKMAN  
33 KV OVERHEAD  
ELECTRICAL  
DISTRIBUTION LINE)

## SCHOOL LAND PARCELS NEAR THE TOWN OF TRONA

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

# Exhibit B

PRC 2701.2  
SOUTHERN CALIFORNIA  
EDISON COMPANY  
GENERAL LEASE -  
RIGHT-OF-WAY USE  
INYO COUNTY



TS 02/26/13

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.