

**CALENDAR ITEM  
C56**

A 26  
S 18

12/17/14  
PRC 2701.2  
C. Hudson

**REVISION OF RENT**

**LESSEE:**

Southern California Edison Company  
2131 Walnut Grove Avenue  
G03, 205A  
Rosemead, CA 91770

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

8.7 acres, more or less, of State school lands within portions of 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, MDM, northeast of Trona, Inyo County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing 33 kV (kilovolt) distribution line.

**LEASE TERM:**

25 years, beginning March 7, 2010.

**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 the rent be revised from \$392 per year to \$783 per year, effective March 7, 2015.

**OTHER PERTINENT INFORMATION:**

1. On August 20, 2010, the Commission authorized the issuance of a General Lease – Right-of-Way Use to Southern California Edison Company. On April 26, 2013, the Commission authorized an amendment of lease to include additional school lands parcels, to replace the existing 12 kV distribution line with a 33 kV distribution line, and to revise the annual rent to reflect the changes within the lease premises. The lease will expire on March 6, 2035.

CALENDAR ITEM NO. **C56** (CONT'D)

2. The distribution line which is used to transport electricity is inspected annually. The inspections are current and no violations have been reported.
3. The staff recommends that the Commission find that the subject revision or 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, section 15060, subdivision (c)(3), and 15378.

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

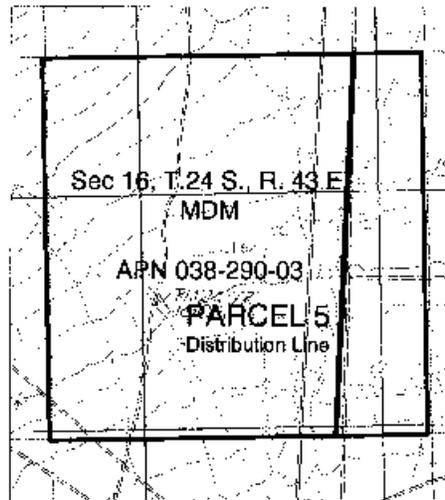
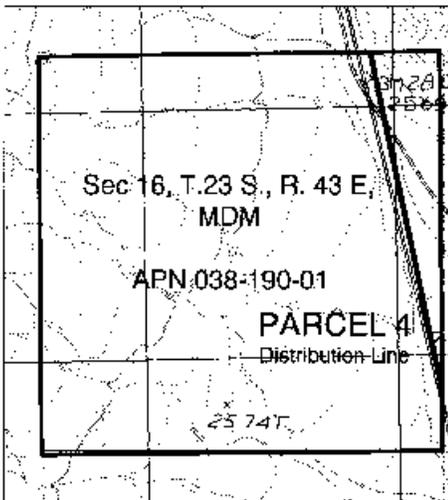
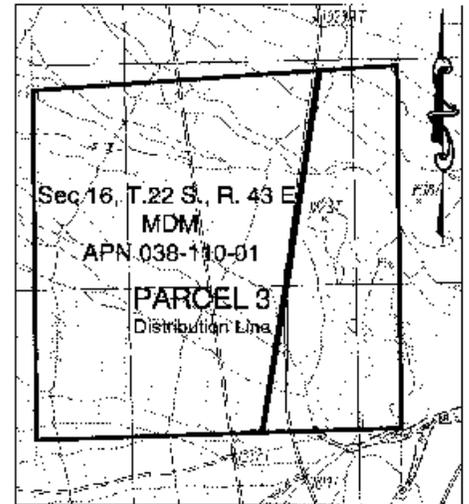
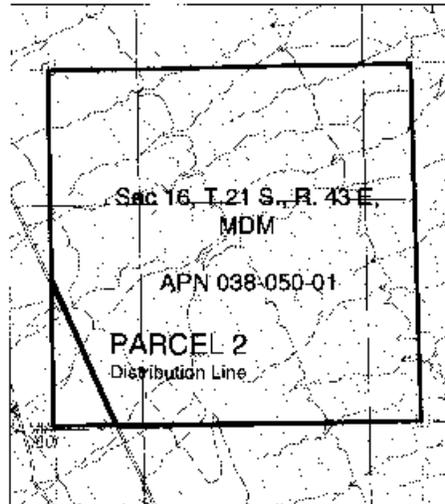
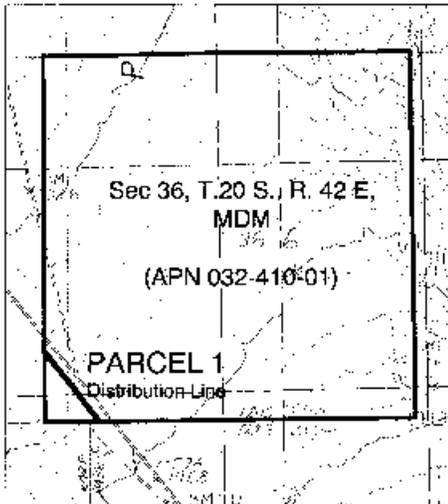
Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by the Public Resources Code section 21065 and California Code of Regulations,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

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 2701.2 from \$392 per year to \$783 per year, effective March 7, 2015.

NO SCALE

# SITE

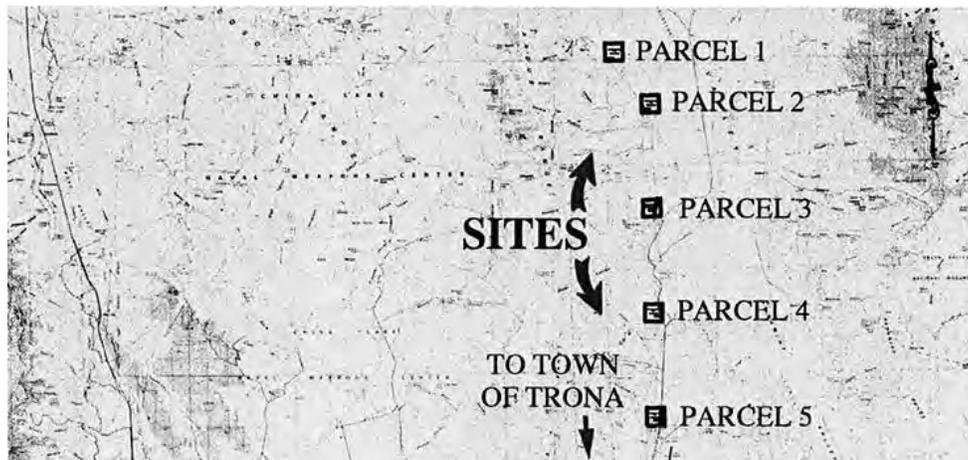


PARCEL 1 thru PARCEL 5 -  
20' WIDE LEASE AREA-  
(EXISTING HACKMAN  
33 KV OVERHEAD  
ELECTRICAL  
DISTRIBUTION LINE)

## SCHOOL LAND PARCELS NEAR THE TOWN OF TRONA

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

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



TS 10/29/14