

STAFF REPORT

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12/06/19
PRC 9194.2
K. Foster

REVISION OF RENT

LESSEE:

Southern California Edison Company

AREA, LAND TYPE, AND LOCATION:

2.084 acres, more or less, of State school land in a portion of Section 36, Township 15 North, Range 8 East, SBM, near Baker, San Bernardino County.

AUTHORIZED USE:

Replacement, use and maintenance of an existing underground 12-kilovolt (kV) utility line.

LEASE TERM:

25 years, beginning February 20, 2015.

CONSIDERATION:

This lease provides that the Commission 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 \$450 per year to \$503 per year, effective February 20, 2020.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the revision of rent is a discretionary action by the Commission. Each time the Commission approves or rejects a revision of rent, it exercises legislatively delegated authority and responsibility as trustee of the State's school lands as authorized by law. Upon expiration or prior termination of the lease, the lessee has no right to a new lease or to renewal of any previous lease.
2. On February 20, 2015, the Commission authorized a General Lease – Right-of-Way Use to Southern California Edison Company for replacement, use and maintenance of an existing underground 12-kV utility line ([Item 87, February 20, 2015](#)). The lease will expire on February 19, 2040.

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3. In compliance with the California Public Utilities Commission General Order No. 95, the Lessee has an Overhead Detailed Inspections program and a Vegetation Management program which are designed to identify potentially hazardous conditions and minimize the risk of fires. Inspections are required every five years, but the Lessee typically performs the inspections annually. Staff has requested information regarding the date of the most recent inspection.
4. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 9194.2 from \$450 per year to \$503 per year, effective February 20, 2020.

SITE



LOCATION



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

SAN BERNARDINO COUNTY



DJF 11/7/2019