

Staff Report 45

LESSEE:

Southern California Edison Company

PROPOSED ACTION:

Revision of Rent

AREA, LAND TYPE, AND LOCATION:

17.26 acres, more or less, of State-owned school land within portions of Section 36, Township 23 North, Range 6 East, SBM (parcels 1 and 2); Section 36, Township 22.5 North, Range 6 East, SBM (parcels 3, 4 and 5); Section 16, Township 25 North, Range 5 East, SBM (parcel 6); Section 36, Township 25 North, Range 5 East, SBM (parcel 7); Section 16, Township 22 North, Range 7 East, SBM (parcels 8 and 9); and Section 36, Township 26 North, Range 3 East, SBM (parcel 10), near Death Valley Junction, Inyo County.

AUTHORIZED USE:

Continued use and maintenance of an existing 33 kilovolt (kV) overhead electric power line.

TERM:

20 years, beginning April 1, 2007.

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 rent be revised from \$1,162 per year to \$1,307 per year, effective April 1, 2022.

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 5, 2007, the Commission authorized a General Lease – Right-of-Way Use to the Lessee to consolidate its existing 33 kV overhead electric transmission line leases to a single lease ([Item C29, February 5, 2007](#)), effective April 1, 2007. On February 4, 2019, the Commission approved ([Item C71, February 4, 2019](#)) an increase in the annual rent from \$621 to \$1,162, effective April 1, 2019. The lease will expire on March 31, 2027.
3. This action is consistent with addressing the challenges and opportunities described in the Commission's 2021-25 Strategic Plan to "Embrace and safeguard multi-benefit School Lands and resource management stewardship that equitably balances responsible local and regional economic development, supports living wages, environmental protection, and revenue generation."
4. 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:

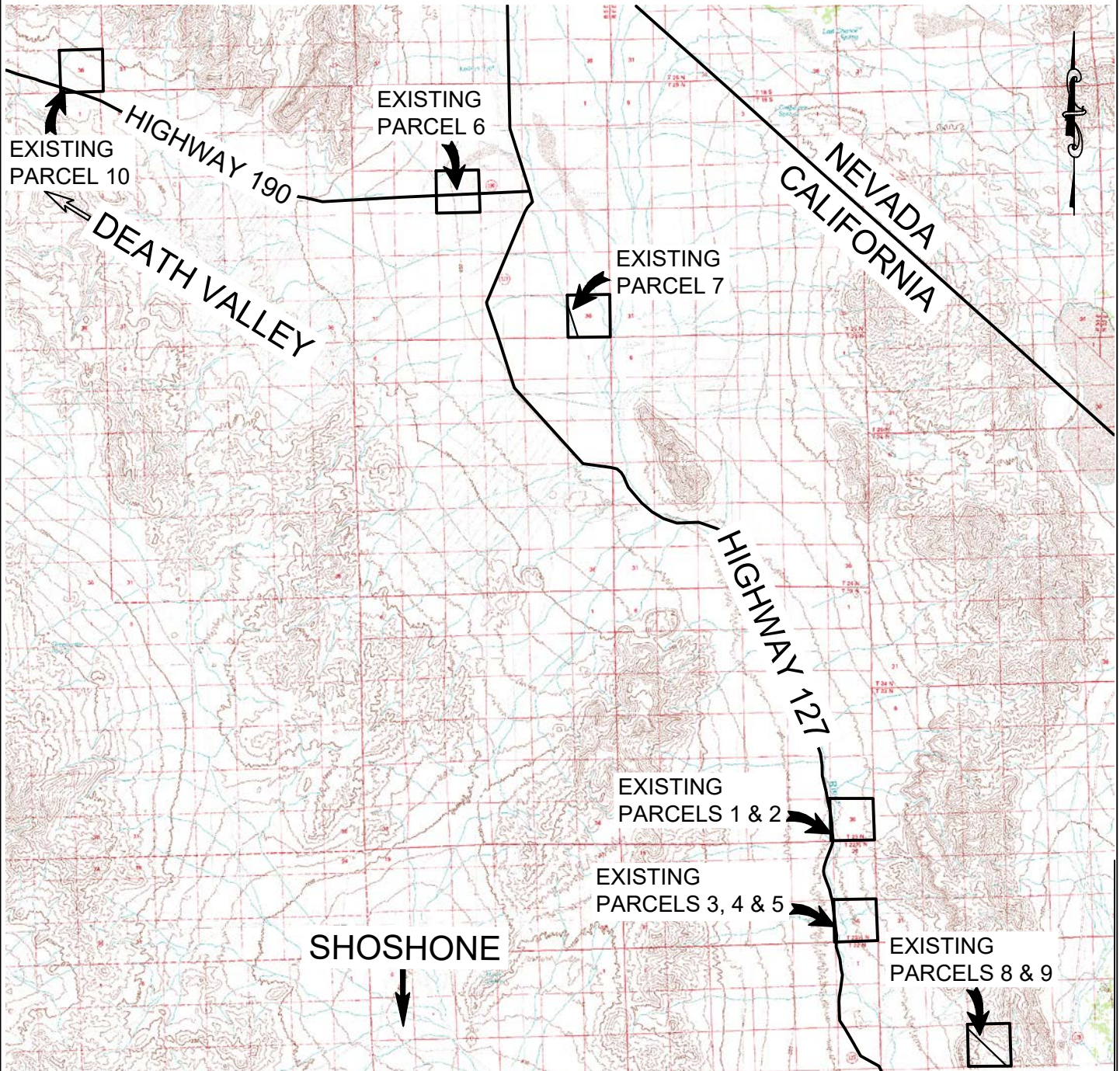
It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease PRC 3463 from \$1,162 per year to \$1,307 per year, effective April 1, 2022.

NO SCALE

SITE



NEAR SHOSHONE AND
DEATH VALLEY JUNCTION,
INYO COUNTY, CALIFORNIA

Exhibit A
PRC 3463
SOUTHERN CALIFORNIA
EDISON
GENERAL LEASE-
RIGHT-OF-WAY USE
INYO COUNTY



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.

TS 01/20/2022