

Staff Report 47

LESSEE:

Southern California Edison Company

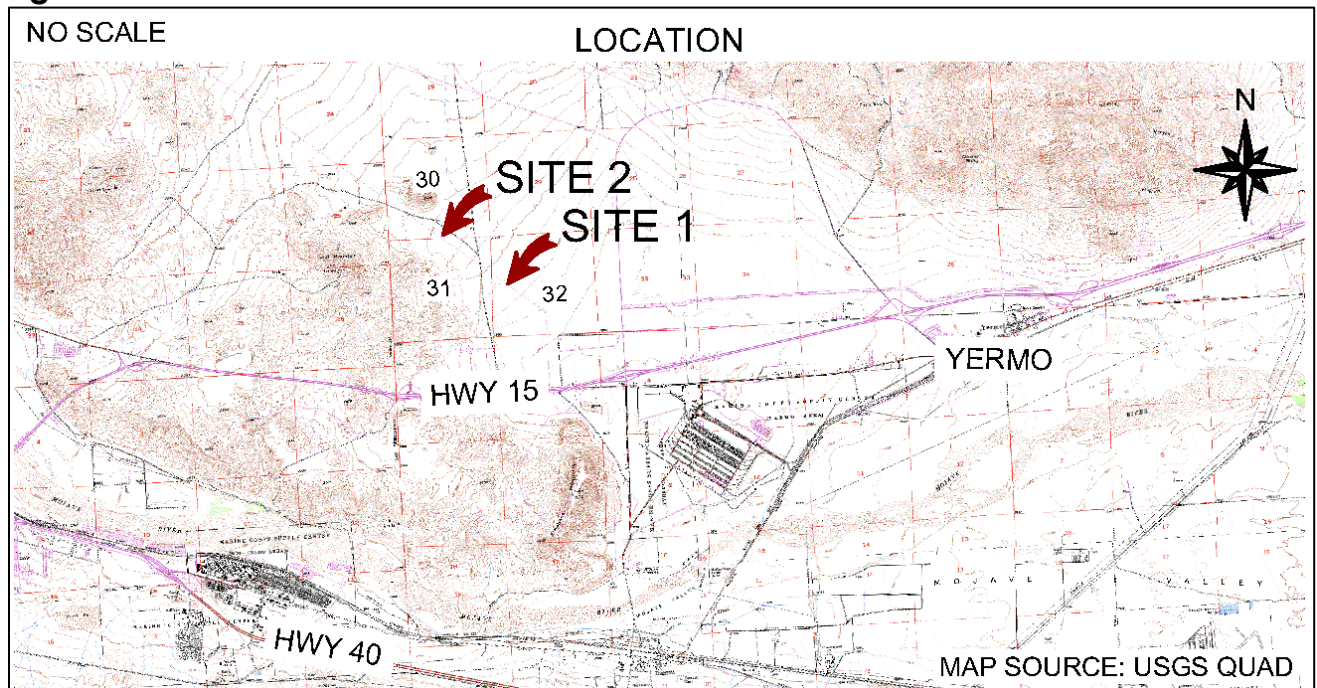
PROPOSED ACTION:

Revision of Rent.

AREA, LAND TYPE, AND LOCATION:

17.13 acres, more or less, of State school lands, located within Sections 30, 31, and 32 of Township 10 North, Range 1 East, SBM, near Yermo, San Bernardino County (as shown in Figure 1).

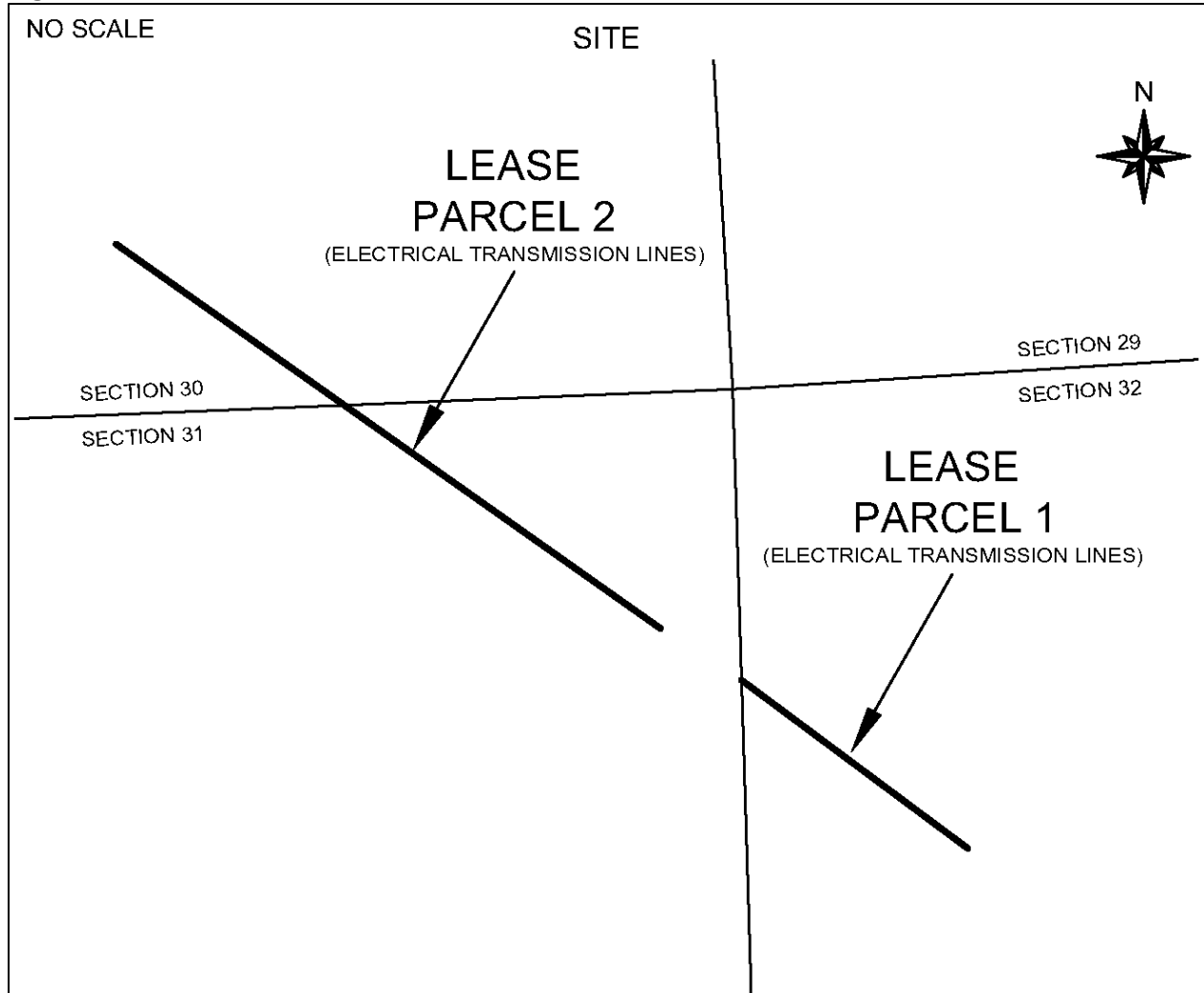
Figure 1. Location



AUTHORIZED USE:

Continued use and maintenance of an existing 115kV electrical transmission line on wood poles, five steel towers for a 220kV electrical transmission line, and an unpaved access road (as shown in Figure 2).

Figure 2. Site Map



NOTE: This depiction of the lease premises is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

TERM:

20 years, beginning December 14, 2008.

CONSIDERATION:

The 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 \$731 per year to \$3,093 per year, effective December 14, 2023.

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 Public 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 December 12, 2008, the Commission authorized a General Lease – Right-of-Way Use ([December 03, 2008, Item 19](#)) to the lessee for the use and maintenance of 17.13 acres of school lands for an existing 115kV electrical transmission line, nine sets of wood poles, five steel towers for a 220kV electrical transmission line, and an unpaved access road. On April 23, 2014, the Commission authorized an amendment of lease to accept a performance guarantee in lieu of a surety bond for all of current Southern California Edison leases ([April 23, 2014, Item C64](#)). On June 21, 2018, the Commission authorized a revision of rent ([June 21, 2018, Item 76](#)) from \$663 to \$731, effective December 14, 2018. The lease will expire on December 13, 2028. The current rent action was based on recent land values in the area.
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).

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

Approve the revision of rent for Lease PRC 2507 from \$731 per year to \$3,093 per year, effective December 14, 2023.