

Staff Report 81

LESSEE:

Southern California Edison Company

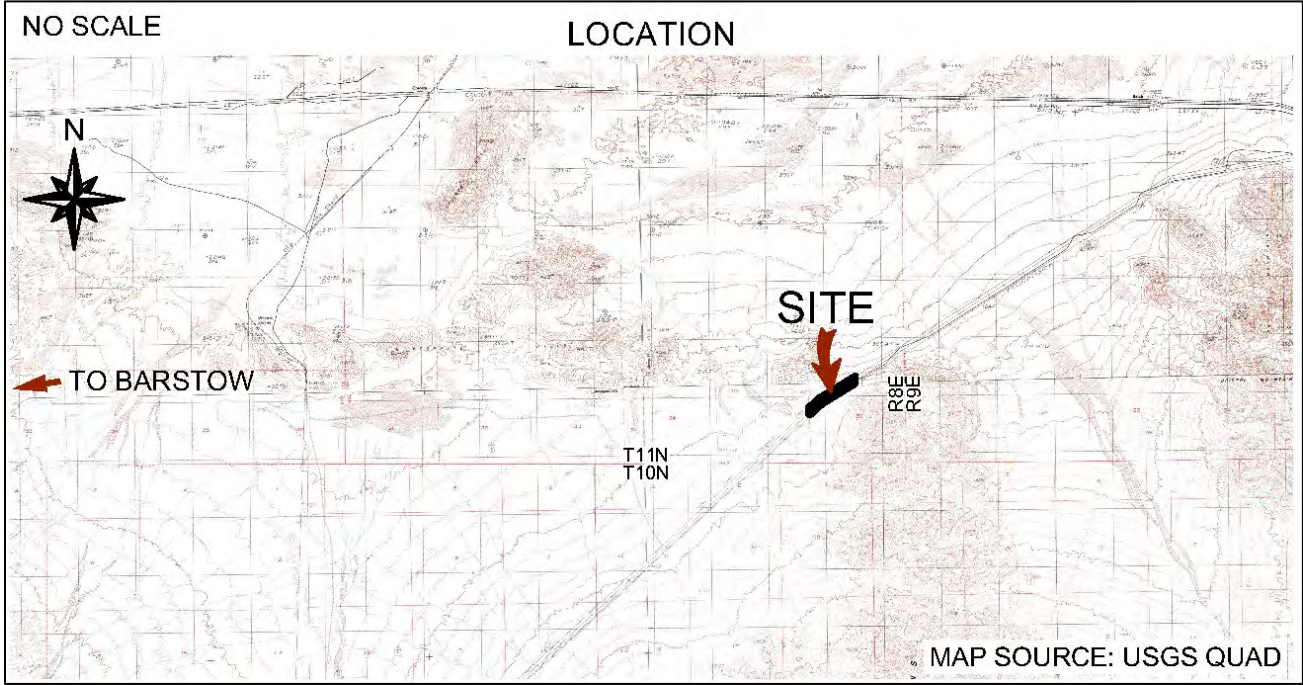
PROPOSED ACTION:

Revision of Rent

AREA, LAND TYPE, AND LOCATION:

29.40 acres, more or less, of State school lands, located within Section 36, Township 11 North, Range 8 East, SBM, near Soda Lake, San Bernardino County (as shown in Figure 1).

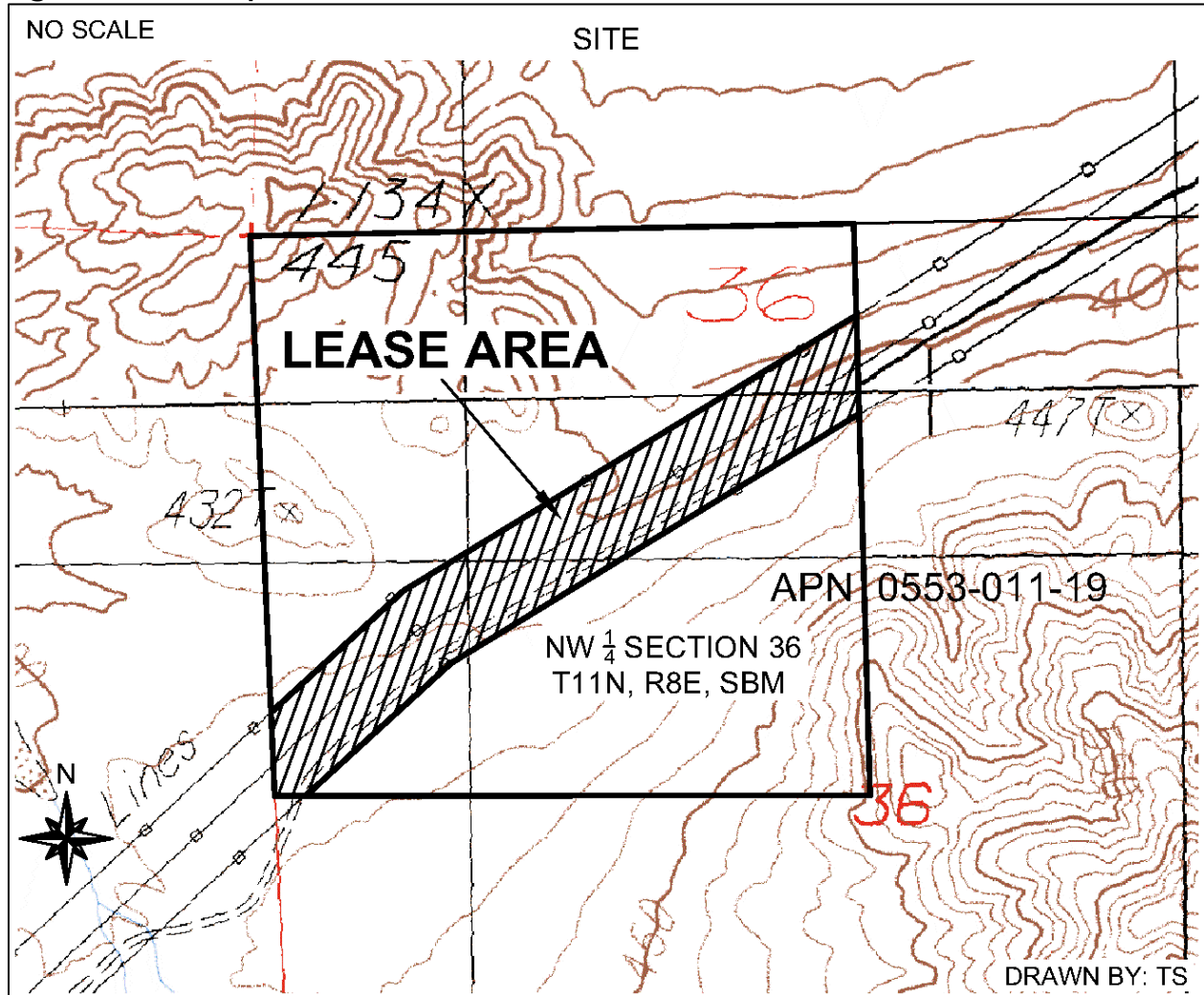
Figure 1. Location



AUTHORIZED USE:

Continued use and maintenance of 220kV electrical transmission lines, 46 steel towers, 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 March 25, 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 \$1,034 per year to \$1,323 per year, effective March 25, 2024.

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 April 6, 2010, the Commission authorized a 20-year General Lease – Right-of-Way Use ([Item 21, April 6, 2010](#)) to the lessee for the use and maintenance of 29.40 acres, more or less, of State school lands. The lease premises are improved with 220 kV overhead transmission lines, featuring two parallel sets of steel towers, totaling 46 towers, and includes an unpaved access road. On February 22, 2013, the Commission authorized a revision of rent ([Item 85, February 22, 2013](#)) from \$662 to \$926 per year, effective March 25, 2013. 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 ([Item 64, April 23, 2014](#)), effective April 23, 2014. On February 27, 2018, the Commission authorized a revision of rent ([Item 69, February 27, 2018](#)) from \$926 to \$1,034 per year, effective March 25, 2017. The lease will expire on March 24, 2028.
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 2378 from \$1,034 per year to \$1,323 per year, effective March 25, 2024.