

# Staff Report 50

**LESSEE:**

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Southern California Edison Company

**PROPOSED ACTION:**

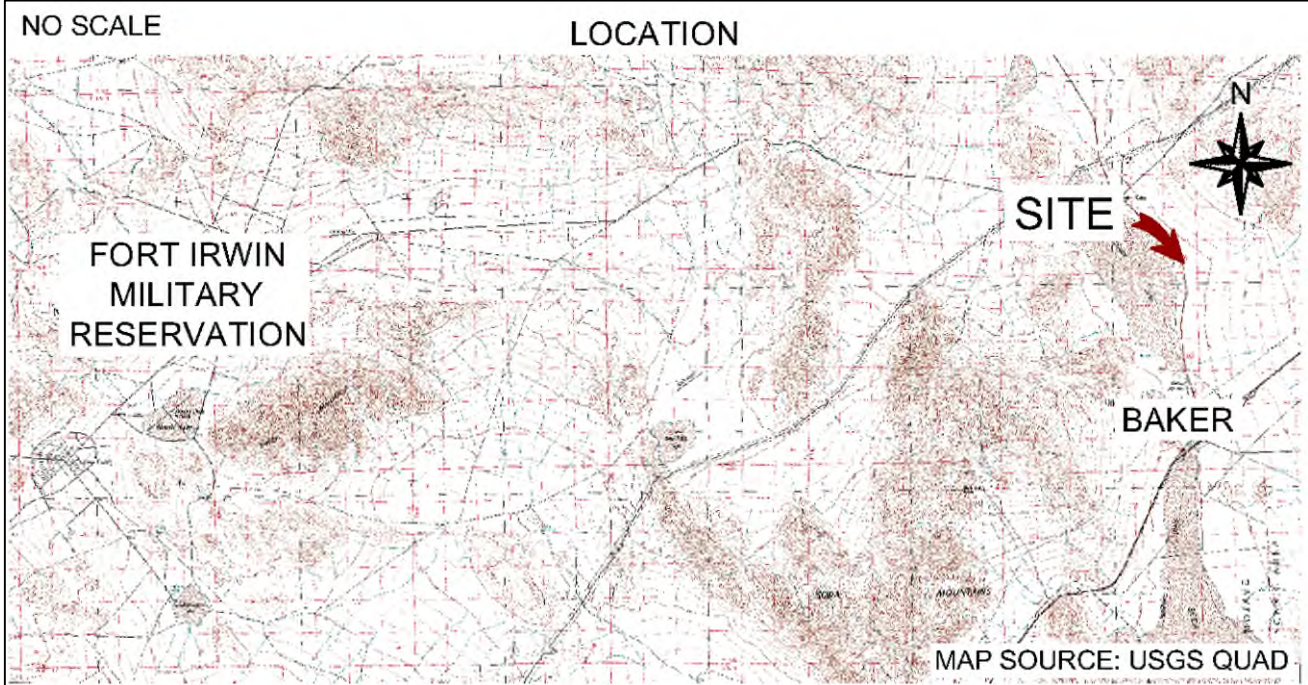
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Revision of Rent.

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

2.084 acres, more or less, of school land located in a portion of Section 36, Township 15 North, Range 8 East, SBM, near Baker, San Bernardino County (as shown in Figure 1).

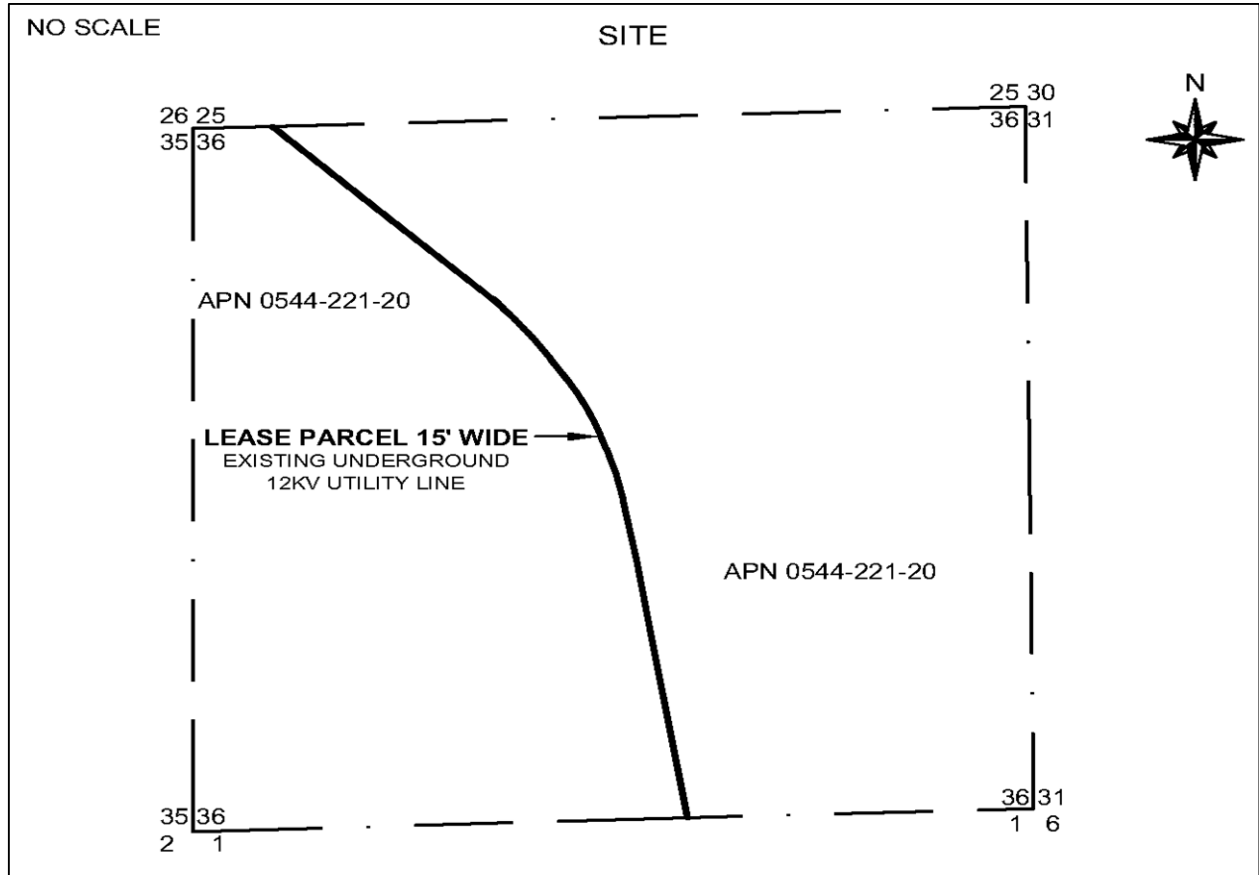
**Figure 1. Location**



**AUTHORIZED USE:**

Continued use and maintenance of an existing buried 12 kilovolt (kV) utility line and replacement of a portion of the buried existing 12kV utility line (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:**

25 years, beginning February 20, 2015.

**CONSIDERATION:**

The lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, the staff has conducted a review of the rent under this lease and recommends rent be revised from \$503 per year to \$908 per year, effective February 20, 2025.

## OTHER PERTINENT INFORMATION:

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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. 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 25-year General Lease – Right-of-Way Use ([Item 87, February 20, 2015](#)) to Southern California Edison Company, for 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. The lease authorized an existing buried 12kV utility line and a replacement of a portion of the buried existing 12kV utility line. On December 6, 2019, the Commission authorized a revision of rent ([Item 38, December 6, 2019](#)) from \$450 to \$503 per year, effective February 20, 2020.
3. The Commission requires a bond or security instrument to protect the interest of the state as it relates to rent payments and lease provision compliance, especially the requirement to restore the leased premises upon lease termination. On February 20, 2015, the Commission approved acceptance of a performance guarantee in lieu of a bond.
4. 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.”
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, sections 15060, subdivision (c)(3), and 15378, subdivision (b)(5).

**RECOMMENDED ACTION:**

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It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease 9194 from \$503 per year to \$908 per year, effective February 20, 2025.