

ORIGINAL

Decision No. 77689

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of)	
SOUTHERN CALIFORNIA EDISON COMPANY)	
and PACIFIC GAS AND ELECTRIC COMPANY)	
for an order authorizing applicants)	Application No. 52073
to enter into an Agreement of Lease)	(Filed July 24, 1970)
relating to a parcel of land for)	
electric transmission facilities.)	

OPINION AND ORDER

A joint application by Southern California Edison Company (Edison) and Pacific Gas and Electric Company (Pacific) requests an order of the Commission authorizing them to carry out the terms and conditions of an Agreement of Lease by which Edison grants to Pacific, in exchange for an annual payment, a certain parcel of land adjacent to Edison's Magunden Substation in Kern County, for the construction, maintenance and operation of an electric substation and appurtenant facilities in connection therewith.

The agreement was executed by Edison and Pacific on March 12, 1970. A copy of the agreement is attached to the application marked Exhibit A; a map showing the parcel of land described in the agreement is marked Exhibit B. The parcel of land has an area of about 0.7 acres and its original cost is stated to be approximately \$926.

An agreement dated March 18, 1937, as amended by a Supplemental Lease Agreement dated November 18, 1954, authorized in

Application No. 21032, Decision No. 29599, and Application No. 21032, Decision No. 51088, respectively, of the Public Utilities Commission is terminated and cancelled, and is superseded by the Agreement of Lease herein dated the 12th day of March, 1970, and by a contract entered into by and between Edison and Pacific on the same date entitled Magunden Operating Agreement. A copy of said operating agreement is attached to the application marked Exhibit C.

In accordance with the provisions of the Agreement of Lease, Edison also agrees to provide Pacific with adequate ingress and egress across lands owned by Edison adjoining the leased premises, and to the approximately 2.41-acre parcel of land which Pacific now owns immediately to the west thereof.

In exchange for the Agreement of Lease and rights of ingress and egress as provided therein, Pacific agrees to pay a fair rental value which has been mutually agreed to be the sum of One Hundred Dollars (\$100) annually. Such rental is subject to adjustment by Edison at five-year intervals, but no increase can exceed fifteen percent of the then effective annual payment. The annual payments are retroactive to cover the period beginning January 1, 1968.

The Commission finds that the proposed agreement is not adverse to the public interest and concludes that the application should be granted. A public hearing is not necessary.

IT IS ORDERED that:

Southern California Edison Company and Pacific Gas and Electric Company are authorized to carry out the terms and conditions of an Agreement of Lease dated March 12, 1970, a copy of which is attached to the application marked Exhibit A.

The effective date of this order shall be the date hereof.

Dated at San Francisco, California, this
1st day of SEPTEMBER, 1970.

[Signature]
Chairman
[Signature]
William Lyons Jr.
[Signature]
Vernon L. Staggem
Commissioners