

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102-3298



January 10, 2012

**Advice Letter 3947-E**

Brian K. Cherry  
Vice President, Regulation and Rates  
Pacific Gas and Electric Company  
77 Beale Street, Mail Code B10C  
P.O. Box 770000  
San Francisco, CA 94177

**Subject: Aegis Retail One, LLC Floor Lease at 77 Beale Street – Request for Approval Under Section 851**

Dear Mr. Cherry:

Advice Letter 3947-E is effective December 30, 2011.

Sincerely,

A handwritten signature in cursive script that reads "Edward F. Randolph".

Edward F. Randolph, Director  
Energy Division

**Brian K. Cherry**  
Vice President  
Regulation and Rates

*Mailing Address*  
Mail Code B10C  
Pacific Gas and Electric Company  
P.O. Box 770000  
San Francisco, CA 94177

Fax: 415.973.6520

November 15, 2011

**Advice 3947-E**

(Pacific Gas and Electric Company ID U 39 E)

Public Utilities Commission of the State of California

**Subject: Aegis Retail One, LLC Floor Lease at 77 Beale Street – Request for Approval Under Section 851**

**Purpose**

Pacific Gas and Electric (“PG&E”) submits this advice letter seeking approval, under Public Utilities Code Section 851, for PG&E to enter into a 10-year Lease Agreement (“Lease”) with Aegis Retail One, LLC (“Aegis”), allowing Aegis to operate a Peet’s Coffee & Tea licensed kiosk (“Premises”) in a post-security portion of the lobby of PG&E’s headquarters building at 77 Beale Street (the “Building”) in the city and county of San Francisco, California.

Approving this Lease will not interfere with PG&E’s ability to provide utility services, and will not be adverse to the public interest. Rather, entering into this Lease will allow PG&E to improve the efficiency of coffee and concessionary services within its building.

**Background**

Over the past 16 years, PG&E has been in a license agreement with Cafe Leah, Inc. (“Cafe Leah”) whereby Cafe Leah has operated and continues to operate a coffee cart in the lobby of the Building. The coffee cart (“Coffee Cart”) operated by Cafe Leah has provided coffee and concessionary services to PG&E employees working in 77 Beale Street and 245 Market Street, in San Francisco, California. Unlike the operation PG&E is seeking authorization for in this advice letter, the Coffee Cart that Cafe Leah operates does not have any connection to the Building’s water supply or plumbing services. To support their operation, Cafe Leah is required to ferry water into the Building from an external source.

In 2008, as PG&E re-examined its overall Building and safety improvements, discussions were initiated with Aegis on the efficacy of establishing a full-service kiosk and bringing the Peet’s Coffee and Tea brand to the Building. Following considerable discussions between PG&E and Aegis, both parties agreed to the terms and

conditions set forth in the Lease, included herein as Confidential Attachment A. To facilitate the commencement of operations, the Lease provides that Aegis will design, construct, furnish and install all Premises alterations in the Building, including internal signage and any other required improvements ("Premises Improvements"). PG&E will install the required base plumbing and base electrical systems ("PG&E Improvements") necessary to support the Premises. Per the proposed First Amendment to the Lease ("First Amendment"), included herein as Confidential Attachment B, PG&E's obligation for the PG&E Improvements is capped at \$70,000, with Aegis responsible for any additional expense above that amount. The cost for design and construction of the Premises Improvements, as highlighted in the Plans included here as Attachment C, shall be borne by the Tenant.

To facilitate the amortization of these significant costs that Aegis must incur to design and construct the Premises, PG&E is proposing to (a) enter into a 10-year lease with Aegis, with an option to renew this lease for an additional 5 years, and (b) extend to Aegis a rent credit in the amount of Two Hundred and Fifty Thousand Dollars (\$250,000), as PG&E's contribution towards the costs of the Premises Improvements. As provided in section 2(c) of the Agreement, Aegis is entitled to apply any unapplied portion of PG&E's contribution towards monthly installments of Basic Rent, Percentage Rent and their share of Expenses and Taxes, as and when they come due.

In accordance with Resolution ALJ-244<sup>1</sup>, Appendix A, Section IV, PG&E provides the following information related to the proposed transaction:

**(1) Identity and Addresses of All Parties to the Proposed Transaction:**

Pacific Gas and Electric Company	Aegis Retail One, LLC
Ann H. Kim	Attention: Terry Goggin
Law Department	Street Address: 177 Post Street,
P.O. Box 7442	Suite 750
San Francisco, CA 94120	San Francisco, CA 94108
Telephone: (415) 973-7467	Telephone: (415) 391-2499
Facsimile: (415) 973-5520	
Email: <a href="mailto:AHK4@pge.com">AHK4@pge.com</a>	

**(2) Complete Description of the Property Including Present Location, Condition and Use:**

PG&E owns an office building located at 77 Beale Street, San Francisco, California. Currently, the post-security portion of the 77 Beale Street ground-

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<sup>1</sup> ALJ-272 (August 18, 2011) extended the Pub. Util. Code § 851 Pilot Program established in Resolution ALJ-186, as modified by Resolutions ALJ-202 and ALJ-244, until August 23, 2012, pending the Commission's consideration of comments filed by interested parties and possible future amendments to the pilot program.

floor lobby is used for a Coffee Cart pursuant to a month-to-month license agreement ("License") between PG&E and Café Leah dated November 27, 1995. This License has been used by Cafe Leah to operate the Coffee Cart for the retail sale of coffee, espresso drinks, tea, canned or bottled soft drinks and waters, previously prepared pastries, snacks and similar food items and for no other purpose. The Coffee Cart has provided coffee services to PG&E employees working in 77 Beale Street and 245 Market Street, in San Francisco, California.

Cafe Leah also provides an expanded food services operation under an active lease at 245 Market. Cafe Leah's operations at the 77 Beale lobby and 245 Market operate under completely separate business agreements and terms. The Coffee Cart operation at the 77 Beale lobby does not have any connection to the Building water supply or plumbing services. To support their operation, Cafe Leah must ferry water to the Coffee Cart by cart from its 245 Market operations.

**(3) Intended Use of the Property:**

The Lease proposes the operation of a retail coffee and tea café, including the retail sale of Peet's Coffee and Tea products and prepared beverages (e.g., drip coffee, espresso based coffee drinks, hot chocolate, tea, juice and soft drinks), together with the retail sale of fresh-baked muffins, pastries, packaged sandwiches, refrigerated salads, other take-out food items prepared offsite, and other incidental items normally offered for sale in a specialty retail coffee café. The services provide by Aegis shall not conflict with other tenancies in the Building or PG&E's adjacent building located at 215-245 Market Street, or diminish the value or appearance of the Building, as more particularly described in Section 4(a) of the Lease.

The area to be occupied by Aegis is approximately 743 square feet. Under the Lease, all alterations to the Premises, including, without limitation, all carpeting, partitions and fixtures of any kind, shall upon their installation become a part of the realty and belong to PG&E, except for Tenant's telephone control box and telephone equipment (other than wiring), and unattached and movable personal property and trade fixtures placed on or in the Building by the Tenant.

PG&E shall make available to Aegis at the boundary of the Premises access to the Building's electrical system, and a supply of electrical power (at no additional charge beyond Aegis' Expense and Tax Share) capable of providing levels of electrical power consistent with amounts thereof used by other tenants operating retail and food service establishments within the complex of buildings owned by PG&E and of which the Building is a part.

Aegis agrees to cooperate with PG&E and to abide by all regulations and requirements which PG&E may prescribe for the proper functioning and protection of Building utility and other systems.

**(4) Complete Description of Financial Terms of the Proposed Transaction:**

Under the Lease, Aegis will be responsible for the cost of construction of the Premises. PG&E will be responsible for managing the construction of the base improvements (the "Base Improvements") such as water and sewer facilities. To facilitate the amortization of these significant costs that Aegis must incur to design and construct the Premises, PG&E is proposing to (a) enter into a 10-year lease with Aegis, with an option to renew this lease for an additional 5 years, and (b) extend to Aegis a rent credit in the amount of Two Hundred and Fifty Thousand Dollars (\$250,000), as PG&E's contribution towards the costs of the Premises. As held in section 2(c) of the Agreement, Aegis is entitled to apply any unapplied portion of PG&E's contribution towards monthly installments of Basic Rent, Percentage Rent and their share of Expenses and Taxes, as and when they come due. In addition, with regards to the Base Improvements, Aegis is responsible for the amount that exceeds \$70,000 (that is, PG&E is responsible for the first \$70,000 of the Base Improvements in the Building).

**(5) Description of How Financial Proceeds of the Transaction Will Be Distributed:**

As consideration for the grant of Lease described in this advice letter, Aegis will pay PG&E rent for use of the Premises. The property described in this advice letter is part of PG&E's General Office Complex. Any compensation received by PG&E from Aegis will be credited to Other Operating Revenue and will be used to reduce PG&E's revenue requirement in future general rate cases, consistent with conventional cost-of-service ratemaking.

**(6) Statement on the Impact of the Transaction on Ratebase and Any Effect on the Ability of the Utility to Serve Customers and the Public:**

There is no reduction to rate base as a result of PG&E's proposed Lease to Aegis. PG&E is not selling or disposing of the property described in this advice letter.

**(7) The Original Cost, Present Book Value, and Present Fair Market Value for Sales of Real Property and Depreciable Assets, and a Detailed Description of How the Fair Market Value Was Determined (e.g., Appraisal):**

Not applicable.

**(8) The Fair Market Rental Value for Leases of Real Property, and a Detailed Description of How the Fair Market Rental Value Was Determined [CONFIDENTIAL – Submitted Pursuant to Section 583]:**



**(9) For Fair Market Rental Value of the Easement or Right-of-Way and a Detailed Description of How the Fair Market Rental Value Was Determined:**

Not applicable.

**(10) A Complete Description of any Recent Past (Within the Prior Two Years) or Anticipated Future Transactions that May Appear To Be Related to the Present Transaction<sup>2</sup>:**

None.

**(11) Sufficient Information and Documentation (Including Environmental Review Information) to Indicate that All Criteria Set Forth in Section II of Resolution ALJ-244 Are Satisfied:**

PG&E has provided information within this Advice Letter to meet the eligibility criteria under the Section 851 Advice Letter pilot program:

1. In accordance with the CEQA Guidelines adopted in Rule 2.4 of the Commission's Rules of Practice and procedure, PG&E contends that the project is exempt from CEQA. (Cal. Code Regs., tit. 14, §§15300, et seq.).

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<sup>2</sup> During adoption of the Advice Letter pilot program in ALJ-186 (later followed by ALJ-202, ALJ-244, and ALJ-272), this category of information was included to enable the CPUC to ensure that utilities were not seeking to circumvent the \$5 million Advice Letter threshold by dividing what is a single asset with a value of more than \$5 million into component parts each valued at less than \$5 million, which is clearly not the case here. (See CPUC Resolution ALJ-186, issued August 25, 2005, mimeo, p.5.)

2. The financial compensation received from granting the proposed Lease is well below the \$5 million eligibility threshold set forth in ALJ-244.
3. The activities described as part of the Lease do not involve the transfer or change in ownership of property or facilities currently used in PG&E operations. PG&E will retain full access rights and ownership to its facilities in support of its utility operations.
4. The proposed activities will not have an adverse effect on the public interest; rather, they will allow productive secondary use of utility property. In addition, the proposed activities will not interfere in any way with the operations of PG&E's facilities, or with PG&E's provision of service to its customers.

**(12) Additional Information to Assist in the Review of the Advice Letter:**

None.

**(13) Environmental Information**

Pursuant to ALJ-244, the Advice Letter program applies to proposed transactions that: (a) will not require environmental review by the CPUC as a lead agency under CEQA either because a statutory or categorical exemption applies or the CPUC is acting as a responsible agency only, and the Lead Agency has completed its CEQA review and has certified its environmental documents, or (b) because the transaction is not a project under CEQA.

a. Exemption

- i. Has the proposed transaction been found exempt from CEQA by a government agency?

1. If yes, please attach notice of exemption. Please provide name of agency, date of Notice of Exemption, and State Clearinghouse number.

Not applicable.

2. If no, does the applicant contend that the project is exempt from CEQA? If yes, please identify the specific CEQA exemption or exemptions that apply to the transaction, citing to the applicable State CEQA Guideline(s) and/or Statute(s).

Not applicable.

b. Not a "Project" Under CEQA

- i. If the transaction is not a "project" under CEQA, please explain why.

In accordance with the CEQA Guidelines adopted in Rule 2.4 of the Commission's Rules of Practice and procedure, PG&E contends that the project is exempt from CEQA. (Cal. Code Regs., tit. 14, §§15300, et seq.) The proposed project falls within Class 1 which includes but is not limited to interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Therefore, the proposed project in accordance with CEQA Guideline 15301(a) is categorically exempt from CEQA.

### **Protests**

Anyone wishing to protest this filing may do so by letter sent via U.S. mail by facsimile or electronically, any of which must be received no later than **December 5, 2011**, which is 21 days after the date of this filing. Protests should be mailed to:

CPUC Energy Division  
Attention: Tariff Unit, 4th Floor  
505 Van Ness Avenue  
San Francisco, CA 94102

Facsimile: (415) 703-2200  
E-mail: [mas@cpuc.ca.gov](mailto:mas@cpuc.ca.gov) and [jnj@cpuc.ca.gov](mailto:jnj@cpuc.ca.gov)

Copies of protests also should be mailed to the attention of the Director, Energy Division, Room 4004, at the address shown above.

The protest also should be sent via U.S. mail (and by facsimile and electronically, if possible) to PG&E at the address shown below on the same date it is mailed or delivered to the Commission:

Brian Cherry  
Vice President, Regulation and Rates  
Pacific Gas and Electric Company  
77 Beale Street, Mail Code B10C  
P.O. Box 770000  
San Francisco, California 94177

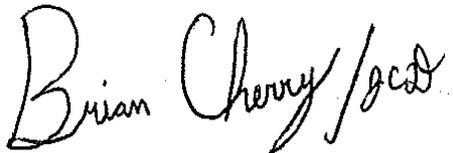
Facsimile: (415) 973-6520  
E-mail: [PGETariffs@pge.com](mailto:PGETariffs@pge.com)

**Effective Date**

Pursuant to the review process outlined in Resolution ALJ-244, PG&E requests that this advice filing become effective as soon as possible. Pursuant to Provision VII.A.5 of the Section 851 Pilot Program Regulations (Resolution ALJ-244, Appendix A), PG&E submits this filing as a Tier 2 (meaning that it may be approved by the Executive Director or Energy Division Director) if unprotested, or as Tier 3 (if protested).

**Notice**

In accordance with General Order 96-B, Section IV, a copy of this advice letter is being sent electronically and/or via U.S. mail to parties shown on the attached list and Appendix A. Address change requests and electronic approvals should be directed to e-mail PGETariffs@pge.com. Advice letter filings can also be accessed electronically at <http://www.pge.com/tariffs>.

Handwritten signature of Brian Cherry in cursive script.

Vice President - Regulation and Rates

**Confidential Attachments Pursuant to Section 583**

Attachment A – Aegis and PG&E Lease Agreement

Attachment B – First Amendment to Aegis and PG&E Lease Agreement

**Public Attachments**

Attachment C – Construction Plans

\*\*\*\*\* SERVICE LIST Advice 3947-E \*\*\*\*\*  
**APPENDIX A**

Karen Clopton  
 Administrative Law Judge Division  
 505 Van Ness Avenue  
 San Francisco, CA 94102  
 (415) 703-2008  
 kvc@cpuc.ca.gov

Myra J. Prestidge  
 Administrative Law Judge Division  
 505 Van Ness Avenue  
 San Francisco, CA 94102  
 (415) 703-2629  
 tom@cpuc.ca.gov

Jonathan Reiger  
 Legal Division  
 505 Van Ness Avenue  
 San Francisco, CA 94102  
 (415) 355-5596  
 jzr@cpuc.ca.gov

Kenneth Lewis  
 Energy Division  
 505 Van Ness Avenue  
 San Francisco, CA 94102  
 (415) 703-1090  
 kl1@cpuc.ca.gov

Julie Fitch  
 Energy Division  
 505 Van Ness Avenue  
 San Francisco, CA 94102  
 (415) 355-5552  
 Jf2@cpuc.ca.gov

Brewster Fong  
 Division of Ratepayer Advocates  
 505 Van Ness Avenue  
 San Francisco, CA 94102  
 (415) 703- 2187  
 bfs@cpuc.ca.gov

Andrew Barnsdale  
 Energy Division  
 505 Van Ness Avenue  
 San Francisco, CA 94102  
 (415) 703-  
 bca@cpuc.ca.gov

\*\*\*\*\* AGENCIES \*\*\*\*\*

San Francisco Planning Department  
 Attention: John Rahaim - Director of Planning  
 1650 Mission Street, Suite 400  
 San Francisco, CA 94103  
 Phone: 415-558-6378  
 Fax: 415-5580-6409  
 E-Mail: john.rahaim@sfgov.org

\*\*\*\*\* 3<sup>rd</sup> Party \*\*\*\*\*

Aegis Retail One, LLC  
 Attention: Terry Goggin  
 Street Address: 177 Post Street, Suite 750  
 San Francisco, CA 94108  
 Telephone: (415) 391-2499  
 E-mail: www.MC2SF.com

# CALIFORNIA PUBLIC UTILITIES COMMISSION

## ADVICE LETTER FILING SUMMARY ENERGY UTILITY

MUST BE COMPLETED BY UTILITY (Attach additional pages as needed)

Company name/CPUC Utility No. **Pacific Gas and Electric Company (ID U39 M)**

Utility type:

ELC

GAS

PLC

HEAT

WATER

Contact Person: Conor Doyle

Phone #: (415) 973-7817

E-mail: [jcdt@pge.com](mailto:jcdt@pge.com)

### EXPLANATION OF UTILITY TYPE

ELC = Electric

GAS = Gas

PLC = Pipeline

HEAT = Heat WATER = Water

(Date Filed/ Received Stamp by CPUC)

Advice Letter (AL) #: **3947-E**

**Tier: 2**

Subject of AL: **Aegis Retail One, LLC Floor Lease at 77 Beale Street – Request for Approval Under Section 851**

Keywords (choose from CPUC listing): **Section 851**

AL filing type:  Monthly  Quarterly  Annual  One-Time  Other \_\_\_\_\_

If AL filed in compliance with a Commission order, indicate relevant Decision/Resolution #: N/A

Does AL replace a withdrawn or rejected AL? If so, identify the prior AL: No

Summarize differences between the AL and the prior withdrawn or rejected AL:

Is AL requesting confidential treatment? If so, what information is the utility seeking confidential treatment for: Yes. PG&E is seeking confidential treatment for Section 8 of the advice letter, Attachment A and Attachment B. All contain sensitive competitive contract information.

Confidential information will be made available to those who have executed a nondisclosure agreement: No

Name(s) and contact information of the person(s) who will provide the nondisclosure agreement and access to the confidential information: \_\_\_\_\_

Resolution Required?  Yes  No

Requested effective date: ASAP

No. of tariff sheets: N/A

Estimated system annual revenue effect (%): N/A

Estimated system average rate effect (%): N/A

When rates are affected by AL, include attachment in AL showing average rate effects on customer classes (residential, small commercial, large C/I, agricultural, lighting).

Tariff schedules affected: N/A

Service affected and changes proposed:

Protests, dispositions, and all other correspondence regarding this AL are due no later than 20 days after the date of this filing, unless otherwise authorized by the Commission, and shall be sent to:

**CPUC, Energy Division**

**Tariff Files, Room 4005**

**DMS Branch**

**505 Van Ness Ave., San Francisco, CA 94102**

**[jnj@cpuc.ca.gov](mailto:jnj@cpuc.ca.gov) and [mas@cpuc.ca.gov](mailto:mas@cpuc.ca.gov)**

**Pacific Gas and Electric Company**

**Attn: Brian Cherry, Vice President, Regulation and Rates**

**77 Beale Street, Mail Code B10C**

**P.O. Box 770000**

**San Francisco, CA 94177**

**E-mail: [PGETariffs@pge.com](mailto:PGETariffs@pge.com)**

**Attachment C**  
**Construction Plans**

# 77 Beale Lobby - Peet's

## VICINITY MAP



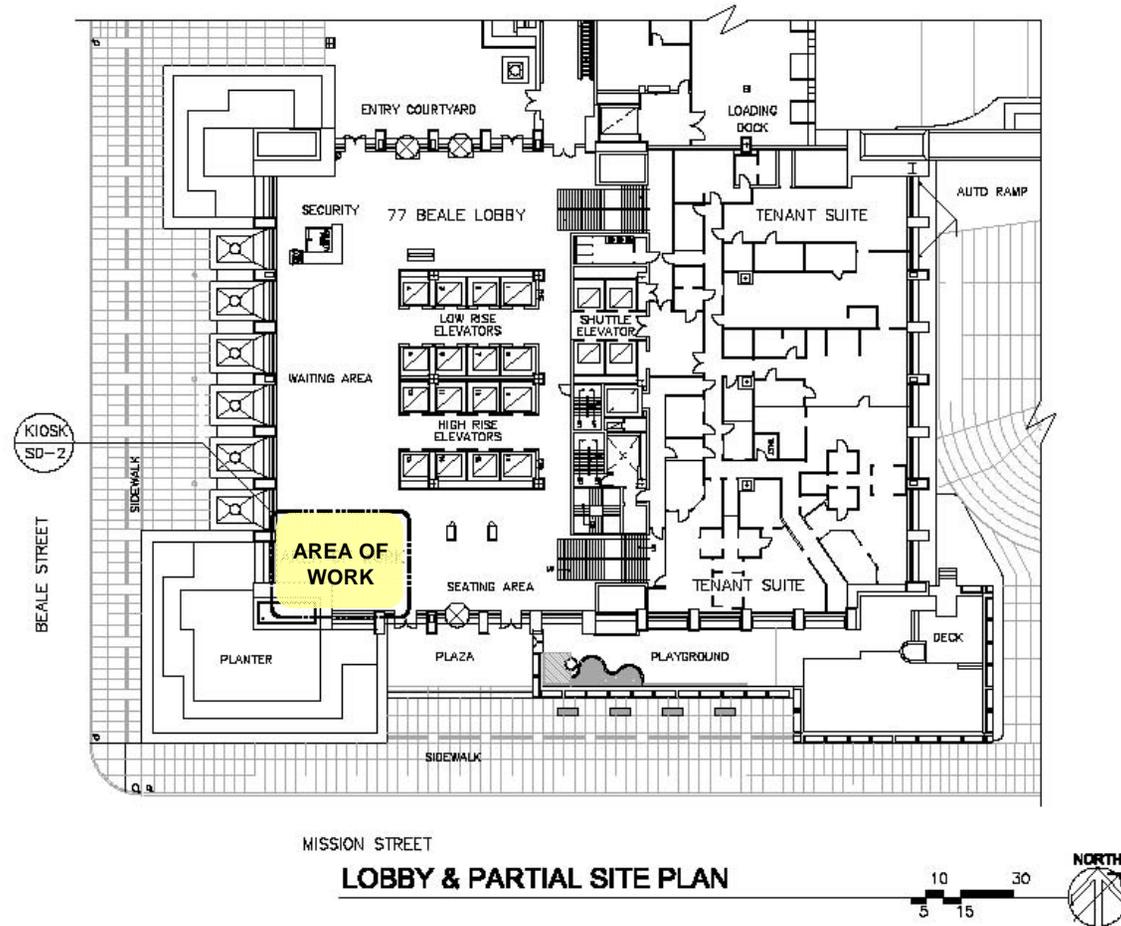
## PROJECT DATA

NEW CONSTRUCTION FOR A RETAIL FOOD KIOSK IN THE LOBBY OF AN EXISTING TYPE I BUILDING, "B" OCCUPANCY TOWER.

PROPOSED CONSTRUCTION: LIGHT FRAMING, MILLWORK, FINISHES, LIGHTING, EQPT. AND PLUMBING TO SUPPORT RETAIL FOOD AND BEVERAGE SERVICE, "A2" OCCUPANCY

AREA OF EXISTING LOBBY = ±11,000 SQFT  
 AREA OF RETAIL KIOSK = ± 720 SQFT  
 FLOOR AREA RATIO = ± 6.5%

NO DIRECT PUBLIC ACCESS., SECURED BUILDING.  
 NO CHANGE TO EXISTING LOBBY EGRESS.  
 A.D.A. RESTROOMS ±160 FT FROM KIOSK.  
 SEATING AREA PROVIDED BY BUILDING.  
 OFF-LOBBY SUPPORT SPACE T.B.D.



### RETAIL TENANT / OPERATOR:



**AEGIS**  
HOLDING COMPANY

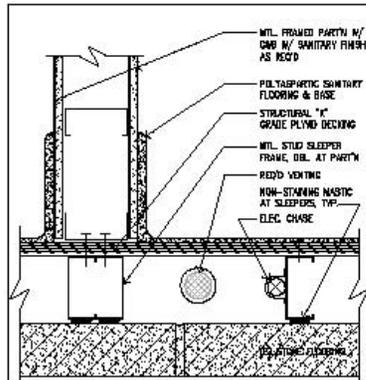
177 POST STREET, SUITE 780  
 SAN FRANCISCO, CA 94108  
 TEL: 415.381.2499  
 FAX: 415.381.1676

PROPOSED FOOD & BEVERAGE KIOSK AT PG&E H.Q. BUILDING LOBBY  
**PEET'S COFFEE - SPRIG EXPRESS**  
 77 BEALE STREET  
 SAN FRANCISCO, CALIFORNIA

SCALE 1" = 30'-0"  
 DATE NOV 6, 2008  
 DRAWN / CHECK PH / ML  
 SCHEMATIC DESIGN  
**LOBBY PLAN SD-1**

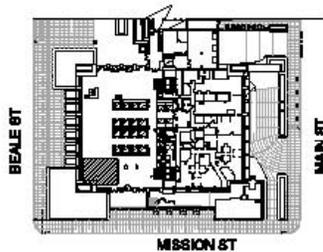


# 77 Beale Lobby - Peet's

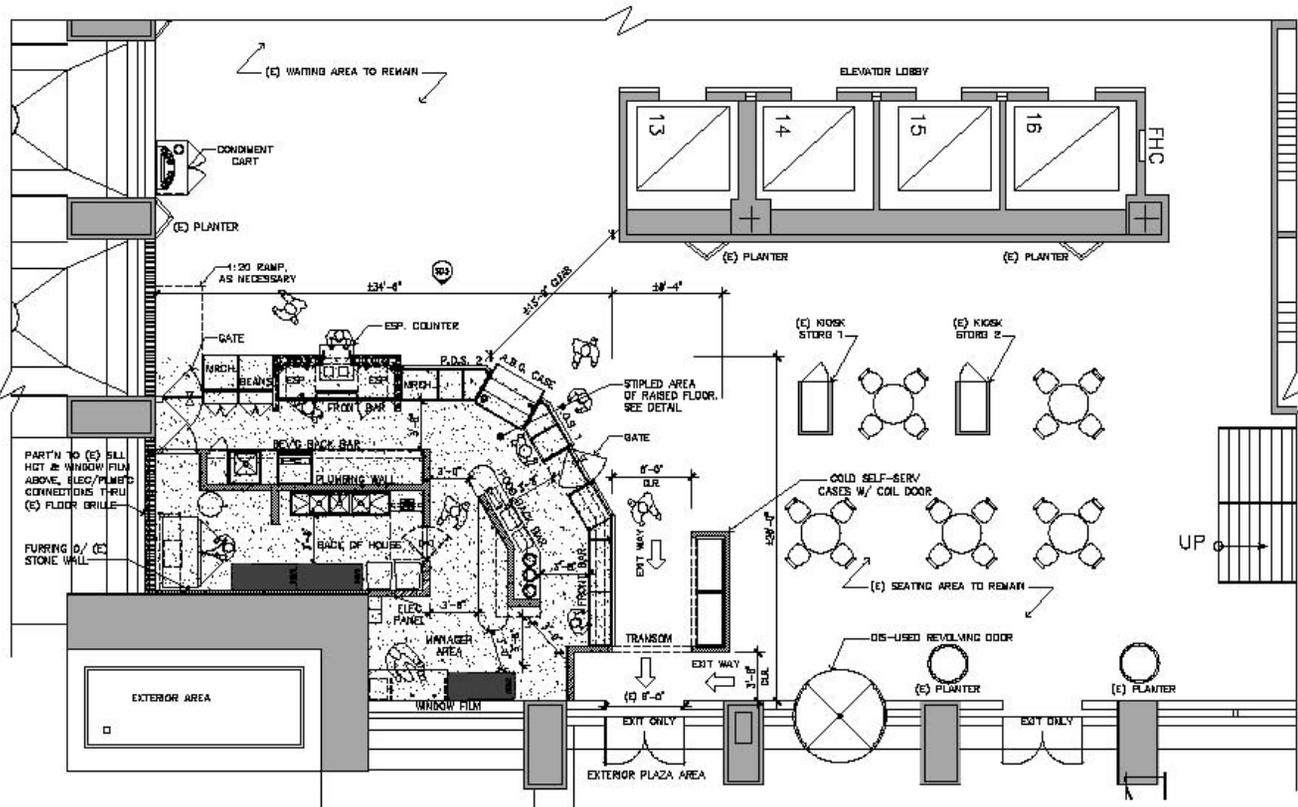


**FLOORING DETAIL**

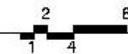
SCALE: 1 1/2" = 1'-0"



**KEY PLAN**



**KIOSK FLOOR PLAN**



RETAIL TENANT / OPERATOR:



177 POST STREET, SUITE 780  
SAN FRANCISCO, CA 94108  
TEL: 415.381.2469  
FAX: 415.381.1675

PROPOSED FOOD & BEVERAGE KIOSK AT PG&E H.Q. BUILDING LOBBY  
**PEET'S COFFEE - SPRIG EXPRESS**  
77 BEALE STREET  
SAN FRANCISCO, CALIFORNIA

SCALE: 1/8" = 1'-0"  
DATE: NOV 6, 2008  
DRAWN / CHECK: PH / ML  
SCHEMATIC DESIGN

**FLOOR PLAN**

**SD-2**

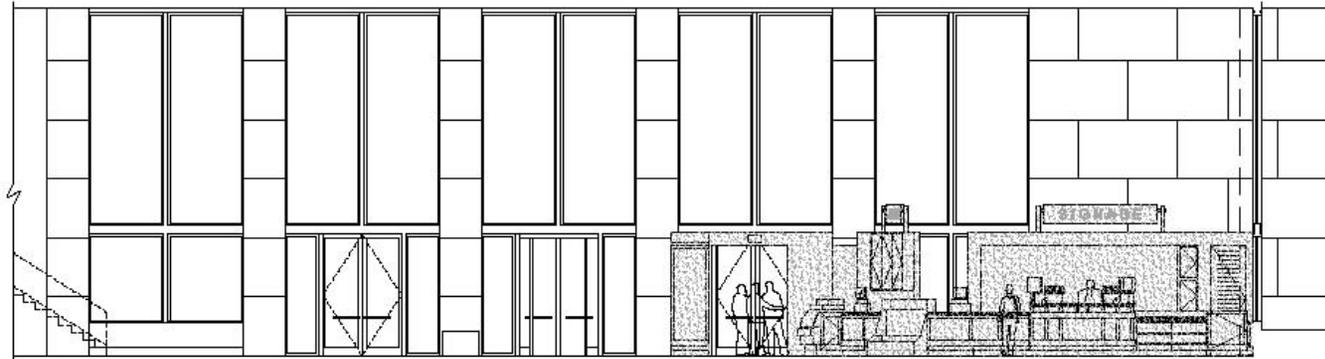


# 77 Beale Lobby - Peet's



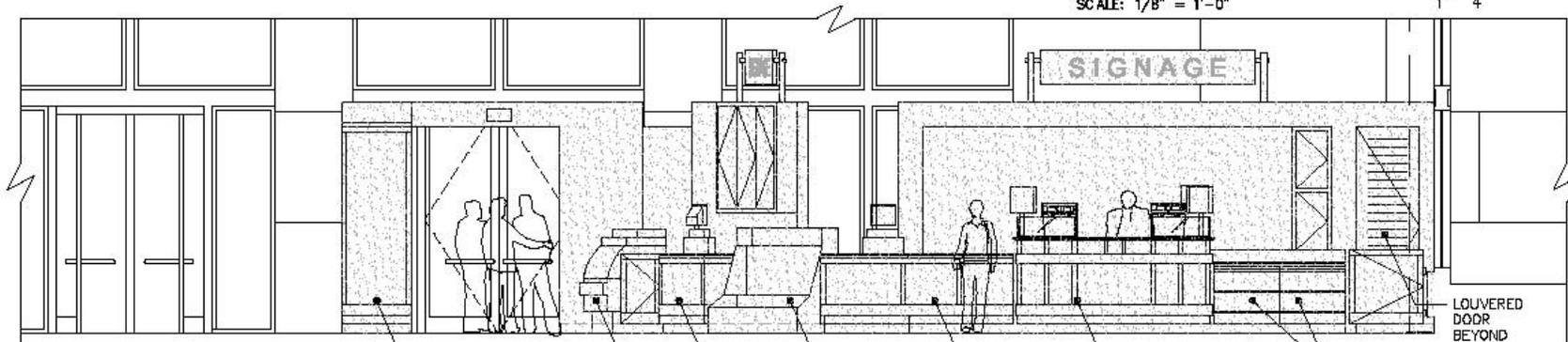
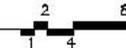
## EXISTING FINISHES

NOTE: MATCH (E) FINISHES WHERE EXPOSED TO LOBBY



## LOBBY ELEVATION

SCALE: 1/8" = 1'-0"



(E) SEATING AREA

FOOD & BEV'G COOLERS

FOOD SERVICE CASE

P.O.S. 1

PASTRY CASE

P.O.S. 2

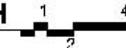
WD & MTL TRIM FINISHES TO MATCH (E) LOBBY, TYP.

MERCH, BAGGED COFFEE, ETC.

LOUVERED DOOR BEYOND

## KIOSK ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



RETAIL TENANT / OPERATOR:



**AEGIS**  
HOLDING COMPANY

177 POST STREET, SUITE 780  
SAN FRANCISCO, CA 94108  
TEL: 415.381.2409  
FAX: 415.381.1676

PROPOSED FOOD & BEVERAGE KIOSK AT PG&E H.Q. BUILDING LOBBY

## PEET'S COFFEE - SPRIG EXPRESS

77 BEALE STREET

SAN FRANCISCO, CALIFORNIA

SCALE: 1/8" = 1'-0"  
DATE: NOV 6, 2008  
DRAWN / CHECK: PH / ML  
SCHEMATIC DESIGN

ELEVATIONS

**SD-3**



# 77 Beale Lobby - Peet's



EXISTING CONDITIONS



KEY PLAN



KIOSK MASSING STUDY AT LOBBY - VIEW TOWARD SOUTHWEST CORNER FROM STAIRS

NOTE: FINISHES AND ACTUAL EQUIPMENT ARE NOT SHOWN

RETAIL TENANT / OPERATOR:



177 POST STREET, SUITE 750  
SAN FRANCISCO, CA 04108  
TEL: 415.391.2199  
FAX: 415.391.1675

PROPOSED FOOD & BEVERAGE KIOSK AT PG&E H.Q. BUILDING LOBBY

**PEET'S COFFEE - SPRIG EXPRESS**

77 BEALE STREET

SAN FRANCISCO, CALIFORNIA

SCALE  
DATE  
DRAWN / CHECK  
SCHEMATIC DESIGN

N.T.S.  
NOV 5, 2009  
PH / ML

FLOOR PLAN

**SD-4**

**PG&E Gas and Electric  
Advice Filing List  
General Order 96-B, Section IV**

AT&T	Dept of General Services	Northern California Power Association
Alcantar & Kahl LLP	Douglass & Liddell	Occidental Energy Marketing, Inc.
Ameresco	Downey & Brand	OnGrid Solar
Anderson & Poole	Duke Energy	Praxair
Arizona Public Service Company	Economic Sciences Corporation	R. W. Beck & Associates
BART	Ellison Schneider & Harris LLP	RCS, Inc.
Barkovich & Yap, Inc.	Foster Farms	Recurrent Energy
Bartle Wells Associates	G. A. Krause & Assoc.	SCD Energy Solutions
Bloomberg	GLJ Publications	SCE
Bloomberg New Energy Finance	GenOn Energy, Inc.	SMUD
Boston Properties	Goodin, MacBride, Squeri, Schlotz & Ritchie	SPURR
Braun Blasing McLaughlin, P.C.	Green Power Institute	San Francisco Public Utilities Commission
Brookfield Renewable Power	Hanna & Morton	Seattle City Light
CA Bldg Industry Association	Hitachi	Sempra Utilities
CLECA Law Office	In House Energy	Sierra Pacific Power Company
CSC Energy Services	International Power Technology	Silicon Valley Power
California Cotton Ginners & Growers Assn	Intestate Gas Services, Inc.	Silo Energy LLC
California Energy Commission	Lawrence Berkeley National Lab	Southern California Edison Company
California League of Food Processors	Los Angeles Dept of Water & Power	Spark Energy, L.P.
California Public Utilities Commission	Luce, Forward, Hamilton & Scripps LLP	Sun Light & Power
Calpine	MAC Lighting Consulting	Sunshine Design
Cardinal Cogen	MBMC, Inc.	Sutherland, Asbill & Brennan
Casner, Steve	MRW & Associates	Tabors Caramanis & Associates
Chris, King	Manatt Phelps Phillips	Tecogen, Inc.
City of Palo Alto	McKenzie & Associates	Tiger Natural Gas, Inc.
City of Palo Alto Utilities	Merced Irrigation District	TransCanada
City of San Jose	Modesto Irrigation District	Turlock Irrigation District
Clean Energy Fuels	Morgan Stanley	United Cogen
Coast Economic Consulting	Morrison & Foerster	Utility Cost Management
Commercial Energy	NLine Energy, Inc.	Utility Specialists
Consumer Federation of California	NRG West	Verizon
Crossborder Energy	NaturEner	Wellhead Electric Company
Davis Wright Tremaine LLP	Navigant Consulting	Western Manufactured Housing Communities Association (WMA)
Day Carter Murphy	Norris & Wong Associates	eMeter Corporation
Defense Energy Support Center	North America Power Partners	
Department of Water Resources	North Coast SolarResources	