

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



March 22, 2013

Advice Letter 4198-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: Hwy 4 Bypass Abutter's Rights Relinquishment - Request for Approval
Under Sec. 851**

Dear Mr. Cherry:

Advice Letter 4198-E is effective as of March 22, 2013.

Sincerely,

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

Edward F. Randolph, Director
Energy Division



February 27, 2013

Advice 4198-E

(Pacific Gas and Electric Company ID U 39 E)

Public Utilities Commission of the State of California

**Subject: Highway 4 Bypass Abutter's Rights Relinquishment - Request for
Approval Under Section 851**

Purpose

Pacific Gas and Electric Company ("PG&E") respectfully requests an order from the California Public Utilities Commission ("CPUC" or "Commission") authorizing PG&E under Public Utilities Code § 851 ("Section 851") to relinquish approximately 684 linear feet of abutter's rights along the northerly and easterly lines of certain PG&E property located in the City of Brentwood to the State Route 4 Bypass Authority ("Bypass Authority"). A copy of the relinquishment agreement ("Agreement") is attached hereto as **Attachment 1**.

Background

PG&E acquired the subject property from the S.H. Cowell Trust, consisting of two parcels, in 1968 and 1974 respectively for its Brentwood Gas Terminal. The property currently holds a brick building, various gas pipelines, and a chain link fence around the perimeter. The Bypass Authority approached PG&E about relinquishment as part of the State Route 4 Bypass ("SR4BP") Segment 3 Project, which abuts the subject PG&E property. PG&E currently has legal authority to access its property off of the highway via its existing abutter's rights. Although PG&E does not access the property off of the highway, the Bypass Authority has requested PG&E relinquish its abutter's rights on this section of highway to ensure the continued safety on this stretch of highway. The relinquishment of abutter's rights releases and relinquishes to the Bypass Authority any and all abutter's rights, including access rights.

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

Pacific Gas and Electric Company	State Route 4 Bypass Authority
Ann H. Kim	L. Lucy Owens, Real Property Agent
Law Department	255 Glacier Drive
P.O. Box 7442	Martinez, California 94553
San Francisco, CA 94120	Telephone: (925) 642-7642
Telephone: (415) 973-7467	E-mail: owens.lucy@gmail.com
Facsimile: (415) 973-5520	
Email: AHK4@pge.com	

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

The property is located in the City of Brentwood (south and east of Vineyards Parkway, north of Marsh Creek State Park, west of SR4BP and south of Fairview Avenue) in the County of Contra Costa, California on Assessor's Parcels Numbers (APN) 010-05-002 and APN 10-05-003. The parcels currently hold PG&E's Brentwood Gas Terminal, which consists of a brick building, various gas pipelines, and a chain link fence around the perimeter. A photograph of the subject property Abutter's Rights is provided in **Attachment 2**.

(c) Intended Use of the Property:

The Bypass Authority intends to maintain the land adjacent to the PG&E gas transmission facility and west of SR4BP as open space. This transaction will allow the Bypass Authority to ensure continued public safety along this section of State Route 4 as PG&E will no longer have rights to access the property off of the highway. Currently, PG&E accesses the subject property off of a side street, and therefore does not need access off of State Route 4.

(d) Complete Description of Financial Terms of the Proposed Transaction:

In exchange for relinquishment of its abutter's rights, PG&E will receive a one time payment of \$1,000.

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

As consideration for relinquishment of PG&E's abutter's rights described in the agreement, the Bypass Authority will pay PG&E a one-time fee of \$1,000. As this transaction involves gas transmission property, this compensation will be credited to Gas Transmission Other Operating Revenue and used to reduce

gas transmission revenue requirements in future gas transmission and storage rate cases, consistent with conventional cost-of-service ratemaking.

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

The transaction will have no impact on PG&E's rate base and will not impact PG&E's ability to provide safe and reliable service to its customers and public at-large.

(g) 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

(h) The Fair Market Rental Value for Leases of Real Property, and a Detailed Description of How the Fair Market Rental Value Was Determined:

Not Applicable

(i) 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:

An appraisal was performed by Contra Costa County Public Works Department. A copy of the report is provided as **Attachment 3**.

(j) 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 Transaction¹:

PG&E is unaware of any recent past or anticipated future transactions that may appear to be related to the present transaction.

(k) Sufficient Information and Documentation (Including Environmental Review Information) to Indicate that All Criteria Set Forth in Rule 3 of General Order ("GO") 173 are Satisfied:

PG&E has provided information in this Advice Letter to satisfy the eligibility criteria under GO 173 in that:

¹ During adoption of the Advice Letter pilot program in ALJ-186 (later followed by ALJ-202 and ALJ-244), 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.)

- The activity proposed in the transaction will not require environmental review by the CPUC as a Lead Agency;
- The transaction will not have an adverse effect on the public interest or on the ability of PG&E to provide safe and reliable service to its customers at reasonable rates;
- The transaction will not materially impact the rate base of PG&E; and
- The transaction does not warrant a more comprehensive review that would be provided through a formal Section 851 application.

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

No information is readily available other than what has already been included within this advice letter filing.

(m) Environmental Information

Pursuant to GO 173, the Advice Letter program applies to proposed transactions that will not require environmental review by the CPUC as a lead agency under CEQA either because: (a) a statutory or categorical exemption applies (the applicant must provide a notice of exemption from the Lead Agency or explain by an exemption applies), or (b) because the transaction is not a project under CEQA (the applicant must explain the reasons why it believes that the transaction is not a project), or (c) because another public agency, acting as the Lead Agency under CEQA, has completed environmental review of the project, and the Commission is required to perform environmental review of the project only as a Responsible Agency under CEQA.

1. Exemption

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

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

Not Applicable

ii. 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

2. Not a "Project" Under CEQA

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

The transaction is not a project per Article 20 Section 15378(a) of CEQA, as there are no physical activities associated with the transaction

3. CPUC as a Responsible Agency under CEQA

If another public agency, acting as the Lead Agency under CEQA, has completed an environmental review of the project and has approved the final CEQA documents, and the Commission is a Responsible Agency under CEQA, the applicant shall provide the following.

- a. The name, address, and phone number of the Lead Agency, the type of CEQA document that was prepared (Environmental Impact Report, Negative Declaration, Mitigated Negative Declaration), the date on which the Lead Agency approved the CEQA document, the date on which a Notice of Determination was filed.

Not Applicable

- b. A copy of all CEQA documents prepared by or for the Lead Agency regarding the project and the Lead Agency's resolution or other document approving the CEQA documents.

Not Applicable

- c. A list of section and page numbers for the environmental impacts, mitigation measures, and findings in the prior CEQA documents that relate to the approval sought from the Commission.

Not Applicable

- d. An explanation of any aspect of the project or its environmental setting which has changed since the issuance of the prior CEQA document.

Not Applicable

- e. A statement of whether the project will require approval by additional public agencies other than the Commission and the Lead Agency, and, if so, the name and address of each agency and the type of approval required.

Not Applicable

Protests

Anyone wishing to protest this filing may do so by sending a letter by **March 19, 2013**, which is 20 days from the date of this filing. The protest must state the grounds upon which it is based, including such items as financial and service impact, and should be submitted expeditiously. Protests should be mailed to:

CPUC Energy Division
ED Tariff Unit
505 Van Ness Avenue, 4th Floor
San Francisco, California 94102

Facsimile: (415) 703-2200
E-mail: EDTariffUnit@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 shall also be sent to PG&E either via E-mail or U.S. mail (and by facsimile, if possible) at the address shown below on the same date it is mailed or delivered to the Commission:

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

Facsimile: (415) 973-7226
E-mail: PGETariffs@pge.com

Any person (including individuals, groups, or organizations) may protest or respond to an advice letter. (General Order 96-B, Section 7.4.) The protest shall contain the following information: specification of the advice letter protested; grounds for the protest; supporting factual information or legal argument; name, telephone number, postal address, and (where appropriate) e-mail address of the protestant; and statement that the protest was sent to the utility no later than the day on which the

protest was submitted to the reviewing Industry Division (General Order 96-B, Section 3.11).

Effective Date

Pursuant to the review process outlined in General Order 173, PG&E requests that this advice filing become effective as soon as possible. Pursuant to Rule 7 of General Order 173 Regarding Section 851 Advice Letters, PG&E submits this filing as a Tier 2 (meaning that it may be approved by the Executive Director or Energy Division Director) if unopposed, or as Tier 3 (if opposed).

Notice

In accordance with General Order 96-B, Rule 4, a copy of this advice letter is being sent electronically and/or via U.S. mail to parties shown on the attached list. Address changes to the General Order 96-B service list should be directed to PG&E at email address PGETariffs@pge.com. For changes to any other service list, please contact the Commission's Process Office at (415) 703-2021 or at Process_Office@cpuc.ca.gov. Send all electronic approvals to PGETariffs@pge.com. Advice letter filings can also be accessed electronically at: <http://www.pge.com/tariffs>.



Vice President – Regulatory Relations

Attachments

Attachment 1 – Relinquishment of Access Rights and Rights of Way Contract

Attachment 2 – Visual Description of Abutter's Rights

Attachment 3 – Appraisal Report

***** SERVICE LIST Advice 4198-E *****
APPENDIX A

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

***** 3rd Party *****
State Route 4 Bypass Authority
L. Lucy Owens, Real Property Agent
255 Glacier Drive
Martinez, California 94553
Telephone: (925) 642-7642
E-mail: owens.lucy@gmail.com

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

Mary Jo Borak
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-1333
bor@cpuc.ca.gov

Edward Randolph
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-2083
efr@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) 703-3221
bca@cpuc.ca.gov

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 E)**

Utility type:

ELC GAS
 PLC HEAT WATER

Contact Person: Igor Grinberg

Phone #: (415) 973-8580

E-mail: ixg8@pge.com and PGETariffs@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) #: **4198-E**

Tier: 2

Subject of AL: **Highway 4 Bypass Abutter's Rights Relinquishment – Request for Approval Under Section 851**

Keywords (choose from CPUC listing): Agreements, Contracts

AL filing type: Monthly Quarterly Annual One-Time Other _____

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

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: No

Confidential information will be made available to those who have executed a nondisclosure agreement: N/A

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: **Upon Approval**

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: N/A

Pending advice letters that revise the same tariff sheets: N/A

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
ED Tariff Unit
505 Van Ness Avenue, 4th Floor
San Francisco, CA 94102
E-mail: EDTariffUnit@cpuc.ca.gov**

**Pacific Gas and Electric Company
Attn: Brian Cherry
Vice President, Regulatory Relations
77 Beale Street, Mail Code B10C
P.O. Box 770000
San Francisco, CA 94177
E-mail: PGETariffs@pge.com**

Advice 4198-E
February 27, 2013

Attachment 1:
Relinquishment of Access Rights and
Rights of Way Contract

Recording Requested By:
State Route 4 Bypass Authority

When Recorded Return to:

State Route 4 Bypass Authority
255 Glacier Drive
Martinez, CA 94553
Attn: L. Lucy Owens

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Portion of APN: 010-050-002

District	County	Route	Project No.
4	CC	4	4660-6X4487

RELINQUISHMENT OF ACCESS RIGHTS

For Value Received, PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, being owner of real property which abuts upon State Route 4 Bypass, in the City of Brentwood, Contra Costa County, does hereby release and relinquish to STATE ROUTE 4 BYPASS AUTHORITY any and all abutter's rights, including access rights, appurtenant to Grantor's property, described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, all and singular, the rights above described unto the AUTHORITY and the AUTHORITY'S successors and assigns.

Dated this _____ day of _____, 2012.

PACIFIC GAS AND ELECTRIC COMPANY

By _____

Title _____

ATTACH APPROPRIATE ACKNOWLEDGEMENT



Pacific Gas & Electric Company property
 Relinquishment of Abutter's Rights
 to the State Route 4 Bypass Authority
 portion of APN 010-050-002
 Right of Way Record Map R-10285.10

EXHIBIT "A"

The intent of this conveyance is to acquire the abutter's rights of access along the westerly right of way of the State Route 4 Bypass, the same being portions of the northerly and easterly lines of the Pacific Gas and Electric Company property described in the deed recorded September 19, 1974 in Book 7326 of Official Records at page 647, and as shown on the Record of Survey filed December 3, 1976 in Book 61 of Licensed Surveyors' Maps at page 34, Contra Costa County records, situate in the City of Brentwood, County of Contra Costa, State of California, described as follows:

Beginning at a point on the northerly line of said PG&E property (7326 OR 647) which lies South 55°29'00" East 74.574 meters from the northwest corner of said parcel; thence from said Point of Beginning, continuing along said northerly line, South 55°29'00" East 90.845 meters to the northeast corner of said parcel; thence along the easterly line of said parcel South 2°50'00" West 42.987 meters to an angle point in said westerly right of way line, being the point of terminus of this description.

This conveyance is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: 

Licensed Land Surveyor
 Contra Costa County Public Works

Date: 2/16/2012



RIGHT OF WAY CONTRACT

RW 8-3(4/93)

Page 1 of 2

District	Authority	Route	R/W E.A.
4	CC	4	246521

_____, California

_____, 2012

Grantor: Pacific Gas and Electric Company

Document in the form of a Relinquishment of Access Rights, covering the property particularly described in the Exhibit "A" has been executed and delivered to L. Lucy Owens, for the State Route 4 Bypass Authority (Authority).

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the Authority of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) Grantee requires said property described in the Relinquishment of Access Rights for State Route 4 Bypass purposes, a public use which Grantee has the authority to exercise the power of eminent domain. Grantors are compelled to sell, and Grantee is compelled to acquire the property.
2. The Authority shall:

Pay the undersigned Grantors the sum of One Thousand Dollars and NO/100, (\$1,000.00) for the property rights conveyed by the above document.
3. The Grantors hereby represent and warrant that during the period of Grantors' ownership of the property, there have been no disposals, releases or threatened releases of hazardous substances or Hazardous Wastes on, from, or under the property. Grantors further represent and warrant that Grantors have no knowledge of any disposal, release, or threatened release of hazardous substances or Hazardous Wastes, on, from, or under the property which may have occurred prior to Grantors taking title to the property.

The acquisition price of the property being acquired in this transaction reflects the fair-market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of Hazardous Waste which requires mitigation under Federal or State law, the Authority may elect to recover its clean-up costs from those who caused or contributed to the contamination.

4. This transaction will be handled through an internal escrow with the Authority, 255 Glacier

RIGHT OF WAY CONTRACT

RW 8-3(4/93)

Drive, Martinez, California, 94553.

- 5. This Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective heirs, successors, and assigns.

In Witness Whereof, the Parties have executed this agreement the day and year first above written.

STATE ROUTE 4 BYPASS AUTHORITY

PACIFIC GAS AND ELECTRIC COMPANY

By _____
Secretary

By _____

Title

Date: _____

Date _____
(Date signed)

Recommended for Approval:

By _____
L. Lucy Owens
Real Property Agent

By _____
Karen A. Laws
Principal Real Property Agent

Advice 4198-E
February 27, 2013

Attachment 2:
Visual Description of Abutter's Rights



Looking east at the Subject Property
Abutter's Rights –



Looking southeast at the Subject Property
Abutter's Rights –

Advice 4198-E
February 27, 2013

Attachment 3:
Appraisal Report

APPRAISAL REPORT No. 1

State Route 4 Bypass Authority (Segment 3)

Relinquishment of Abutter's Rights

Brentwood Area

Project No. 4660-6X4487

February 23, 2012

Portion Assessor Parcel 010-050-002

Owner – Pacific Gas and Electric Company

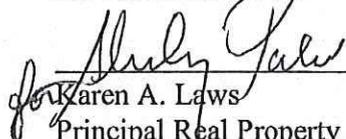
This estimate is prepared for departmental use only.

PREPARED BY:



Carla Peccianti
Senior Real Property Agent

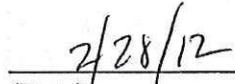
APPROVED AND ACQUISITION
AUTHORIZED BY:



Karen A. Laws
Principal Real Property Agent



(Date)



(Date)

CONFIDENTIAL

Pursuant to Government Code §6254(h), this report is exempt from public inspection under the Inspection of Public Records statutes until all of the property has been acquired.

1 02/23/2012 4 Dist. CC SR4BP 57.7/61.6 4660-6X4487 10285.10
 Report No. Date Co. Rte PM/KM Exp. Auth R/W Record Map No.

Project Limits: South side of Balfour Road in the City of Brentwood to the north side Marsh Creek Road/Vasco Road intersection in unincorporated Contra Costa County.

GRANTOR	VALUE ENTIRE PARCEL	VOUCHER CLAIM	CONST. CONTR. WORK	CHECK IF PARCEL HAS			APN
				IMPS	DAM	EXC	
Pacific Gas and Electric Company	\$1,000 Relinquishment of Abutter's Rights	N/A	N/A	N/A	N/A	N/A	Portion of APN 010-050-002

SENIOR REVIEW CERTIFICATE AND APPRAISAL REVIEW REPORT

EXHIBIT 7-EX-24A (NEW 10/2005)

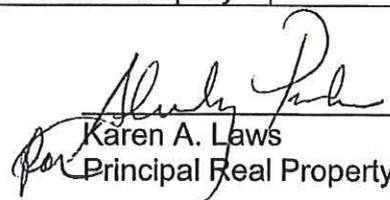
Project: State Route 4 Bypass (SEG. 3)
Project No. 4660-6X4487

<u>Report</u> No. 1	<u>Dist.</u> 4	<u>Rte.</u> SR4BP	<u>PM/KM</u> 57.7/61.6	<u>Control Exp. Auth.</u> WO4487	<u>R/W Exp. Auth. (PH9)</u> 4660-6X4487	<u>Program</u> N/A
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1. I have not personally inspected the subject property not the comparable data. I have read this report and I am satisfied with the relative comparability noted. I am familiar with the subject property neighborhood and general area and I have relied upon the photographs and exhibits in this report in analyzing and concurring in the conclusions contained herein.
2. The highest and best use of the property, as shown in the report, is reasonable and proper.
3. Gross Income Multipliers are supported with factual data (if applicable).
4. The Cost Approach is supported by data from recognized sources (if applicable).
5. The Income Approach to value, including the interest rate, is supported by data from the market (if applicable).
6. Damages, Special Benefits, and Construction Contract Work are correct and are supported in accordance with existing instructions.
7. The amount listed for each parcel in this certificate is the market value amount approved to govern negotiation and settlement.
8. I understand that the approved value may be used in connection with the widening of a state highway project.
9. I have no direct or indirect, present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.
10. The amount recommended for approval is not a directed amount; it was arrived at fairly, without coercion, and is based on appraisals and other factual data of record.

ASSESSOR PARCEL NUMBER	GRANTOR	APPRAISED VALUE
010-050-002	Pacific Gas and Electric Company	\$1,000

Date: 2/28/12


Karen A. Laws
Principal Real Property Agent

I hereby Certify:

That I have personally inspected the property herein appraised and that the property owner has been afforded an opportunity to be present at the time of the inspection. A personal field inspection of the comparable sales relied upon in making said appraisal has also been made. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct, subject to limiting conditions therein set forth.

That I understand that such appraisal is to be used in connection with the acquisition of right of way for a highway widening project

That such appraisal has been made in conformity with the appropriate State laws, Title VI of the 1964 Civil Rights Act, and regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.

That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

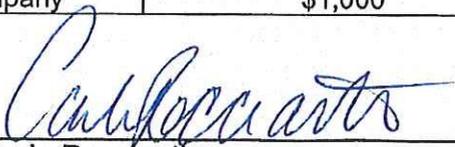
That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of Contra Costa County and I will not do so until so authorized by County officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of the total fair market value as shown on the Parcel Summary Page included in this report and made a part hereof by reference, as of the 23rd day of February, 2012, shown below; and that such conclusion was derived without collusion, coercion or direction as to value.

ASSESSOR PARCEL NUMBER	GRANTOR	APPRAISED VALUE
010-050-002	Pacific Gas and Electric Company	\$1,000

2-27-12
Date



Carla Peccianti
Senior Real Property Agent

APPRAISAL TITLE PAGE 7-EX-21 (Rev. 10/2005)

<u>Report</u> No. 1	<u>Dist.</u> 4	<u>Rte.</u> SR4BP	<u>PM/KM</u> 57.7/61.6	<u>Control Exp. Auth.</u> WO4487	<u>R/W Exp. Auth. (PH9)</u> 4660-6X4487	<u>Program</u> N/A
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Project Limits: South side of Balfour Road in the City of Brentwood to the north side Marsh Creek Road/Vasco Road intersection in unincorporated Contra Costa County

Type of Road and Title Required: Expressway and Relinquishment of Abutter's Right's

DATES:

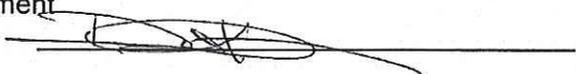
<u>Erwy Agmt.</u>	<u>Env. Clear.</u> 12/13/1994 <u>Cat. Exempt.</u>	<u>Appraisal</u>	<u>FY Acquisition</u>	<u>Certification</u>	<u>FY Const. Completion</u>
N/A	SCH No. 89032824	2012	2012	N/A	SEG 3 – 2008

County Approved
Parcel: 1 Rev. _____

The appraisals contained herein are confidential and have been prepared for Department use only as a step in the eminent domain process upon which to base offers of settlement and thereafter acquire said parcels by condemnation if the offer is refused.

The undersigned appraised the properties contained herein and recommend approval of this report:

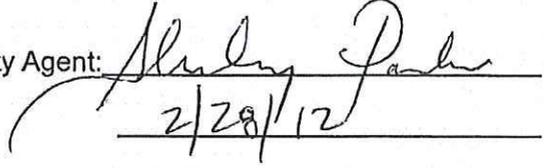
Carla Peccianti, Senior Real Property Agent: 

Calculations, content, and arrangement
Verified by: Real Property Agent 

The undersigned has reviewed and approves or recommends approval of this report and certifies that the requirements of the Caltrans R/W Manual have been met.

The undersigned has reviewed and recommends approval of this report.

Shirley Parker, Supervising Real Property Agent: _____

APPROVED:
for Karen A. Laws, Principal Real Property Agent: 
Approval Date: 2/28/12

NON COMPLEX VALUATIONS (\$10,000 OR LESS)

7-EX-25 (12/2005)

CONFIDENTIAL

This document contains personal information and pursuant to Civil Code 1798.21 it shall be kept confidential in order to protect against unauthorized disclosure.

<u>Fed. Proj. No.</u> N/A	<u>APN</u> 010-050-002	<u>AR#</u> 1	<u>Dist.</u> 4	<u>Co.</u> CC	<u>Rte.</u> SR4BP	<u>PM/KM</u> 57.7/61.6	<u>Exp. Auth.</u> 4660-6X4487
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DATE: February 23, 2012

TO: Karen A. Laws, Principal Real Property Agent

FROM: Carla Peccianti, Senior Real Property Agent

SUBJECT: Non Complex Valuation (\$10,000 or less)

DATE OF VALUE: February 23, 2012

OWNER: Pacific Gas and Electric Company

ENV. CLEAR: December 13, 1994, SCH89032824

CAT. EXEMPT:

PROPERTY IDENTIFICATION: Portion of Pacific Gas and Electric Company's (PG&E) gas transmission facility adjacent to State Route 4 Bypass (SR4BP)

DATE ACQUIRED: February 7, 1968

INTEREST APPRAISED: Relinquishment Abutter's Rights

PROJECT DESCRIPTION: The SR4BP Segment 3 Project was the construction of a two-lane expressway from the south side of Balfour Road in the City of Brentwood (Brentwood) to the north side of the intersection of Marsh Creek Road and Vasco Road in unincorporated Contra Costa County. Both the intersection of Balfour Road/SR4BP and SR4BP/Marsh Creek Road/Vasco Road are signalized and include separate turn lanes in all directions.

An expressway is a divided arterial highway for through traffic, with full or partial control of access and generally with grade separation at intersections.

PARCEL DESCRIPTION: The Subject Property is two Assessor's Parcels (APN) 010-050-002 and APN 010-05-003 acquired by PG&E in 1968 and 1974 from the S.H. Cowell Trust for its Brentwood Gas Terminal. Improvements on the Subject Property are a brick building, various gas pipelines, and a chain link fence around the perimeter. The Subject Property is located south and east of Vineyards Parkway, north of Marsh Creek State Park, west of SR4BP and south of Fairview Avenue. The Subject Property is irregular in shape, gently sloping, and contains approximately 2.53 acres. Access to the Subject Property is from a semi-private driveway where Fairview Avenue/Vineyard Parkway and John Muir Parkway intersect.

RIGHT OF WAY DESCRIPTION: Relinquishment of approximately 684 linear feet of Abutter's Rights to the SR4BP Authority (Authority).

ZONING: The Subject Property under Brentwood's Municipal Ordinance is Planned Development 64 – Subarea D and more specifically zoned for PG&E's Brentwood facility and related uses and under Brentwood's General Plan, the property use is as a Public Facility.

HIGHEST AND BEST USE: Open Space

PARCEL VALUATION: With SR4BP being an expressway, the Authority requires the abutter's rights to PG&E's property that shares the property boundary with SR4BP. Access to the Subject Property is from a semi-private driveway located at the intersection of Fairview Avenue/Vineyard Parkway and John Muir Parkway. The loss of abutter's rights to the Subject Property will not affect the day-to-day operations of the Subject Property or PG&E's operation of its gas facilities. Since PG&E does not lose access to its property or facilities, the loss abutter's rights to SR4BP does not diminish the value of the Subject Property; therefore, it is the appraiser's opinion the value of the abutter's rights is nominal.

Relinquishment of Abutter's Rights Valuation

±684 linear feet, Nominal Value	(Nominal)	=	\$1,000
<u>Severance Damages and Special Benefits:</u> None Noted		=	\$-0-
Total Value:		=	\$1,000
Rounded		=	\$1,000

Inspected Date: February 22, 2012

By: Carla Peccianti

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

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AT&T
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Ameresco
Anderson & Poole
BART
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Bartle Wells Associates
Bear Valley Electric Service

Bloomberg
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Brookfield Renewable Power
CA Bldg Industry Association
CENERGY POWER
California Cotton Ginners & Growers Assn
California Energy Commission
California League of Food Processors
California Public Utilities Commission
Calpine
Cardinal Cogen
Casner, Steve
Center for Biological Diversity
Chris, King
City of Palo Alto
City of Palo Alto Utilities
City of San Jose
City of Santa Rosa
Clean Energy Fuels
Clean Power
Coast Economic Consulting
Commercial Energy
Consumer Federation of California
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Day Carter Murphy
Day, Michael
Defense Energy Support Center

Department of General Services
Department of Water Resources
Dept of General Services
Douglass & Liddell

Downey & Brand
Duke Energy
Economic Sciences Corporation
Ellison Schneider & Harris LLP
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Kelly, Kate
Lawrence Berkeley National Lab
Linde
Los Angeles County Office of Education
Los Angeles Dept of Water & Power
MAC Lighting Consulting
MRW & Associates
Manatt Phelps Phillips
Marin Energy Authority
McKenna Long & Aldridge LLP
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Merced Irrigation District
Modesto Irrigation District
Morgan Stanley
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Morrison & Foerster LLP
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NRG Solar
Nexant, Inc.
Norris & Wong Associates
North America Power Partners
North Coast SolarResources
Northern California Power Association

O'Brien, Ed
Occidental Energy Marketing, Inc.
OnGrid Solar
PG&E

Pantelis, Petros
Praxair
R. W. Beck & Associates
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Regulatory & Cogeneration Service, Inc.
Rutherford, Reid
SCD Energy Solutions
SCE
SMUD
SPURR

Salazar, Julie
San Francisco Public Utilities Commission
Seattle City Light
Sempra Utilities
Shaw, Tim
Sheriff, Nora
Sierra Pacific Power Company
Silicon Valley Power
Silo Energy LLC
Smith, Allison
SoCalGas
Southern California Edison Company
Spark Energy, L.P.
Srinivasan, Seema
Stewart, Michael
Sun Light & Power
Sunrun Inc.
Sunshine Design
Tecogen, Inc.
Terranova, Karen
Tiger Natural Gas, Inc.
TransCanada
Turlock Irrigation District
United Cogen
Utility Cost Management
Utility Specialists
Verizon
Water and Energy Consulting
Wellhead Electric Company
Western Manufactured Housing Communities Association (WMA)
White, David
Wodtke, Alexis
eMeter Corporation