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,

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  
Ann H. Kim  
Law Department  
P.O. Box 7442  
San Francisco, CA 94120  
Telephone: (415) 973-7467  
Facsimile: (415) 973-5520  
Email: AHK4@pge.com

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

(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 Transaction:

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:

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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 unprotested, or as Tier 3 (if protested).

**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

L. Lucy Owens, Real Property Agent
State Route 4 Bypass Authority
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**

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

<table>
<thead>
<tr>
<th>Utility type:</th>
<th>Contact Person: Igor Grinberg</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ ELC</td>
<td>☐ GAS</td>
</tr>
<tr>
<td>☐ PLC</td>
<td>☐ HEAT ☐ WATER</td>
</tr>
<tr>
<td>Phone #: (415) 973-8580</td>
<td>E-mail: <a href="mailto:ixg8@pge.com">ixg8@pge.com</a> and <a href="mailto:PGETariffs@pge.com">PGETariffs@pge.com</a></td>
</tr>
</tbody>
</table>

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**EXPLANATION OF UTILITY TYPE**

<table>
<thead>
<tr>
<th>ELC = Electric</th>
<th>GAS = Gas</th>
<th>PLC = Pipeline</th>
<th>HEAT = Heat</th>
<th>WATER = Water</th>
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</table>

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

G:\RealProp\SR4BP\Relinquishment of Access Rights-pgedoc
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: [Signature]

Licensed Land Surveyor
Contra Costa County Public Works

Date: 2/16/2017

G:\Surveys\Legal\Seg3\Ultimate\Abutters PG&E.docx
February 16, 2012
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. Grantees 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 of 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
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

By __________________________
Secretary

Date: __________________________

PACIFIC GAS AND ELECTRIC COMPANY

By __________________________
Title

Date __________________________
(Date signed)

Recommended for Approval:

By __________________________
L. Lucy Owens
Real Property Agent

By __________________________
Karen A. Laws
Principal Real Property Agent

LLO:
G:\RealProp\SR4Bypass\RW08-03PGE.doc
02/25/10
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 — ••••••
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:

Signature
Carla Peccianti
Senior Real Property Agent

DATE: 2/27/12

APPROVED AND ACQUISITION AUTHORIZED BY:

Signature
Karen A. Laws
Principal Real Property Agent

DATE: 2/28/12

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.
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.

<table>
<thead>
<tr>
<th>GRANTOR</th>
<th>VALUE ENTIRE PARCEL</th>
<th>VOUCHER CLAIM</th>
<th>CONST. CONTR. WORK</th>
<th>CHECK IF PARCEL HAS</th>
<th>APN</th>
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</thead>
<tbody>
<tr>
<td>Pacific Gas and Electric Company</td>
<td>$1,000 Relinquishment of Abutter's Rights</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Portion of APN 010-050-002</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>ASSESSOR PARCEL NUMBER</th>
<th>GRANTOR</th>
<th>APPRAISED VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>010-050-002</td>
<td>Pacific Gas and Electric Company</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

Date: 2/28/12

[Signature]
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.

<table>
<thead>
<tr>
<th>ASSESSOR PARCEL NUMBER</th>
<th>GRANTOR</th>
<th>APPRAISED VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>010-050-002</td>
<td>Pacific Gas and Electric Company</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

Date: 2-27-12

Carla Peccianni
Senior Real Property Agent
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:

Frwy Agmt. Env. Clear. Appraisal FY Acquisition Certification FY Const. Completion
N/A 12/13/1994 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:
Karen A. Laws, Principal Real Property Agent:

Approval Date: 2/28/12
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

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.
**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**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value (Nominal)</th>
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</thead>
<tbody>
<tr>
<td>±684 linear feet, Nominal Value</td>
<td>$1,000</td>
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**Severance Damages and Special Benefits:** None Noted

**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

- Helen Downey & Brand
- AT&T Duke Energy
- Alcantar & Kahl LLP Economic Sciences Corporation
- Ameresco Ellison Schneider & Harris LLP
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- California Energy Commission Lawrence Berkeley National Lab
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- City of Palo Alto Utilities Merced Irrigation District
- City of San Jose Modesto Irrigation District
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- Consumer Federation of California Nexant, Inc.
- Crossborder Energy Norris & Wong Associates
- Davis Wright Tremaine LLP North America Power Partners
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- Day, Michael Northern California Power Association
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- 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
- Siko Energy LLC Smith, Allison
- SoCalGas 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 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