

PUBLIC UTILITIES COMMISSION  
505 Van Ness Avenue  
San Francisco CA 94102-3298



**Pacific Gas & Electric Company**  
**GAS (Corp ID 39)**  
**Status of Advice Letter 4253G**  
**As of July 23, 2020**

Subject: Quitclaim of Property in Cottonwood, California Request for Approval Under Public Utilities Code Section 851, pursuant to General Order 173

Division Assigned: Energy

Date Filed: 05-29-2020

Date to Calendar: 06-03-2020

Authorizing Documents: None

<b>Disposition:</b>	<b>Accepted</b>
<b>Effective Date:</b>	<b>07-22-2020</b>

Resolution Required: No

Resolution Number: None

Commission Meeting Date: None

CPUC Contact Information:

[edtariffunit@cpuc.ca.gov](mailto:edtariffunit@cpuc.ca.gov)

AL Certificate Contact Information:

Annie Ho

415-973-8794

[PGETariffs@pge.com](mailto:PGETariffs@pge.com)

**PUBLIC UTILITIES COMMISSION**  
505 Van Ness Avenue  
San Francisco CA 94102-3298



To: Energy Company Filing Advice Letter

From: Energy Division PAL Coordinator

Subject: Your Advice Letter Filing

The Energy Division of the California Public Utilities Commission has processed your recent Advice Letter (AL) filing and is returning an AL status certificate for your records.

The AL status certificate indicates:

- Advice Letter Number
- Name of Filer
- CPUC Corporate ID number of Filer
- Subject of Filing
- Date Filed
- Disposition of Filing (Accepted, Rejected, Withdrawn, etc.)
- Effective Date of Filing
- Other Miscellaneous Information (e.g., Resolution, if applicable, etc.)

The Energy Division has made no changes to your copy of the Advice Letter Filing; please review your Advice Letter Filing with the information contained in the AL status certificate, and update your Advice Letter and tariff records accordingly.

All inquiries to the California Public Utilities Commission on the status of your Advice Letter Filing will be answered by Energy Division staff based on the information contained in the Energy Division's PAL database from which the AL status certificate is generated. If you have any questions on this matter please contact the:

Energy Division's Tariff Unit by e-mail to  
**[edtariffunit@cpuc.ca.gov](mailto:edtariffunit@cpuc.ca.gov)**



May 29, 2020

**Advice 4253-G**

(Pacific Gas and Electric Company ID U 39 G)

Public Utilities Commission of the State of California

**Subject: Quitclaim of Property in Cottonwood, California – Request for Approval Under Public Utilities Code Section 851, pursuant to General Order 173**

**Purpose**

Pacific Gas and Electric Company (“PG&E” or the “Company”) requests Public Utilities Commission (“CPUC” or “Commission”) approval under Public Utilities Code (Section 851) and General Order (GO) 173 to quitclaim a portion of PG&E’s newly acquired property, which PG&E obtained to enlarge a PG&E gas transmission station (the “Transmission Project”), to Francisco Magana and Veronica Magana (the “Maganas”) located at 4125 Balls Ferry Road in Cottonwood, California. PG&E acquired a portion of the Maganas’ parcel for the Transmission Project in January of 2017 through a lot line adjustment. After the lot line adjustment process was finished, PG&E learned that irrigation facilities (Facilities) belonging to and used by the Maganas were located within the southwest corner of purchased lands. PG&E requests that the portion of the property containing the Facilities be quitclaimed back to the Maganas.

PG&E has inspected the subject property and Facilities and determined that quitclaiming the portion of property containing the Facilities does not impact PG&E operations or PG&E’s ability to provide safe and reliable service to utility customers. The proposed quitclaim will not be adverse to the public interest.

**Background**

PG&E owns land and other facilities in connection with the provision of natural gas services to its customers throughout northern and central California. In the provision of these services, PG&E relies on a portfolio of fee properties, rights-of-way, and facilities to support its gas activities.

The Maganas currently own the property located at 4125 Balls Ferry Road in Cottonwood, Shasta County, California, Assessor’s Parcel Number (APN) 089-040-031, formerly APN 089-040-010 (Magana Parcel). In November of 2016, PG&E acquired a different parcel northeast of the Magana Parcel, which was also owned by the Maganas, and formerly

identified as APN 089-040-011 (PG&E Parcel). After the purchase, PG&E acquired a portion of the Magana Property (APN 089-040-010) to facilitate the Transmission Project on the PG&E Parcel (APN 089-040-011).

To facilitate the acquisition of the portion of the Magana Property, PG&E prepared and submitted a Property Line Adjustment (PLA). Under the PLA, the PG&E Parcel (originally APN 089-040-011) property line was adjusted to include a portion of the Magana Parcel (originally APN 089-040-010), creating the PG&E Adjusted Parcel. Thus, the APNs changed to reflect the PLA. After the PLA the Magana Parcel is now identified as APN 089-040-031 and the PG&E Adjusted Parcel is identified as APN 089-040-032 and APN 089-040-004 as seen in Attachment 1, titled *APN Map*. The grant deed is included as Attachment 2. The PLA is included as Attachment 3. The county assessor will update the assessor's map at a later date.

In August of 2017, PG&E found that the Facilities belonging to and used by the Maganas were located within the PG&E Adjusted Parcel, APN 089-040-032. The Facilities are currently in use and had been since before PG&E's acquisition of the Maganas property. PG&E does not have an operational need for the portion of the PG&E Adjusted Parcel containing the Facilities (the "Quitclaim Property"). Therefore, PG&E requests Commission approval under Section 851 to quitclaim the Quitclaim Property back to the Maganas. The Quitclaim Property consists of 1,981 square feet and is described and shown in Exhibit A and B of the proposed quitclaim, which is included as Attachment 4, *Quitclaim of Property*.

The proposed quitclaim is not adverse to the public interest and will allow the Maganas to continue their use of the Facilities. Furthermore, it will protect PG&E from liability associated with the use of the Facilities.

For the above reasons, the Commission should approve this request for PG&E to perform a new Lot Line Adjustment and quitclaim the portion of land that contain the Maganas' Facilities.

### **Tribal Lands Policy**

On December 5, 2019, the Commission adopted a policy titled, "Investor-Owned Utility Real Property – Land Disposition - First Right of Refusal for Disposition of Real Property Within the Ancestral Territories of California Native American Tribes" (Policy). While the Policy notes that guidelines for its implementation are not yet in place, it directs investor-owned utilities to (1) notify the appropriate local Native American Tribes of any proposed dispositions of utility-owned real property that are subject to Section 851 and (2) to allow 90 days for the Tribes to respond as to their interest in purchasing the subject real property.

PG&E engaged the Maganas to negotiate the proposed quitclaim in September of 2017. Because of the existing Facilities on the Quitclaim Property, which are currently used by the Maganas, PG&E believes that the transfer to Maganas is in the public interest.

PG&E is serving this Advice Letter to the Wintu Tribe of Northern California, Nor-Rel-Muk Nation, Shasta Nation, Winnemem Wintu Tribe, Redding Rancheria, Shasta Winnemem, which were identified by the Native American Heritage Commission as being registered to receive notifications of transactions in this area disposition in the spirit of the Policy. In accordance with General Order 173, Rule 4, PG&E provides the following information related to the proposed transaction:

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

Pacific Gas and Electric Company	Francisco and Veronica Magana
Molly Zimney	4125 Balls Ferry Road
Law Department	Cottonwood, CA 96022
P.O. Box 7442	Cellular: (530) 526-2266
San Francisco, CA 94120	
Telephone: (415) 973-6840	
Facsimile: (415) 973-5520	
Email: MEZ3@pge.com	

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

The PG&E Adjusted Parcel, APN 089-040-032, is located in Cottonwood, California and is approximately 1.264 acres. The PG&E Adjusted Parcel is used by PG&E for as a gas limiting regulator station, which supports a gas transmission station.

The Quitclaim Property is a portion of the PG&E Adjusted Parcel, which contains the Maganas' Facilities. The Maganas currently use the Facilities within the Quitclaim Property for irrigation purposes. PG&E does not have any facilities on the Quitclaim Property.

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

Following the execution of the proposed quitclaim, the Maganas would continue their use of the Quitclaim Property for the Facilities.

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

PG&E is not seeking a fee for this quitclaim, as it is a correction to the original PLA.

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

Not Applicable.

**(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:**

Granting the quitclaim will not affect PG&E's ability to provide reliable service to its customers and the public.

The quitclaim will not adversely affect ratepayers and there is no change to PG&E's rate base.

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

Not applicable.

**(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:**

Not Applicable.

**(k) Sufficient Information and Documentation (Including Environmental Information) to Show that All of Eligibility Criteria Set Forth in Rule 3 of General Order 173 are Satisfied:**

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

- 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 submittal.

**(m) Environmental Information**

Pursuant to General Order 173, the Advice Letter program applies to proposed transactions that will not require environmental review by the CPUC as a lead agency under the California Environmental Quality Act ("CEQA") either because: (a) a statutory or categorical exemption applies (the applicant must provide a Notice of Exemption from the Lead Agency or explain why 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.

Not a "project" under CEQA

Per (b) above, the proposed quitclaim is not a project for purposes of CEQA review as no physical change to the property will result from the approval of the quitclaim; therefore, no environmental review is required.

Protests

**\*\*\*Due to the COVID-19 pandemic and the shelter at home orders, PG&E is currently unable to receive protests or comments to this advice letter via U.S. mail or fax. Please submit protests or comments to this advice letter to EDTariffUnit@cpuc.ca.gov and PGETariffs@pge.com\*\*\***

Anyone wishing to protest this submittal may do so by letter sent via U.S. mail, facsimile or E-mail, no later than June 18, 2020, which is 20 days after the date of this submittal. Protests must be submitted to:

CPUC Energy Division  
ED Tariff Unit  
505 Van Ness Avenue, 4<sup>th</sup> 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:

Erik Jacobson  
Director, Regulatory Relations  
c/o Megan Lawson  
Pacific Gas and Electric Company  
77 Beale Street, Mail Code B13U  
P.O. Box 770000  
San Francisco, California 94177

Facsimile: (415) 973-3582  
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 Tier 2 advice letter become effective on June 28, 2020, which is 30 days from the date of submittal.

### **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. 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 submittal can also be accessed electronically at: <http://www.pge.com/tariffs>.

\_\_\_\_\_  
/S/

Erik Jacobson  
Director, Regulatory Relations

- Attachment 1 – APN Map
- Attachment 2 – Grant Deed
- Attachment 3 – Property Line Adjustment
- Attachment 4 - Quitclaim of Property

\*\*\*\*\* SERVICE LIST for Advice 4253-G \*\*\*\*\*  
APPENDIX A

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

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

Robert (Mark) Pocta  
Division of Ratepayer Advocates  
505 Van Ness Avenue  
San Francisco, CA 94102  
(415) 703- 2871  
[robert.pocta@cpuc.ca.gov](mailto:robert.pocta@cpuc.ca.gov)

Andrew Barnsdale  
Energy Division  
505 Van Ness Avenue  
San Francisco, CA 94102  
(415) 703-3221  
[bca@cpuc.ca.gov](mailto:bca@cpuc.ca.gov)

Francisco and Veronica Magana  
4125 Balls Ferry Road  
Cottonwood, CA 96022

Wintu Tribe of Northern California  
Wade McMaster, Chairperson  
P.O. Box 995  
Shasta Lake, CA, 96019  
Phone: (530) 605 – 1726  
Fax: (530) 605-1727  
[wintu.tribe1@gmail.com](mailto:wintu.tribe1@gmail.com)

Nor-Rel-Muk Nation  
John Hayward, Chairperson  
P.O. Box 1967  
Weaverville, CA, 96093  
Phone: (530) 410 – 1125  
[norermuk@com-pair.net](mailto:norermuk@com-pair.net)

Shasta Nation  
Roy Hall, Chairperson  
10808 Quartz Valley Road  
Fort Jones, CA, 96032  
Phone: (530) 468 - 2314

Winnemem Wintu Tribe  
Mark Miyoshi, Tribal Historic Preservation Officer  
P. O. Box 774  
Mount Shasta, CA, 96067  
Phone: (530) 926 – 4408  
[markmwinnemem@gmail.com](mailto:markmwinnemem@gmail.com)

Redding Rancheria  
Jack Potter, Chairperson  
2000 Redding Rancheria Road  
Redding, CA, 96001  
Phone: (530) 225 – 8979  
Fax: (530) 241-1879  
[melodieh@redding-rancheria.com](mailto:melodieh@redding-rancheria.com)

Shasta Winnemem Wintu Tribe  
Caleen Sisk, Chief  
14840 Bear Mountain Road  
Redding, CA, 96003  
Phone: (530) 229 – 4096  
[caleenwintu@gmail.com](mailto:caleenwintu@gmail.com)



# ADVICE LETTER 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 G)

Utility type:

- ELC       GAS       WATER  
 PLC       HEAT

Contact Person: Annie Ho

Phone #: (415) 973-8794

E-mail: PGETariffs@pge.com

E-mail Disposition Notice to: AMHP@pge.com

### EXPLANATION OF UTILITY TYPE

ELC = Electric      GAS = Gas      WATER = Water  
 PLC = Pipeline      HEAT = Heat

(Date Submitted / Received Stamp by CPUC)

Advice Letter (AL) #: 4253-G

Tier Designation: 2

Subject of AL: Quitclaim of Property in Cottonwood, California – Request for Approval Under Public Utilities Code Section 851, pursuant to General Order 173

Keywords (choose from CPUC listing): Compliance, Section 851

AL Type:  Monthly  Quarterly  Annual  One-Time  Other:

If AL submitted 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:

Confidential treatment requested?  Yes  No

If yes, specification of confidential information:

Confidential information will be made available to appropriate parties who execute a nondisclosure agreement. Name and contact information to request nondisclosure agreement/ access to confidential information:

Resolution required?  Yes  No

Requested effective date: 6/28/20

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:

Service affected and changes proposed<sup>1</sup>: N/A

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

<sup>1</sup>Discuss in AL if more space is needed.

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

CPUC, Energy Division  
Attention: Tariff Unit  
505 Van Ness Avenue  
San Francisco, CA 94102  
Email: [EDTariffUnit@cpuc.ca.gov](mailto:EDTariffUnit@cpuc.ca.gov)

Name: Erik Jacobson, c/o Megan Lawson  
Title: Director, Regulatory Relations  
Utility Name: Pacific Gas and Electric Company  
Address: 77 Beale Street, Mail Code B13U  
City: San Francisco, CA 94177  
State: California Zip: 94177  
Telephone (xxx) xxx-xxxx: (415)973-2093  
Facsimile (xxx) xxx-xxxx: (415)973-3582  
Email: [PGETariffs@pge.com](mailto:PGETariffs@pge.com)

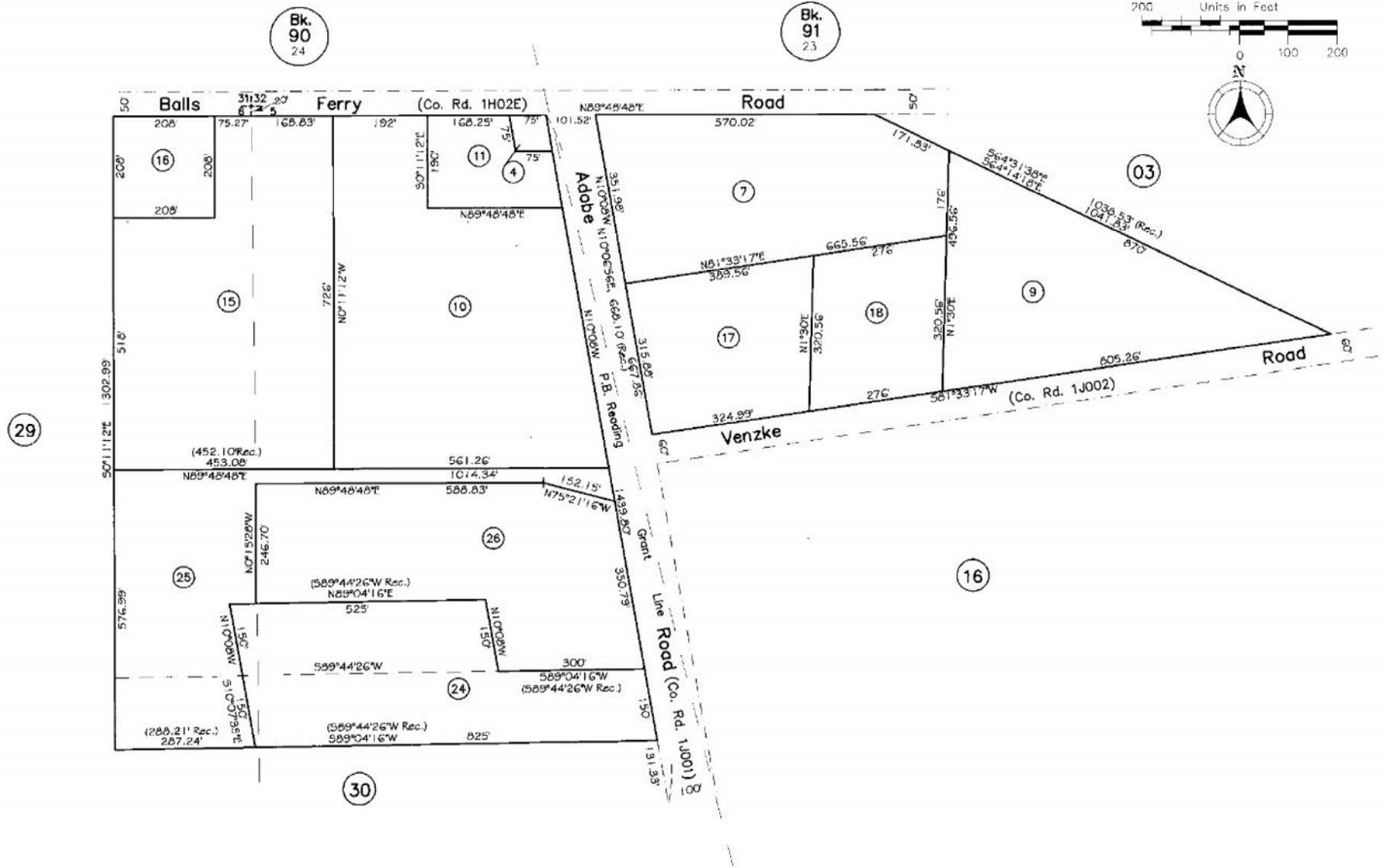
Name:  
Title:  
Utility Name:  
Address:  
City:  
State: District of Columbia Zip:  
Telephone (xxx) xxx-xxxx:  
Facsimile (xxx) xxx-xxxx:  
Email:

# **Attachment 1**

## **APN Map**

Por. Sec's 5 & 6, T29N, R3W & Por. Sec's 58 & 63, P.B. Reading Grant

89-04



P.M.4-42,13-78,23-151,  
L.S.2-57,16-45,  
1/18/2018 7:33:46 AM, tkhax

FOR REFERENCE ONLY  
This map reflects information transcribed from documents of record, interpreted and compiled by professional mapping specialists. The sole intent of this map is for tax assessment purposes. This is not a legal document nor are any features contained herein intended for any other purpose.  
Shasta County Assessor

## **Attachment 2**

### **Grant Deed**



2017-0001039

**RECORDING REQUESTED BY:**  
First American Title Company

**MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:**  
Francisco Magana  
4125 Balls Ferry Road  
Cottonwood Ca 96022

Recorded	REC FEE	21.00
Official Records		
County of		
Shasta		
Leslie Morgan		
Assessor-Recorder		
	BD	
10:00AM 12-Jan-2017	Page 1 of 3	

Space Above This Line for Recorder's Use Only

A.P.N.: 089-040-010 and Portion 089-040-011

File No.: 4505-5160964 (btw)

### GRANT DEED - PROPERTY LINE ADJUSTMENT ONLY

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$-0-; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of , and
- Exempt from transfer tax; Reason: **Property Line Adjustment only, confirming title already vested in Grantee**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Francisco Magana and Veronica Magana, husband and wife**

hereby GRANT(s) to **Francisco Magana and Veronica Magana, husband and wife as joint tenants**  
the following described property in the unincorporated are of , County of **Shasta**, State of **California**:

**APN'S: PORTION 089-040-010 AND PORTION 089-040-011**

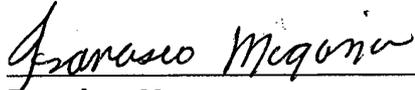
**THE PARCEL OF LAND DESCRIBED IN THE GRANT DEED FROM PATRICIA ANN CLELAND, UNMARRIED WOMEN, TO FRANCISCO MAGANA AND VERONICA MAGANA, HUSBAND AND WIFE AS JOINT TENANTS, DATED DECEMBER 28, 2000 AND RECORDED IN INSTRUMENT NUMBER 2001-0000381, SHASTA COUNTY RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT A 1 1/2" IRON PIPE WITNESS CORNER SITUATED 25.00 FEET SOUTH OF THE TRUE SECTION CORNER AND MARKED WITNESS CORNER, SECTIONS 5, 6, 31 AND 32, TOWNSHIP 29 NORTH, RANGE 3 WEST, MOUNT DIABLO MERIDIAN; THENCE NORTH 89°48'48" EAST, 163.83 FEET TO THE NORTHWEST CORNER OF SAID DEED AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID DEED, NORTH 89°48'48" EAST, 189.34 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 02°10'29" WEST, 109.80 FEET; THENCE SOUTH 04°08'30" EAST, 40.15; THENCE NORTH 86°10'54" EAST, 271.40 FEET TO THE EAST LINE OF SAID DEED; THENCE ALONG SAID EAST LINE SOUTH 10°08'00" EAST, 602.48 FEET TO THE SOUTHEAST CORNER OF SAID DEED, THENCE SOUTH 89°48'48" WEST, 562.51 FEET TO THE SOUTHWEST CORNER OF SAID DEED; THENCE NORTH 00°11'12" WEST, 726.00 FEET TO THE TRUE POINT OF BEGINNING.**

**THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A PROPERTY LINE ADJUSTMENT, CERTIFICATE NO. 16-018, RECORDED DECEMBER 16, 2016, AS INSTRUMENT NO. 2016-0039516 OF OFFICIAL RECORDS.**

Mail Tax Statements To: **SAME AS ABOVE**

Dated: January 04, 2017



**Francisco Magana**



**Veronica Magana**

Date: **01/04/2017**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS  
COUNTY OF Shasta )

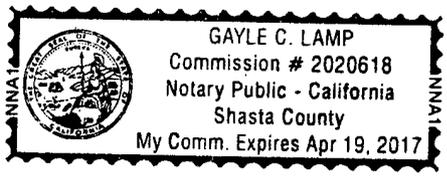
On January 05, 2017 before me, Gayle C. Lamp, Notary Public, personally appeared Francisco Magana and Veronica Magana

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gayle C. Lamp



*This area for official notarial seal.*

WHEN RECORDED MAIL TO:  
RECORDING REQUESTED BY:



2016-0039516

DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING DIVISION  
1855 PLACER STREET, SUITE 103  
REDDING, CA 96001

Recorded | REC FEE 30.00  
Official Records |  
County of |  
Shasta |  
Leslie Morgan |  
Assessor-Recorder |  
| BD  
02:14PM 16-Dec-2016 | Page 1 of 6

**PROPERTY LINE ADJUSTMENT NO. 16-018**  
NOTICE OF APPROVAL OF A WAIVER OF A PARCEL OR FINAL MAP  
FOR A PROPERTY LINE ADJUSTMENT NO. 16-018

**This Document Does Not Affect A Map of Record**

NOTICE IS HEREBY GIVEN, that on November 11, 2016 and pursuant to Shasta County Ordinance Code Section 15.20, the Shasta County Director of Resource Management approved a property line adjustment of the following described parcels of real property, based on information submitted in the application for the above project and subject to the following recording requirements:

1. A. (X) Record Waiver Documents  
B. (X) Record Deed(s) (if any)  
C. (X) Other: Record an engineered exhibit (see Exhibit "C")
2. Legal descriptions of properties after adjustment are attached as Exhibit "A" and incorporated herein by reference.
3. Approximate acreage of adjusted parcels:  
A. 7.46 acres B. .84 acres
4. Owners' certificates attached as Exhibit "B" and incorporated herein by reference, are signed by the following: 1) Curt Castro, Senior Land Surveyor-PG&E; 2) Francisco Magana, Owner; 3) Veronica Magana, Owner.
5. Exhibit "C" is attached and incorporated herein by reference.

ATTEST:

  
RICHARD W. SIMON, AICP  
Director of Resource Management  
Planning Division, County of Shasta

DATE SIGNED: 11/30/2016

**Certificate of Acknowledgement**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

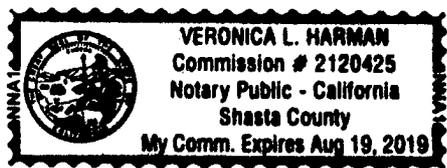
State of California, County of Shasta

On Nov 30, 2016 before me, Veronica L. Harman, Notary Public, personally appeared Richard W. Simon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/hor/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Veronica L. Harman  
Signature of Notary Public



Place Notary Seal Above

Exhibit A

Property Line Adjustment PLA 16-018

Proposed Parcel A

The parcel of land described in the Grant Deed from Patricia Ann Cleland, unmarried women, to Francisco Magana and Veronica Magana, husband and wife as joint tenants, dated December 28, 2000 and recorded in Instrument Number 2001-0000381, Shasta County Records, and further described as follows:

Commencing at a 1 ½" iron pipe witness corner situated 25.00 feet south of the true section corner and marked witness corner, Sections 5, 6, 31 and 32, Township 29 North, Range 3 West, Mount Diablo Meridian; thence north 89°48'48" east, 163.83 feet to the northwest corner of said deed and being the **TRUE POINT OF BEGINNING**; thence along the north line of said deed, north 89°48'48" east, 189.34 feet; thence leaving said north line south 02°10'29" west, 109.80 feet; thence south 04°08'30" east, 40.15; thence north 86°10'54" east, 271.40 feet to the east line of said deed; thence along said east line south 10°08'00" east, 602.48 feet to the southeast corner of said deed, thence south 89°48'48" west, 562.51 feet to the southwest corner of said deed; thence north 00°11'12" west, 726.00 feet to the True Point of Beginning.

Proposed Parcel B

A portion of the parcel of land described in the Grant Deed from Patricia Ann Cleland, unmarried women, to Francisco Magana and Veronica Magana, husband and wife as joint tenants, dated December 28, 2000 and recorded in Instrument Number 2001-0000381, and the parcel of land described in the deed from Cecil Badger and June Badger, husband and wife, to Pacific Gas and Electric, a California corporation dated September 21, 1961 and recorded in Book 684 of official records, Page 479, Shasta County Records.

Commencing at a 1 ½" iron pipe witness corner situated 25.00 feet south of the true section corner and marked witness corner, Sections 5, 6, 31 and 32, Township 29 North, Range 3 West, Mount Diablo Meridian; thence north 89°48'48" east, 163.83 feet to the northwest corner of said deed dated December 28, 2000; thence along the north line of said deed dated December 28, 2000, north 89°48'48" east, 189.34 feet to the **TRUE POINT OF BEGINNING**; thence continuing north 89°48'48" east, 170.91 feet to the northwest corner of said deed dated September 21, 1961; thence along the north line of said deed dated September 21, 1961, north 89°48'48" east, 75.0 feet to the northeast corner of said deed dated September 21, 1961; thence along the east line of said deed dated September 21, 1961, south 10°08'00" east, 75.0 feet to the southeast corner of said deed dated September 21, 1961; thence continuing along the east line of the deed dated December 28, 2000, south 10°08'00" east, 59.54 feet; thence leaving said east line, south 86°10'54" west, 271.40 feet; thence north 04°08'30" west, 40.15 feet; thence north 02°10'29" east, 109.80 feet to the True Point of Beginning.

APPROVED AS TO DESCRIPTION

  
Curt C. Castro, PLS 8714

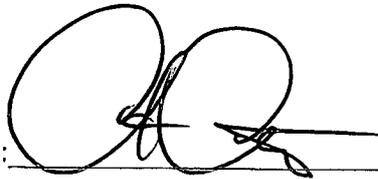


**LEGAL DESCRIPTION CERTIFICATE OF ADJUSTED PARCELS**

**PROPERTY LINE ADJUSTMENT NUMBER 16-018**

Descriptions of each parcel after adjustment as shown on "Exhibit A" have been examined by the undersigned this 6TH day of OCTOBER, 2016, and I certify that each legal description is technically correct and substantially conforms to the approved Property Line Adjustment Number 16-018.

Signed: \_\_\_\_\_

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a series of loops and a horizontal line extending to the right.

NOTE: This certificate to be signed by a registered engineer or licensed land surveyor.

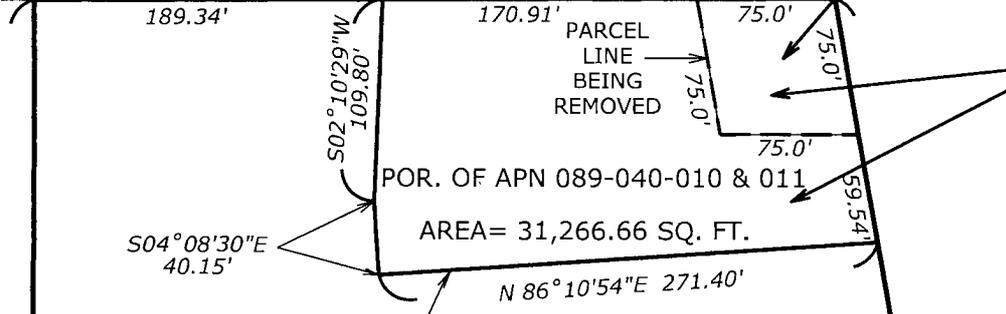
RECEIVED  
SHASTA COUNTY

NOV 22 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

BALL'S FERRY ROAD

PG&E  
APN 089-040-004  
AREA = 5,540.56 SQ. FT.

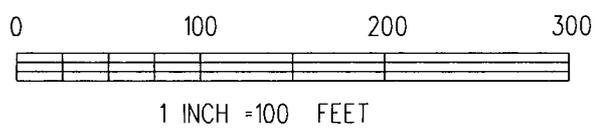


**PROPOSED  
PARCEL B**  
TOTAL  
AREA=  
36,807.22 SQ FT

**PROPOSED  
PARCEL A**  
PORTION OF APN 089-040-010 & 011  
AREA= 325,361.96 SQ. FT.

S 00°11'12\" E 726.00'

ADOBE ROAD  
S 10°08'00\" E 737.08'  
602.48'  
100'



N 89°48'48\" E 562.51'  
APN 089-040-025 BEL AIR LN.

VENZKE ROAD

AUTHORIZATION 74000911
BY: T. MARSH
DR: C. RODRIGUEZ
CH: C. CASTRO
O.K. C. CASTRO
DATE: 10/05/16

**EXHIBIT "C"**

PROPERTY LINE ADJUSTMENT  
PLA-16-018

PACIFIC GAS AND ELECTRIC COMPANY  
San Francisco California

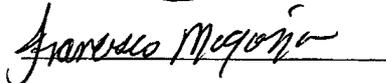


JCN: 06-16-017
AREA: N. VALLEY
COUNTY: SHASTA
SCALE: 1" = 100"
SHEET NO. 1 OF 1
DRAWING NUMBER SL-1355
CHANGE N/A

EXHIBIT "B"

OWNER'S CERTIFICATE FOR PROPERTY LINE ADJUSTMENT 16-018

I hereby certify that I am the owner of, or have some right, title, or interest in and to the real property included within the adjusted boundaries as approved for Property Line Adjustment Number PLA16-018 and as described in Exhibit A, said properties are currently described as Assessor's Parcel Number 089-040-004-000, 089-040-010 and 089-040-011 I am the only person whose consent is necessary to pass a clear title to said property, and I consent to the recordation of said Property Line Adjustment, waiver documents and accompanying information.

<u>Name</u>	<u>Title</u>	<u>Signature</u>
<u>Curt Castro</u>	<u>Senior Land Surveyor, PG&amp;E</u>	
<u>Francisco Magana</u>	<u>Owner</u>	
<u>Veronica Magana</u>	<u>Owner</u>	

Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

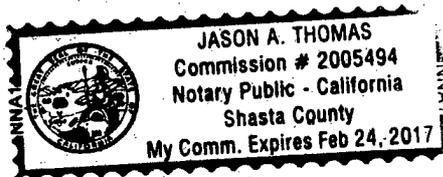
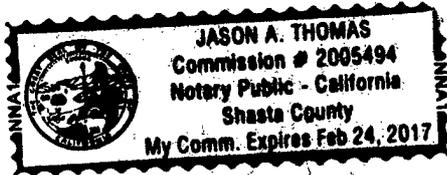
State of California, County of Shasta

On October 19, 2016 before me, Jason A. Thomas, Notary Public, personally appeared Curt Castro, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jason A. Thomas  
Signature of Notary Public



Place Notary Seal Above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Shasta )

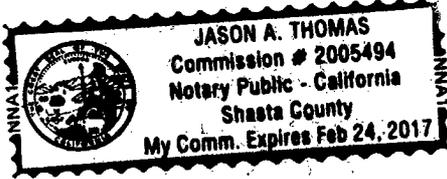
On October 13, 2016, before me, Jason A. Thomas, Notary Public,  
Here insert name and title of the officer

personally appeared Francisco Magana and Veronica Magana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jason A. Thomas  
Signature of Notary Public



(Seal)

**CAPACITY CLAIMED BY SIGNER**

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other \_\_\_\_\_



## **Attachment 3**

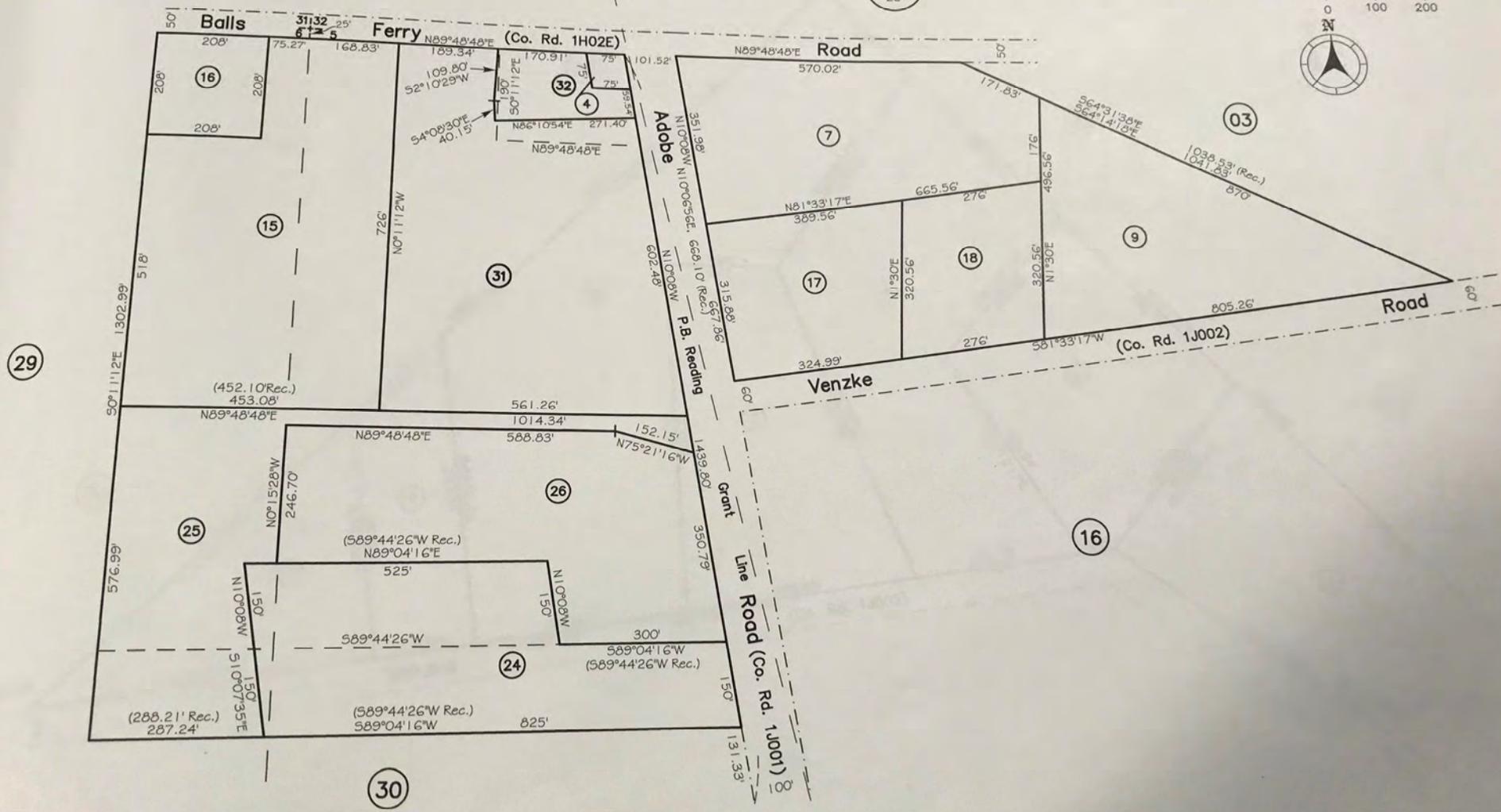
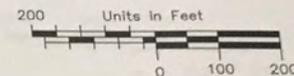
### **Property Line Adjustment**

Por. Sec's 5 & 6, T29N, R3W & Por. Sec's 58 & 63, P.B. Reading Grant

089-040

Bk. 90  
24

Bk. 91  
23



P.M.4-42,13-78,23-151,  
L.S.2-57,16-45,

1/17/2017 10:37:41 AM, tkhas

FOR REFERENCE ONLY  
This map reflects information transcribed from documents of record, interpreted and compiled by a cadastral mapping specialist. The sole intent of this map is for tax assessment purposes. It is not a legal document nor are any features contained herein intended for any other purpose.  
Shasta County Assessor

## **Attachment 4**

### **Quitclaim of Property**

RECORDING REQUESTED BY AND RETURN TO:

**PACIFIC GAS AND ELECTRIC COMPANY**  
**245 Market Street, N10A, Room 1015**  
**P.O. Box 770000**  
**San Francisco, California 94177**

Location: City/Uninc \_\_\_\_\_

Recording Fee \$ \_\_\_\_\_

Document Transfer Tax \$ \_\_\_\_\_

This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).

Computed on Full Value of Property Conveyed, or

Computed on Full Value Less Liens

& Encumbrances Remaining at Time of Sale

Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

\_\_\_\_\_  
Signature of declarant or agent determining tax

**LD# 2429-03-10016**

**QUITCLAIM DEED**

2018146 (JCN 06-16-017)09 25 1  
Property Line Adjustment

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called PG&E, hereby quitclaims to FRANCISCO MAGANA AND VERONICA MAGANA, husband and wife, the real property situate in the unincorporated area of, County of Shasta, State of California, described as follows:

(PORTION OF APN 089-040-032)

Being a portion of the parcel of land conveyed by Francisco Magana and Veronica Magana, husband and wife to Pacific Gas and Electric Company by deed dated December 28, 2016 and recorded as Document No. 2017-001040, Shasta County Records and more particularly described in Exhibit "A" and shown upon Exhibit "B" attached hereto and made a part hereof.

The real property hereby quitclaimed is no longer necessary or useful to PG&E in the performance by it of its duties to the public.

Dated \_\_\_\_\_, 20\_\_\_\_.

PACIFIC GAS AND ELECTRIC COMPANY,  
a California corporation,

By \_\_\_\_\_  
Parker Geisinger  
Land Services Supervisor

Attach to LD: 2429-03-10016  
Area, Region or Location: 6  
Land Service Office: Sacramento  
Line of Business: Gas Transmission (52)  
Business Doc Type: Conveyances Out  
MTRSQ: 24.29.03.05.44  
FERC License Number: N/A  
PG&E Drawing Number: SL-1438  
Plat No.:  
LD of Affected Documents: 2429-03-0217  
LD of Cross Referenced Documents:  
Type of interest: Quitclaims from PGE (11Q)  
SBE Parcel: N/A  
% Being Quitclaimed:  
Order or PM: 74000911  
JCN: 06-16-017  
County: Shasta  
Utility Notice Number:  
851 Approval Application No: ;Decision:  
Prepared By: C1R8  
Checked By: C4CK  
Approved By:  
Revised by:

( THIS PAGE MUST BE RECORDED WITH DOCUMENT )

LD 2429-03-10016  
2018146 (JCN 06-16-017) 09 25 1  
Property Line Adjustment

**EXHIBIT "A"**

Being a portion of the parcel of land described in the Grant Deed from Francisco Magana and Veronica Magana, husband and wife to Pacific Gas and Electric Company, a California corporation, dated December 28, 2016 and recorded as Document No. 2017-0001040, Shasta County Records and more particularly described as follows:

Beginning at the most southwesterly corner of said parcel of land and running north along the westerly boundary line of said parcel of land

- 1) north 04°08'30" west, 40.15 feet; thence leaving said westerly boundary line
- 2) south 77°44'36" east, 45.58 feet; thence
- 3) south 56°51'07" east, 45.78 feet to a point on the southerly boundary line of said parcel of land; thence continuing along said southerly boundary line
- 4) south 86°10'54" west, 80.15 feet to point of beginning.

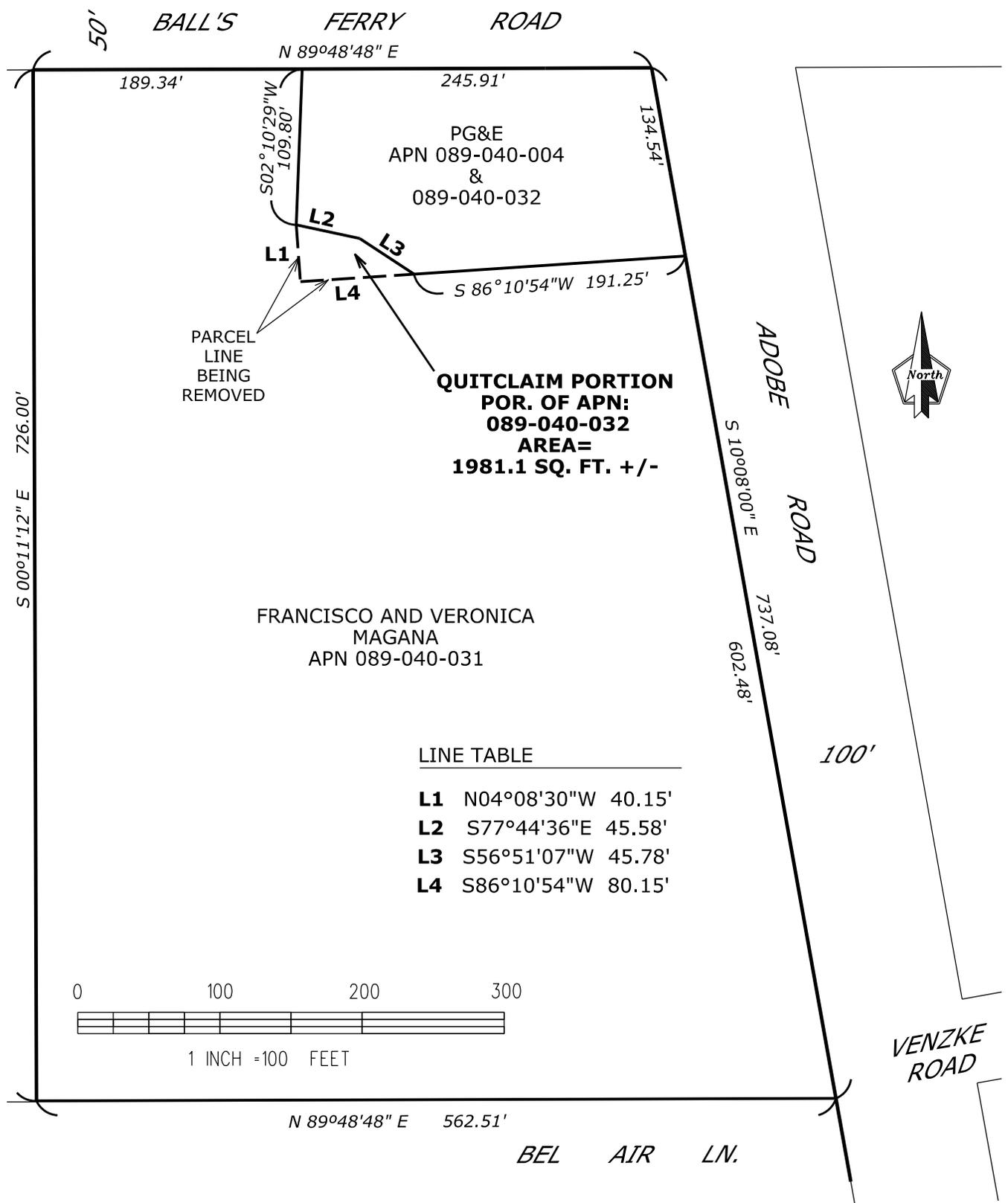
The Basis of Bearing for this description is the line between the found open ¾" Iron pipe and the found witness section corner as shown on the Parcel Map No. 33-83, filed for record in Book 23 of Parcel Maps at Page 151, Shasta County Records, from which between found monuments the bearing is given as N 89°48'48" E.

See attached Exhibit "B" hereto and made a part hereof.



APPROVED AS TO DESCRIPTION

\_\_\_\_\_  
Curt C. Castro, PLS. 8714



AUTHORIZATION  
74000911

BY: T. MARSH  
DR: C. RODRIGUEZ  
CH: C. CASTRO  
O.K. C. CASTRO  
DATE: 01/23/19

**EXHIBIT "B"**  
**QUITCLAIM DEED**

**PG&E**

PACIFIC GAS AND ELECTRIC COMPANY  
San Francisco California

JCN: 06-16-017  
AREA: N. VALLEY  
COUNTY: SHASTA  
SCALE: 1' = 100"

SHEET NO. 1 OF 1

DRAWING NUMBER SL-1438 CHANGE N/A

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

AT&T	Downey & Brand	Pioneer Community Energy
Albion Power Company	East Bay Community Energy	Redwood Coast Energy Authority
Alcantar & Kahl LLP	Ellison Schneider & Harris LLP	Regulatory & Cogeneration Service, Inc.
Alta Power Group, LLC	Energy Management Service	SCD Energy Solutions
Anderson & Poole	Engineers and Scientists of California	
Atlas ReFuel	GenOn Energy, Inc.	SCE
BART	Goodin, MacBride, Squeri, Schlotz & Ritchie	SDG&E and SoCalGas
Barkovich & Yap, Inc.	Green Power Institute	SPURR
California Cotton Ginners & Growers Assn	Hanna & Morton	San Francisco Water Power and Sewer
California Energy Commission	ICF	Seattle City Light
California Public Utilities Commission	IGS Energy	Sempra Utilities
California State Association of Counties	International Power Technology	Southern California Edison Company
Calpine	Intestate Gas Services, Inc.	Southern California Gas Company
Cameron-Daniel, P.C.	Kelly Group	Spark Energy
Casner, Steve	Ken Bohn Consulting	Sun Light & Power
Cenergy Power	Keyes & Fox LLP	Sunshine Design
Center for Biological Diversity	Leviton Manufacturing Co., Inc.	Tecogen, Inc.
Chevron Pipeline and Power	Los Angeles County Integrated	TerraVerde Renewable Partners
City of Palo Alto	Waste Management Task Force	Tiger Natural Gas, Inc.
City of San Jose	MRW & Associates	TransCanada
Clean Power Research	Manatt Phelps Phillips	Troutman Sanders LLP
Coast Economic Consulting	Marin Energy Authority	Utility Cost Management
Commercial Energy	McKenzie & Associates	Utility Power Solutions
Crossborder Energy	Modesto Irrigation District	Water and Energy Consulting Wellhead
Crown Road Energy, LLC	NLine Energy, Inc.	Electric Company
Davis Wright Tremaine LLP	NRG Solar	Western Manufactured Housing
Day Carter Murphy	Office of Ratepayer Advocates	Communities Association (WMA)
Dept of General Services	OnGrid Solar	Yep Energy
Don Pickett & Associates, Inc.	Pacific Gas and Electric Company	
Douglass & Liddell	Peninsula Clean Energy	