

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



Pacific Gas & Electric Company
ELC (Corp ID 39)
Status of Advice Letter 4254G/5836E
As of July 23, 2020

Subject: Grant of Easement Modification to Paradise Property Owner and Camp Fire Victim
Request for Approval Under Public Utilities Code Section 851, pursuant to General Order
173

Division Assigned: Energy

Date Filed: 06-01-2020

Date to Calendar: 06-03-2020

Authorizing Documents: None

Disposition:	Accepted
Effective Date:	07-22-2020

Resolution Required: No

Resolution Number: None

Commission Meeting Date: None

CPUC Contact Information:

edtariffunit@cpuc.ca.gov

AL Certificate Contact Information:

Annie Ho

415-973-8794

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- Disposition of Filing (Accepted, Rejected, Withdrawn, etc.)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



June 1, 2019

Advice 4254-G/-5836-E

(Pacific Gas and Electric Company ID U 39 M)

Public Utilities Commission of the State of California

**Subject: Grant of Easement Modification to Paradise Property Owner and
Camp Fire Victim – Request for Approval Under Public Utilities Code
Section 851, pursuant to General Order 173.**

Purpose

Pacific Gas and Electric Company (PG&E) requests Public Utilities Commission (“CPUC” or “Commission”) approval under Public Utilities Code Section 851 (Section 851) and General Order (GO) 173, to modify PG&E’s existing easement (Easement) area on the real property owned in fee by Aaron and Tesa Macomber (the “Macomers”), at 5732 Woodglen Drive, Paradise, in Butte County (Property). PG&E’s electric distribution Easement (included herein as Attachment 1) is a 40-foot wide, 151-foot long easement on the Property, jointly held by American Telephone and Telegraph (AT&T) for the the installation and operation of electric and communication lines and associated facilities. The Macomers are requesting to reduce the area of the Easement (the “Easement Area”) width by ten feet to facilitate reconstruction of their single family home. The proposed easement modification (the “Easement Modification,” included herein as Attachment 2) would reduce the Easement Area by 1,510 square feet (0.035 acres).

PG&E has inspected the Property and has determined that the proposed Easement Modification does not interfere with PG&E’s operations or PG&E’s ability to provide safe and reliable utility service to its customers. In addition, said Easement Modification will not be adverse to the public interest.

Background

The Macomers own the Property located at 5732 Woodglen Drive, Paradise, in Butte County California, Assessor’s Parcel Number 054-132-031-000. The Macomers had a single family residence on the Property until November 8, 2018. The Property is now vacant following the Camp Fire.

PG&E obtained an Easement on the Property on March 29, 2007, for its underground electric distribution line, which is included as Attachment 1 and was recorded as document number 2007-0020038 in Butte County records. The Easement Area,

described and depicted in Attachment 1, is 40 feet wide and 151 feet in length, lying southerly of the northerly boundary line of the Property.

The Macomers are developing plans to rebuild their residence and garage on their residential Property, which was destroyed in the Camp Fire. In February of 2019, the Macomers contacted PG&E to request a modification of the Easement Area to facilitate rebuilding their residence to the state of when they originally acquired the Property. The Macomers informed PG&E that at the time they acquired the Property, there was an existing shed that had encroached into the Easement Area. In order to rebuild the Macomers home to its previous state, they would need to rebuild the shed over the Easement, in violation of the building restriction in the Easement. The proposed Easement Modification would reduce the existing width of the Easement Area by 10-feet along the southerly edge of the Easement Area, and the Easement would become a 30-foot wide strip.

PG&E has determined that the 40-foot width of the Easement Area is not needed for PG&E's operations. PG&E examined the area and its records and determined that the Macomers' proposed easement reduction would not impact PG&E's operations or its ability to provide safe, reliable service to its customers. PG&E will be able to continue its operation and maintenance of its electric distribution line within the proposed 30-foot strip. PG&E therefore agreed to the Easement Modification, pending approval from the Commission.

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 has agreed to this Easement Modification to facilitate reconstruction on the Macomber's fee-owned property. PG&E's rights under the existing Easement are limited to the construction, reconstruction, installation, maintenance, replacement, removal and use of its electric distribution facilities. Therefore, PG&E can only assign those rights therein. Because PG&E understands the intent of the Policy to be the return the Tribal sacred places and cultural resources to the appropriate Tribes, PG&E is serving this advice letter on the Berry Creek Rancheria of Maidu Indians, Estom Yumeka Maidu Tribe of the Enterprise Rancheria, Greenville Rancheria of Maidu Indians, KonKow Valley Band of Maidu, Mechoopda Indian Tribe, Mooretown Rancheria of Maidu Indians and Tsi Akim Maidu to notify them of the proposed disposal.

For the above reasons, the Commission should approve this request for approval of the Easement Modification, and find that doing so is not adverse to the public interest because it will not impair PG&E's provision of safe and reliable utility service to its customers.

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	Aaron and Tesa Macomber
Molly Zimney	1210 Jackson Street
Law Department	Chico, CA 95928
P.O. Box 7442	Telephone: (530) 781-2797
San Francisco, CA 94120	Email: aaronmacomber@gmail.com
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 Property, 5732 Woodglen Drive (Assessor's Parcel Number 054-132-031-000, approximately 0.47 acres in total) is located in California in the Town of Paradise in Butte County. The Macomers's Grant Deed is included herein as Attachment 3. The Property was previously a Single Family Residence but is now a vacant lot.

The existing PG&E Easement Area (shown as Attachment 1) is a 40-foot wide strip of land along the northerly boundary of the Property.

(c) Intended Use of the Property:

The proposed Easement Modification would reduce the width of the existing PG&E Easement Area on the Property by 10-feet along the southerly edge of the Easement Area, thence becoming a 30-foot wide strip. A legal description and drawing of the existing PG&E Easement Area are included in Attachment 1. The portion of the Easement Area that will be excluded from the Easement Area in the Easement Modification will be used for rebuilding a shed that was part of the home of the Macomers.

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

PG&E is not collecting any fees associated with granting the Easement Modification. The Improvements within the Easement Area do not rise to the level of a right that has any realizable economic value to PG&E.

(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:

There is no impact to PG&E's rate base nor will granting the Easement Modification affect PG&E's ability to provide reliable service to its customers and the 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) 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:

There are no recent past or anticipated future transactions anticipated by PG&E that are related to the present transactions.

(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 Easement Modification is not a project for purposes of CEQA review. No physical change to the Property will result from the approval of the Easement Modification itself. While the approval will enable future reconstruction of the Macomers' residential outbuilding, the Macomers do not have specific plans for the reconstruction, and the exact details as to size, location, materials and timing are not known. When such detail is not yet available, the Commission is not required to identify a project by guesswork or otherwise conduct a meaningless environmental review. See, e.g., *Concerned McCloud Citizens v. McCloud Community Services District*, (2007) 147 Cal.App.4th 181, 197 (community services district approval of contract describing a conceptual proposal that did not include any design specifications "did not constitute approval of a project within the meaning of CEQA").

In reaching a similar conclusion about future construction for a Section 851 sale of pipeline property, the Commission observed:

This case is a transfer of ownership case, unlike development or construction cases cited by Chevron. It is neither surprising nor

unreasonable that a seller or buyer of property will not have complete information about all the future uses of that property. As in [*National Parks and Conservation Association v. County of Riverside* (1996) 42 Cal.App.4 1505], meaningful information about events likely to follow from the project under review does not yet exist, and is unnecessary for the review of the proposed transfer transaction. Such a standard [requiring review of the potential environmental impacts of as-yet undetermined facilities] would be a tremendous impediment to a utility's ability to transfer property. (Order den. rhg, D.05-09-047 (Sept. 22, 2005), pp. 5-6.)

Even if more detail were available, it is likely that the Maccombers' residence and shed would be categorically exempt from CEQA under CEQA Guidelines Sections 15302 (replacement or reconstruction), 15303 (construction of small structures) or 15332 (in-fill development projects). They are seeking to rebuild their single-family home and shed on less than five acres surrounded by other homes within the city limits of Paradise. While this is not future construction that is likely to raise significant environmental concerns, that decision is best determined by the local agency when detailed plans are known.

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 **[date]**, 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, 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:

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 July 1, 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

Attachments

Attachment 1 – Existing Easement
Attachment 2 – Proposed Easement Modification
Attachment 3 – Macombers's Grant Deed

******* SERVICE LIST for Advice 4254-G/5836-E *******
APPENDIX A

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

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

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

*****AGENCIES*****

Aaron Macomber
 5732 Woodlgen Drive
 Paradise, CA 95969
 Telephone: (530) 781-2797
 Email: aaronmacomber@gmail.com

*****3rd Parties*****

Berry Creek Rancheria of Maidu Indians
 Francis Steele, Chairperson
 5 Tyme Way
 Oroville, CA, 95966
 Phone: (530) 534- 3859
 Fax: (530) 534-1151

Estom Yumeka Maidu Tribe of the Enterprise
 Rancheria
 Glenda Nelson, Chairperson
 2133 Monte Vista Avenue
 Oroville, CA, 95966
 Phone: (530) 532- 9214
 Fax: (530) 532-1768

Greenville Rancheria of Maidu Indians
 Kyle Self, Chairperson
 P.O. Box 279
 Greenville, CA, 95947
 Phone: (530) 284- 7990
 Fax: (530) 284-6612

KonKow Valley Band of Maidu \
 Jessica Lopez, Chairperson
 2086 N. Villa St.
 Palermo, CA, 95968
 Phone: (707) 357- 2415

Mechoopda Indian Tribe
 Dennis Ramirez, Chairperson
 125 Mission Ranch Blvd Chico, CA, 95926
 Phone: (530) 899- 8922
 Fax: (530) 899- 8517

Mooretown Rancheria of Maidu Indians
 Benjamin Clark, Chairperson
 Guy Taylor
 #1 Alverda Drive
 Oroville, CA, 95966
 Phone: (530) 533- 3625
 Fax: (530) 533- 3680

Tsi Akim Maidu
 Grayson Coney, Cultural Director
 P.O. Box 510
 Browns Valley, CA, 95918
 Phone: (530) 383-7234



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 M)

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) #: 4254-G/5836-E

Tier Designation: 2

Subject of AL: Grant of Easement Modification to Paradise Property Owner and Camp Fire Victim – Request for Approval Under Public Utilities Code Section 851, pursuant to General Order 173.

Keywords (choose from CPUC listing): Compliance,

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: 7/1/20

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: N/A

Service affected and changes proposed¹: N/A

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

¹Discuss 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

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

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

Clear Form

Attachment 1

Existing Easement



2007-0020038

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Land Services Office
350 Salem Street
Chico, California 95928-5331

Recorded | REC FEE | 16.00
 Official Records |
 County of |
 Butte |
 CANDACE J. GRUBBS |
 County Clerk-Recorder |
 | DD
 09:02AM 25-Apr-2007 | Page 1 of 4

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

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2122-05-3235

EASEMENT DEED

JOHN F. GILMORE and GAYLE B. GILMORE, husband and wife,

4
✓

hereinafter called first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, PACIFIC BELL TELEPHONE COMPANY, a California corporation doing business as AT&T California, hereinafter collectively called second party, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of first party situate in the Town of Paradise, County of Butte, state of California, described as follows:

(APN 054-132-031)

The parcel of land, described and designated PARCEL ONE in the deed from Julia B. Riley and David A. Riley, wife and husband, to John F. Gilmore and Gayle B. Gilmore, husband and wife, dated November 3, 2005 and recorded as Recorder's Serial Number 2005-0068527 in the Official Records of Butte County.

Said facilities shall consist of:

Such poles, aerial wires, cables, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires and cables; and such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as second party deems necessary for the distribution of electric energy and for communication purposes; and one or more underground pipes with suitable service pipes and connections, as Pacific Gas and Electric Company deems necessary for the conveyance by it of gas, all to be located within the strip of land described as follows:

A strip of land of the uniform width of 40 feet lying contiguous to and southerly of the northerly boundary line of said lands and extending from the westerly boundary line of said lands easterly approximately 151 (measured along said northerly boundary line) feet to the easterly boundary line of said lands.

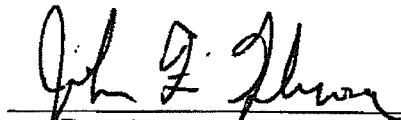
First party further grants to second party the right from time to time to trim or to cut down and clear away any and all trees and brush now or hereafter along said route or within said strip and shall have the further right from time to time to trim and to cut down and clear away trees on each side along said route or within said strip which now or hereafter in the opinion of second party may be a hazard to the facilities installed hereunder by reason of the danger of falling thereon, provided, however, that all trees which second party is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of first party, but all tops, lops and brush shall be burned or removed by second party.

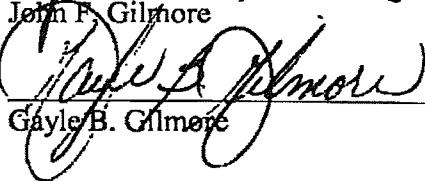
First party shall not erect or construct any building or other structure or drill or operate any well within said strip.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Pacific Gas and Electric Company pursuant to Section 8730 (c) of the Business and Professions Code.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated 3-29, 2007.



John F. Gilmore


Gayle B. Gilmore

Area 6, North Valley Division
Chico Land Service Office
Electric and Gas Distribution
T 22N, R3E MDB&M
Section 24, NE4 of NE4
FERC License Number(s): N/A
PG&E Drawing Number(s): A-22-3-24
PLAT NO. T-34-7, 1719-G-8
LD of any affected documents: N/A
LD of any Cross-referenced documents: N/A
TYPE OF INTEREST: 3, 4, 5, 6, 43 & 53
SBE Parcel Number: N/A
(For Quitclaims, % being quitclaimed)
Order # or PM #: 30556546
JCN:
County: Butte
Utility Notice Numbers:
851 Approval Application No. _____ Decision _____
Prepared By: JMC6
Checked By: LRO2
Revision Number:
File Name: Gilmore.doc

STATE OF CALIFORNIA
COUNTY OF BUTTE

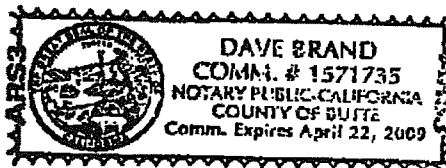
On MARCH 29, 2007 before me, DAVE BRAND, A NOTARY PUBLIC,
(here insert name and title of the officer)
personally appeared JOHN F. GILMORE AND GAYLE B. GILMORE

personally known to me (or 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.

WITNESS my hand and official seal

Signature

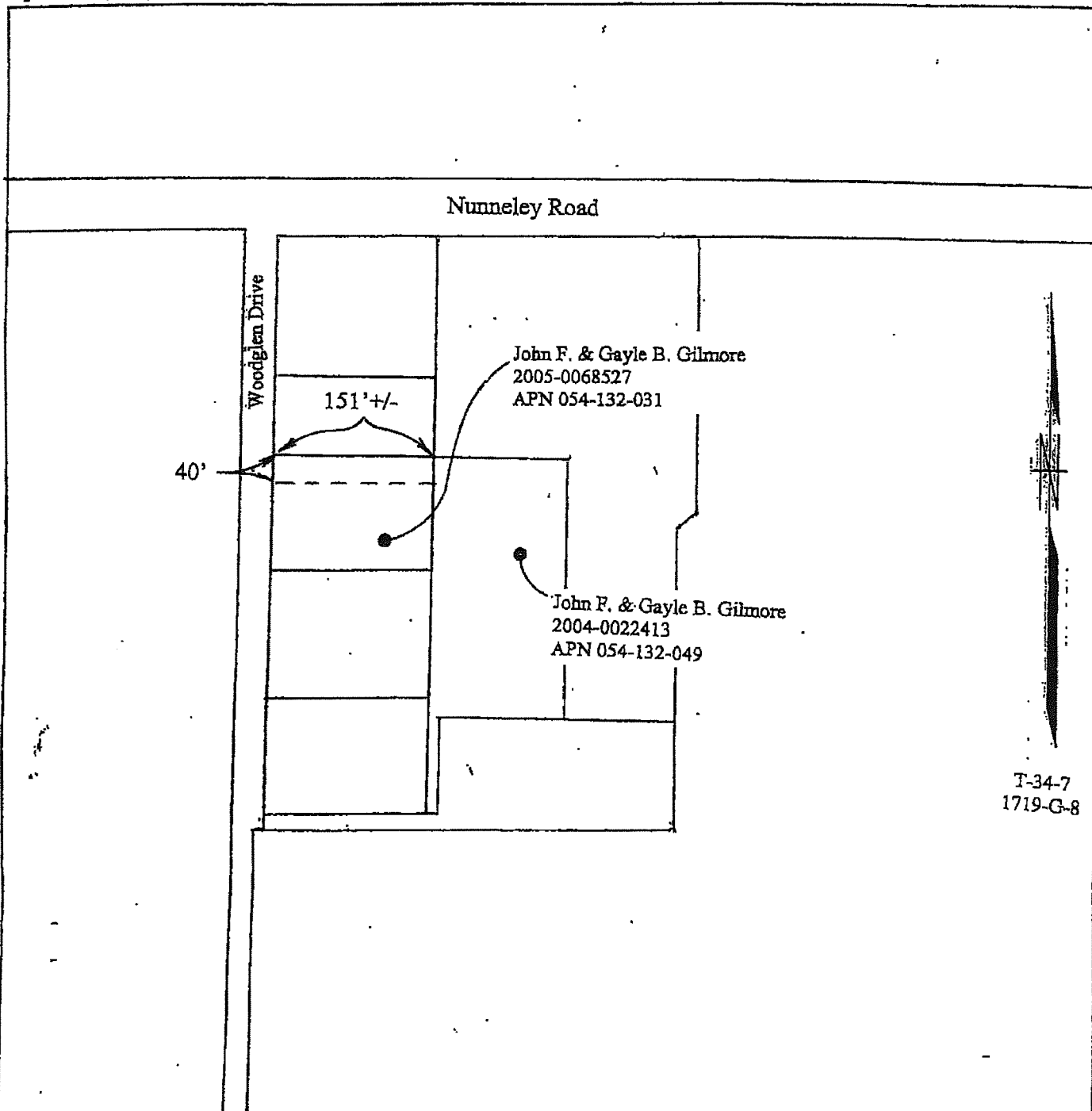
Dave Brand



(Seal)

CAPACITY CLAIMED BY SIGNER

- ☒ Individual(s) Signing For Oneself/Themselves
[] Corporate Officer(s) of the Above Named Corporation(s)
[] Guardian of the Above Named Individual(s)
[] Partner(s) of the Above Named Partnership(s)
[] Attorney(s)-in-Fact of the Above Named Principal(s)
[] Other _____



CITY, RANCHO, SUBDIVISION, ETC.				Extension to Gilmore				SCALE None		DATE 3/9/2007		
				SECTION 24		TOWNSHIP 22N		RANGE 3E		MERIDIAN MDB&M		
				COUNTY OF: Butte								
CHG	DATE	DESCRIPTION	AUTH	BY	CH	F.B.:		DR. BY: JMC6		CH. BY:		
REFERENCES					PG&E		N. Valley DIVISION		30556546 AUTHORIZ		A-22-3-24 DRAWING NO.	
											CHG.	

Attachment 2

Proposed Easement Modification

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#2122-03-

AGREEMENT

EASEMENT MODIFICATION AGREEMENT

AARON MACOMBER and TESA MACOMBER,

hereinafter called first parties, make this agreement with PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party, affecting the lands of first parties, situate in the Town of Paradise, County of Butte, State of California, and described as follows:

(APN 054-132-031)

The parcel of land described and designated PARCEL I in the deed from Julia B. Riley and David A. Riley, wife and husband, to John F. Gilmore and Gayle B. Gilmore, husband and wife, dated November 3, 2005 and recorded as Document No. 2005-0068527, Butte County Records.

Second party is the owner of the following right of way and easement across first parties' said lands:

Such poles, aerial wires, cables, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires and cables; and such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as second

party deems necessary for the distribution of electric energy and for communication purposes; and one or more underground pipes with suitable service pipes and connections, as Pacific Gas and Electric Company deems necessary for the conveyance by it of gas, all to be located within the strip of land described as follows:

A strip of land of the uniform width of 40 feet lying contiguous to and southerly of the northerly boundary line of said lands and extending from the westerly boundary line of said lands easterly approximately 151 (measured along said northerly boundary line) feet to the easterly boundary line of said lands.

Second party desires, and first parties are willing, to modify the right of way and easement set forth in said Easement Deed dated March 29, 2007 and recorded as Document No. 2007-0020038, Butte County Records, as follows:

Such poles, aerial wires, cables, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires and cables; and such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and for communication purposes; and one or more underground pipes with suitable service pipes and connections, as Pacific Gas and Electric Company deems necessary for the conveyance by it of gas, all to be located within the strips of land described as follows:

A strip of land of the uniform width of 30 feet lying contiguous to and southerly of the northerly boundary line of said lands and extending from the westerly boundary line of said lands easterly approximately 151 (measured along said northerly boundary line) feet to the easterly boundary line of said lands.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration paid to first parties by second party, the receipt of which is hereby acknowledged, the parties hereto agree that the right of way and easement set forth in said Easement Deed dated March 29, 2007 shall be modified in the manner and to the extent hereinbefore stated and first parties do hereby grant to second party the rights necessary to effect such modification.

Except as expressly set forth herein, this agreement shall not in any way alter, modify, or terminate any provision of said Easement Deed dated March 29, 2007.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Pacific Gas and Electric Company pursuant to Section 8730 (c) of the Business and Professions Code.

This agreement shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF the parties hereto have executed this agreement this _____ day of _____, 20____.

First Parties:

Aaron Macomber

Tesa Macomber

Second Party:

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

By _____

Name _____

Title _____

Attach to LD: 2122-03-

Area, Region or Location: 6

Land Service Office: Chico

Line of Business: Electric Distribution (43), Gas Distribution (53)

Business Doc Type: Agreements

MTRSQ: 21.22.03.24.11,

FERC License Number: N/A

PG&E Drawing Number: A-22-3-24

Plat No.: T3407

LD of Affected Documents: 2122-03-3235

LD of Cross Referenced Documents: N/A, 2122-03-3235

Type of interest: Agreements (56), Communication Easements (6), Easement Modifications Agreements (41), Electric Pole Line Easements (3), Electric Underground Easements (4), Gas and Pipeline Easements (5), Utility Easements (86)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 31415330

JCN: N/A

County: Butte

Utility Notice Number: N/A

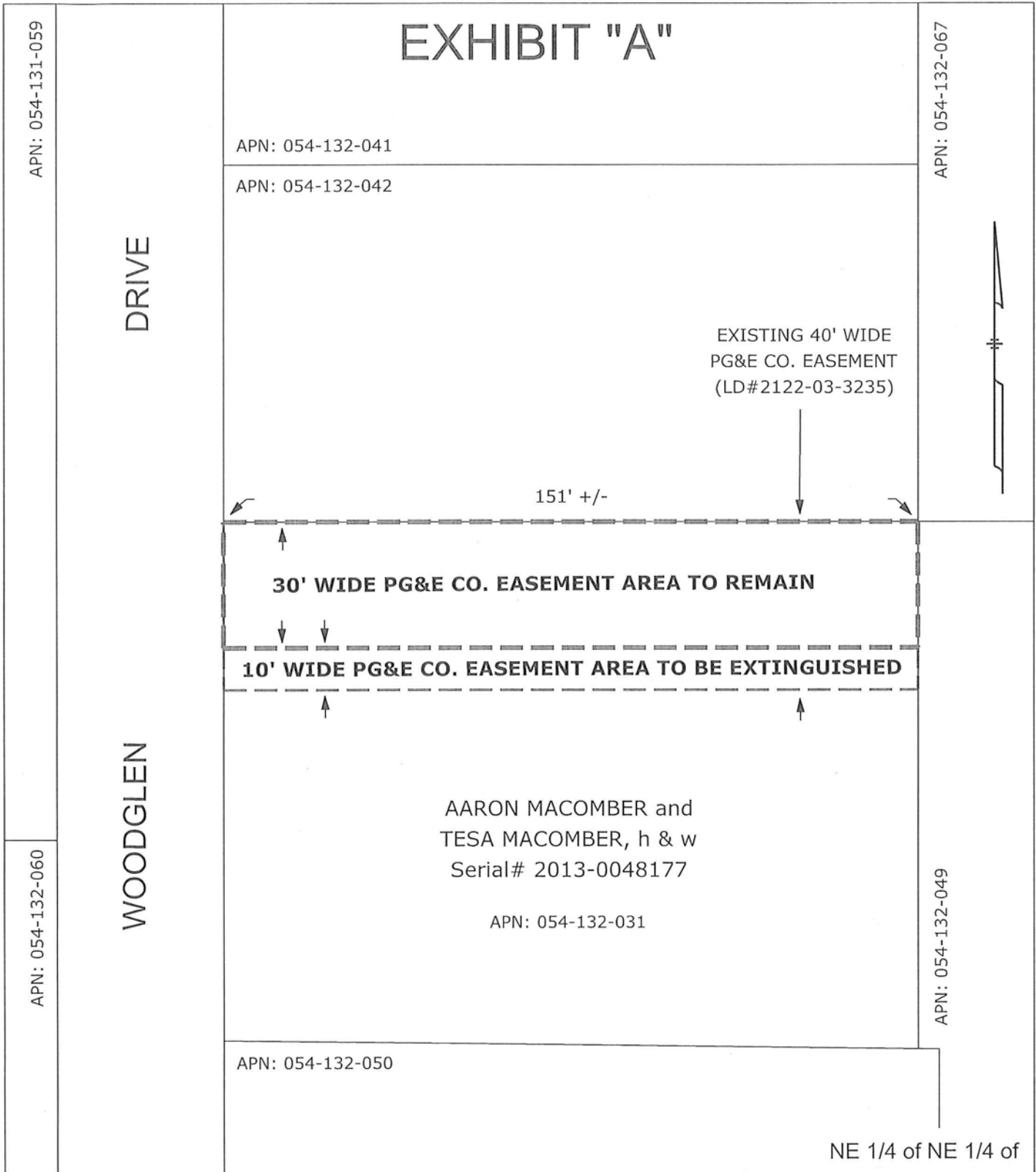
851 Approval Application No: N/A ;Decision: N/A

Prepared By: rty3

Checked By: slc0 *slc0*

Approved By: N/A

Revised by: N/A



* UNLESS OTHERWISE SHOWN ALL COURSES
EXTEND TO OR ALONG BOUNDARIES OR LINES

SECTION 24

Applicant: 5732 Woodglen Drive Easement Modification						SCALE NONE	DATE 3/7/19
SECTION 24	TOWNSHIP 22N	RANGE 3E	MERIDIAN MDB&M	COUNTY OF: BUTTE	CITY OF: N/A		
				F.B.: N/A	DR.BY: RTY3	CH.BY: SLC0	
PLAT MAP T3407 REFERENCES 2019-31415330WoodglenEasementMod.dgn				PG&E	NORTH VALLEY DIVISION	31415330 AUTHORIZ	A-22-3-24 DRAWING NO.

Attachment 3

Macombers's Grant Deed

PARIC
RECORDING REQUESTED BY
 Mid Valley Title & Escrow Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Aaron Macomber and Tesa Macomber
 6296 Janine Court
 Magalia, CA 95954



2013-0048177

Recorded	REC FEE	22.00
Official Records	TAX	103.40
County of Butte	MONUMENT PRESE	10.00
CANDACE J. GRUBBS County Clerk-Recorder		
09:00AM 17-Dec-2013	SA	Page 1 of 3

Space Above This Line for Recorder's Use Only

A.P.N.: 054-132-031

File No.: 0402-4485895 (CH)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$103.40**; CITY TRANSFER TAX \$;
 SURVEY MONUMENT FEE **\$10.00**

- [☒] 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; [☒] Town of **Paradise**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **John F. Gilmore and Gayle B. Gilmore, husband and wife**

hereby GRANTS to **Aaron Macomber and Tesa Macomber, husband and wife as joint tenants**

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this thirty day period, Grantee is further prohibited from conveying the property for a sales price greater than \$112,800.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

the following described property in the Town of **Paradise**, County of **Butte**, State of **California**:

PARCEL I:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.B. & M.; THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 15.00 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION, A DISTANCE OF 287.5 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION, 151.5 FEET TO A POINT DISTANT ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, 163.5 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 97.5 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN DEED FROM ROY A. NELSON AND JESSIE M. NELSON, HUSBAND AND WIFE, TO JOHN H. ALTON AND IDA B. ALTON, HUSBAND AND WIFE, DATED SEPTEMBER 7, 1948, AND RECORDED SEPTEMBER 10, 1948 IN BOOK 483 OF OFFICIAL RECORDS, PAGE 351; THENCE WEST ALONG THE NORTH LINE OF THE LAND DESCRIBED IN SAID DEED, A DISTANCE OF 166.5 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 385.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 15 FEET.

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

Date: 12/11/2013

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.B. & M.; THENCE EAST, PARALLEL TO NUNNELEY ROAD 166.5 FEET; THENCE SOUTH PARALLEL TO WEST LINE OF SECTION 24, 287.5 FEET; THENCE WEST PARALLEL TO NORTH LINE OF SECTION 24, 166.5 FEET; THENCE NORTH 287.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, THE SOUTH 25.902 FEET THEREOF.

PARCEL II:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.B. & M.; THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 15.00 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION A DISTANCE OF 261.598 FEET; FOR THE TRUE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 151.5 FEET TO A POINT DISTANCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, 163.5 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 25.902 FEET; THENCE WEST PARALLEL AND WITH THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 151.5 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 25.902 FEET TO THE TRUE POINT OF BEGINNING OF THIS PARCEL OF LAND.

PARCEL III:

A RIGHT OF WAY FOR ROAD PURPOSES OVER ALL THAT CERTAIN ROADWAY KNOWN AS WOODGLEN ROAD, LYING WITHIN SECTION 24, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.B. & M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00 DEG. 06' 21" WEST, 1327.42 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEG. 58' 25" WEST, 25.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 00 DEG. 06' 21" EAST, 1327.46 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG SAID NORTH LINE SOUTH 89 DEG. 56' 08" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF NUNNELEY ROAD.

Date: **12/11/2013**

A.P.N.: 054-132-031

File No.: 0402-4485895 (CH)

Dated: **12/11/2013**

John F. Gilmore
John F. Gilmore

Gayle B. Gilmore
Gayle B. Gilmore

STATE OF California) SS
COUNTY OF Butte)

On December 12, 2013, before me, Cheri Hovey, Notary
Public, personally appeared John F. Gilmore and Gayle B. Gilmore*

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.

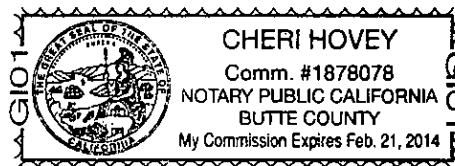
Signature

Cheri Hovey

My Commission Expires: 2-21-14

Notary Name: _____

Notary Registration Number: _____



This area for official notarial seal

Notary Phone: _____

County of Principal Place of Business: _____

**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.
	Energy Management Service	SCD Energy Solutions
Alta Power Group, LLC	Engineers and Scientists of California	
Anderson & Poole		
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
	Kelly Group	Spark Energy
Cameron-Daniel, P.C.	Ken Bohn Consulting	Sun Light & Power
Casner, Steve	Keyes & Fox LLP	Sunshine Design
Cenergy Power	Leviton Manufacturing Co., Inc.	Tecogen, Inc.
Center for Biological Diversity		TerraVerde Renewable Partners
		Tiger Natural Gas, Inc.
Chevron Pipeline and Power	Los Angeles County Integrated	TransCanada
City of Palo Alto	Waste Management Task Force	Troutman Sanders LLP
	MRW & Associates	Utility Cost Management
	Manatt Phelps Phillips	Utility Power Solutions
City of San Jose	Marin Energy Authority	Water and Energy Consulting Wellhead
Clean Power Research	McKenzie & Associates	Electric Company
Coast Economic Consulting		Western Manufactured Housing
Commercial Energy	Modesto Irrigation District	Communities Association (WMA)
Crossborder Energy	NLine Energy, Inc.	Yep Energy
Crown Road Energy, LLC	NRG Solar	
Davis Wright Tremaine LLP		
Day Carter Murphy	Office of Ratepayer Advocates	
	OnGrid Solar	
Dept of General Services	Pacific Gas and Electric Company	
Don Pickett & Associates, Inc.	Peninsula Clean Energy	
Douglass & Liddell		