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# **Line 3010 Gas Pipeline Feasibility Report for Acquisition of Right of Way**

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*Prepared for:*



*Prepared by:*



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## Section 1 – Historical Overview

### Section 1.1 Project Information

The 3010 Pipeline (Line 3010) is a 30-inch diameter gas pipeline that was installed in 1961 and serves as a major source of gas conveyance to the San Diego County region. The pipeline begins from San Diego Gas & Electric's (SDG&E's) Rainbow Metering Station at its most northern point and traverses south through unincorporated areas of San Diego County, including Fallbrook and the Cities of Oceanside, Vista, Carlsbad, and ending in the Linda Vista area. The easement acquired, an example of which is attached as Exhibit A for Line 3010, defines the right of way as "within a 30-foot easement followed by a metes and bounds centerline description". The existing easement is for two pipelines, although only one has been installed. The existing gas transmission easement runs from Rainbow to Carlsbad and allows for the construction and installation of additional pipelines. For reference purposes, we have determined that an additional line would, on the conservative side, need an additional 10-foot easement in this report. From Carlsbad to Miramar, the existing gas pipeline is within an existing SDG&E easement (from 1957) that allows for "a line or lines of pipe" and is 200' wide. Copies are attached in Exhibit "A". This report assumes that the new pipeline would be placed in the existing easement<sup>1</sup>.

### Section 1.2 Project Summary

SDG&E is studying the feasibility of adding a 36-inch diameter transmission pipeline into the existing Line 3010 right of way. This requires SDG&E to acquire, at a minimum, an additional 10 feet of right of way for the pipeline from Rainbow to Carlsbad.<sup>2</sup> (See Exhibit B for an illustrative diagram.)

The proposed right of way would be obtained through easement acquisition or right of entry permits, depending on the type of property and nature of existing agreements between SDG&E and property owners.

This report analyzes the partial and full acquisition costs and other associated costs associated with acquiring a 10-foot easement from Rainbow to Carlsbad adjacent to the existing easement. This report conservatively assumes that the new pipeline could be installed in the existing 30-foot corridor. The newly acquired easement evaluated in this report would be a permanent 10-foot easement for access, maintenance, and operations purposes; the proposed pipeline is assumed to be placed in the existing easement.

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<sup>1</sup> This report provides updated information to SDG&E. Previously, we communicated to SDG&E impacts to 260 businesses, but this total was an error citing the total number of parcels to be fully acquired, not businesses. Only 10 total businesses may require full acquisitions. We also previously reported severance damages would total \$30 to \$40 million and an estimated range of total cost for right of way acquisition of \$33 to over \$46 million. In fact, we meant partial acquisition costs, not severance damages. Not only did we use the incorrect term, but the cost for partial acquisition was wrong; the costs for partial acquisition are estimated at \$1,820,000 and the total acquisition cost is updated with this report to be over \$34 million (this report does not analyze severance damages).

<sup>2</sup> Analyzing an acquisition of only 10 additional feet for the easement is very conservative. Temporary construction is likely to require acquisition of 30 to 80 additional feet of easement in significant portions of the right of way. Acquisition of only 10 additional feet assumes that construction equipment can be placed on top of the existing Line 3010 along the length of the line and that grade and other physical constraints in the field would allow for use of the entire existing 30-foot corridor. It should also be noted that construction in such a small corridor results in cramped conditions; which can significantly slow construction. Nonetheless, this report was prepared with this assumption to demonstrate land impacts associated with using this existing corridor, even with the most conservative assumptions.

### Section 1.2.1 Adjacent Easement to Existing Alignment

**Total parcels** – Based on the existing alignment, 300 (+/-) parcels are located within 25 feet of the existing right of way (i.e. 10 feet for the expansion of the right of way and an additional 15 foot setback) and 12 public agencies as listed in Section 2.2.2 of this report.

If a significant primary structure on a parcel such as a home or an apartment building is within 15 feet of the new right of way, the report assumes that the entire property would have to be acquired, possibly by condemnation. Approximately 40 parcels along the Line 3010 right of way have homes and other primary structures which meet that test and thus would have to be acquired, possibly by condemnation.

### Section 1.3 Scope of This Report

This report includes Clark Land Resources' scope of this project to provide a feasibility assessment for constructing a new 36-inch pipeline adjacent to the existing right of way of Line 3010. The assessment includes, but is not limited to, the following:

- The feasibility of obtaining a 10-foot easement next to a 30-inch gas transmission pipeline which is within an existing 30-foot easement.
- An opinion of value of the cost to: 1) obtain new right of way; 2) perform right of way services for each impacted parcel.
- Identification of agencies with property impacted by the expanded right of way.
- No temporary construction right of entry costs were addressed.
- No clearing and grubbing fees were considered in the costs.
- No evaluation is included as to costs associated with business interruptions or business impacts.
- While we have not addressed actual costs of eminent domain proceedings in this report, it could result in substantial legal fees.
- No constructability or environmental issues that might affect the alignment of the pipeline were considered in this acquisition analysis.

## Section 1.4 Assumptions

- For the purposes of this report, no eminent domain litigation was addressed.
- The foundational assumption in this report, that only 10 additional feet of permanent easement would be required for the project is a very conservative assumption. As explained in footnote 2, it is likely that the project will require the acquisition of 30-80 additional feet, at least for the construction of the project. Nonetheless, this report was prepared with this conservative assumption to demonstrate the minimum possible land impacts associated with using this existing corridor.
- An analysis was made on the impact of both sides of the existing 30-inch gas pipeline. Construction on the east side was chosen because it would have less impact on the community, as opposed to the west side. Also, typically, the existing 30-inch gas pipeline is in an offset position within the 30-foot easement; that is, 10 feet to the west and 20 feet to the east.
- If a significant primary structure on a parcel such as a home or an apartment building is within 15 feet of the new easterly right of way, the report assumes that the entire property would have to be acquired, possibly by condemnation.
- The report does not consider any impacts associated with interferences with sewer or septic fields. In locations dependent on septic, especially where lot sizes are small, expanding the right of way onto private property can interfere with existing septic systems, which may be the only viable location for a septic field, and therefore result in a complete taking of the property. There are a number of areas with many small parcels along the route. The risk of acquisition associated with interference with septic was not considered in this report.
- No environmental issues were addressed as part of this report.
- This report assumes that the new pipeline will not cross the existing pipeline.
- This report does not estimate or address severance damage costs to impacted properties.

## Section 2 – Property Information

### Section 2.1 Installing Additional Pipeline Adjacent to Existing Easement

#### Section 2.1.1- Property Line List

Installation of a 36-inch pipeline in a proposed 10-foot easement adjacent to the current alignment, from Rainbow to La Costa Avenue in Carlsbad, will impact over 300 (+/-) private, public, commercial and recreational properties including homeowner associations and special districts. From La Costa Avenue to Linda Vista, this report assumes that the new line will be constructed within the existing SDG&E right of way, which already allows for “a line or lines of pipe” and is 200 feet in width.

Of the 300 parcels, there are approximately 40 homes close to the right of way such that the expansion of the easement will require the total acquisition of these properties. Further, there are 10 businesses close to the right of way such that the expansion of the easement that may require total acquisition; however, because it is unknown if a full acquisition is necessary, we will continue to be conservative and consider that these properties would be a partial take. These properties do not include franchise areas where SDG&E has a formal agreement with the public agency, which only requires obtaining a permit to use the public right of way.

### Section 2.2 Known Challenges

#### Section 2.2.1 Increase in the Number of Property Owners Impacted

At the time of this report, the following known challenges were determined. The existing pipeline was installed in 1961. Many properties have been developed over the past 54 years, which affects the degree of challenges listed. For the original Line 3010 installation, only a fraction of the current 300 (+/-) parcels were necessary for acquisition. Due to the extensive development along the route corridor, many large parcels have been subdivided into smaller parcels. Also many areas that were once considered rural in 1961, are now considered urban and suburban along the alignment.

The significant increase in population and development over the past few decades requires dealing with many more property owners within the same geographic area. This impacts the number of easements required. To illustrate the point, in Exhibit C, attached are U.S. Census data showing the growth in San Diego County’s population from 1950 (556,808 persons) to 2010 (over 3 million people). This increased density has constrained the existing easement corridor, making it challenging to expand the right of way.

### Impacts of the Additional Easement (Adjacent to the Existing Route) on Residential and Commercial Properties:

- **Residential Parcel Impacts** - Project impacts to multiple (40 +/-) residences within the County of San Diego, and/or the Cities of Vista and Carlsbad, may require full acquisitions plus relocation costs due to the close proximity of the residence to the proposed right of way.
- **Business Parcel Impacts** - Project impacts to multiple (approximately estimated at 10 +/-) businesses, including nurseries in Fallbrook and Vista, may require partial or total acquisitions plus relocation costs or business interruption costs. There are three churches that could be impacted due to business interruption.<sup>3</sup>
- **Rural Area Impacts** – Adding a 10-foot easement for the new 36-inch pipe impacts existing ranch and ranchette properties along the northern portion of the existing route (Rainbow to Vista).
  - Included on these properties are various sizes of septic tanks, leech lines and/or septic reserve fields. This project's impact on these facilities could render them ineffective, and would therefore necessitate a full acquisition of the impacted properties. Further detailed research would be required into San Diego County Septic Standards and specific constraints on various parcels to determine the number of properties that may be impacted in this manner.

### Section 2.2.2 Impacts to Public Agencies

These impacts would require requests for additional right of entry permits and/or access easements as needed, to obtain the 10-foot right of way. The agencies impacted include transportation, state, municipal<sup>4</sup>, and utility agencies as well as a school district:

#### State Agency

- State of California (including Caltrans)

#### Regional Agencies

- County of San Diego
- San Dieguito Joint Powers Authority
- North County Transit District

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<sup>3</sup> Costs associated with business interruption or business impacts were not included.

<sup>4</sup> Costs for City and County easements are difficult to determine until a precise alignment is determined; therefore, no calculations were included for these types of easements and should be considered as added costs to the final project. Additionally, there could be administrative fees associated with obtaining permits for franchise locations that were not included in this report.

**Municipalities**

- City of Carlsbad
- City of Vista
- City of Oceanside

**Local Municipal Agencies**

- San Diego County Water Authority
- Rainbow Municipal Water District
- Vista Irrigation District
- Fallbrook Public Utility District

**School Districts**

- Vallecitos School District



## Section 3 – Opinion of Value

### Section 3.1 Installing Additional Pipeline Adjacent to Existing Easement

#### Section 3.1.1 Opinion of Value

##### Partial Acquisitions

For the purpose of this report, an easement adjacent to the existing 3010 Pipeline was broken into segments according to land uses and proximity to the proposed 10-foot easement. Some 260 parcels are projected to be impacted.

We have estimated partial acquisition costs to be \$7,000<sup>5</sup> per parcel (rounded up from \$6,726.) Based on this analysis and today's costs without escalation, the land values for part acquisitions and of 260 (+/-) of these parcels for the new easement is estimated to be \$1,820,000.

##### Full Acquisitions

Full acquisitions would be required for 40 (+/-) of these parcels because of the location of the identified properties in relation to the proposed easement. Based upon averaging the property values for the parcels at \$750,000 each (today's average value<sup>6</sup>), the acquisition costs would be \$30,000,000.

#### Section 3.1.2 Estimated ROW Labor and Direct Costs for Acquisition

Labor costs per parcel are provided in Exhibit 3-2, Standard Part-Acquisition Process Estimate, on Page 10. Total labor costs for right of way services are estimated at \$1,080,000 for acquisition of the additional 10-foot easement adjacent to the existing easement. This is based on \$3,600 per parcel labor cost. Permitting fees would be required from most or all of the affected state, regional, and local agencies listed in Section 2.2.2. The calculated labor cost per permit is provided in Exhibit 3.1 and are estimated to be \$2,500. In Exhibit 3-2, we have also included outside costs for 300 property appraisals, 300 preliminary title reports, and 60 litigation guarantees, which are estimated to aggregate \$1,110,000.

**In summation, the total estimated land costs associated with acquiring 10 additional feet of easement adjacent to the Line 3010 right of way is \$34,040,000 (See Section 4 which summarizes total estimated right of way costs.)**

<sup>5</sup> The estimated length of the easement to be acquired is 24 miles for a total of 126,720 linear feet. 126,720 multiplied by the 10-foot width of the easement to be acquired is 1,267,200 sq. ft. of the easement area. The estimated price per square foot for property in the area is \$2.30 (using 1 acre value of \$100,000 divided by 43,560 sq. ft. equaling \$2.30 per sq. ft.). The total acquisition of that area is: 1,267,200 multiplied by \$2.30, which equals \$2,914,560 (rounded). Since the easement to be acquired is not for a pipeline, but only for a buffer to a pipeline, the value of the easement is only 60% of the \$2,914,560. Therefore, the total cost of \$2,914,560 multiplied by 60% is \$1,748,736. That amount divided by 260 (the number of parcels) equals \$6,726 per parcel (rounded up from \$6,726), bringing the total to \$1,820,000.

<sup>6</sup> Basis for Calculating Average Value: Using a GIS program (Land Vision), that provides market values of properties, we highlighted the route of the P3010 pipeline and Land Vision gave us a list of properties along those pipeline alignments. We then averaged the price per parcel based on that list, which resulted in the \$750,000 average (computed in May 2015).

Section 3.1.3 Permitting Process Cost Estimates for Acquisition

These costs for are for SDG&E labor only and does not include any agency administrative fees for a permit.

Exhibit 3-1				
Permitting Process Estimate	Support	Agent	Manager	Totals
<b>Project Orientation</b>				
Project introduction and coordination meeting		2.00		2.00
<b>File Preparation</b>				
Research agency/entity jurisdiction (location, map, set up file)	1.00	1.00		
Review project plan, impacts		1.00		
<b>Permit Services</b>				
Initiate contact with agency/entity, explain project/impacts. Follow up with 2nd meeting	0.50	4.00		0.25
Prepare permit package	0.50	2.00		0.50
Present permit package to SDG&E permit personnel	0.50	1.50		0.50
Follow up meetings (2-4) with SDG&E permit personnel		4.00		
<b>Initiate Condemnation Process</b>				
Prepare transmittal condemnation	0.50	1.00		0.50
<b>File Close Out and Transmittal</b>				
Close out file and transmittal to client	0.25	1.00		1.00
<b>TOTAL PER PERMIT</b>	<b>3.25</b>	<b>17.50</b>	<b>4.75</b>	<b>25.50</b>
Billing Rates over project period	70.00	100.00	120.00	
Total per permit:	227.50	1,750.00	570.00	\$2,547.50 (rounded to \$2,500.00)

Section 3.1.4 Standard Part-Acquisition Process Cost Estimate

Exhibit 3-2				
Standard Part-Acquisition Process Estimate	Support	Agent	Manager	Comments
<b>Project Orientation</b>				
Project introduction and coordination meeting		2.00	2.00	
<b>File Preparation</b>				
Research property ownership (property profile, map, deed, set up file)	1.00	1.00		
Procure title report, review report and file	1.00	2.00		
Review project plan, impacts		1.00		
Prepare line list	0.25	0.25		
<b>Acquisition Services</b>				
Initiate contact with landowner, explain project/impacts and follow-up with 2nd meeting	0.50	4.00	0.25	
<b>Appraisal Services</b>				
Meet with appraiser, review file, order appraisal		0.50		
Review appraisal		1.00	0.25	
<b>Acquisition Services</b>				
Prepare offer package	0.50	1.00	0.50	
Present offer, begin negotiations (6+ - contacts over 3 months with 2-4 meetings)	0.50	6.00	0.50	
Present final offer	0.50	2.00	0.50	
<b>Initiate Escrow/Condemnation Process</b>				
Prepare transmittal escrow purchase/Prepare transmittal condemnation purchase	0.50	0.75	0.50	
<b>File Close Out and Transmittal</b>				
Close out file and transmit to client	0.25	1.00	1.00	
<b>PART ACQUISITION TOTAL PER PARCEL</b>				
Billing Rates over project period	70.00	115.00	120.00	
Total per parcel:	350.00	2,587.50	660.00	\$3,597.50 (rounded to \$3,600.00)
<b>Estimated Outside Costs for Appraisals, Title Reports, Litigation Guarantees</b>				
Appraisals		\$3,000.00 x 300 parcels =	\$900,000.00	
Preliminary title report:		\$600.00 x 300 parcels =	\$180,000.00	
Convert 20% of title reports to litigation guarantees		\$500.00 x 60 parcels =	\$30,000.00	
Total Estimated Outside Costs				<b>\$1,110,000.00</b>

## Section 4 – Total Right of Way Costs

Table 1 below outlines right of way costs:

<b>RIGHT OF WAY COSTS</b>	
<b>Installation of an Additional Pipeline Adjacent to Existing Easement</b>	
<b>Item</b>	<b>Cost Estimate</b>
<b>Land Costs</b>	
Part Acquisitions [Estimated 260 (+/-) parcels @ \$7,000]	\$1,820,000
Full Acquisitions [Estimated 40 (+/-) parcels @ \$750,000]	\$30,000,000
<b>Labor Acquisition</b>	
[Part Acquisitions and Full Acquisitions of an Estimated 300 parcels @ \$3,600]	\$1,080,000
Permits [From 12 Agencies @ \$2,500]	\$30,000
<b>Direct Costs</b>	
Appraisals [Estimated 300 parcels]	\$900,000
Pre. Title Reports [Estimated 300 parcels]	\$180,000
Litigation Guarantees (\$500 x 60 [20% of parcels])	\$30,000
<b>Totals</b>	<b>\$34,040,000</b>

## Appendix

### List of Exhibits:

- |           |  |
|-----------|--|
| Exhibit A | 30 Foot Wide Easement and Right of Way Agreement [Rainbow to Carlsbad],<br>200 Foot Wide Easement, Book 6823, Pages 95-98 [Carlsbad to San Diego]                              |
| Exhibit B | Profile View of Land Width Required to Install a 36" Pipe with 1 Foot of Bedding and<br>42 Inches of Cover, and<br>Profile View of Existing 30" Gas Line/Proposed 36" Gas Line |
| Exhibit C | U.S. Census Data   |

# Exhibit A

EASEMENT AND RIGHT OF WAY

H. W. Robt Company, Incorporated, a California corporation

hereinafter called the "Grantor", for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the San Diego Gas & Electric Company, a corporation, hereinafter called the "Grantee", receipt whereof is hereby acknowledged, do.ES.....hereby grant to said San Diego Gas & Electric Company, a corporation, its successors and assigns, an easement and right of way.....30.....feet in width, in, upon, over, under and across the lands hereinafter described, to excavate for, lay, construct, operate, repair, replace, change the size of, maintain, patrol and use, for the transmission and distribution of gas and for all purposes connected therewith, a line or lines of pipe, together with all the fixtures, equipment and appurtenances necessary or convenient for the operation and maintenance thereof, at such locations and elevations, in, upon, under and/or along the hereinafter described easement and right of way as Grantee may now or hereafter deem necessary or convenient from time to time, together with the right of ingress thereto and egress therefrom by a practical route or routes in, upon, over and across the hereinafter described lands, together with the right to clear and keep clear said easement and right of way, from explosives, buildings, structures and flammable materials.

The lands in which said easement and right of way is hereby granted are situated in the County of San Diego State of California, and are particularly described as follows, to-wit:

All that portion of Lot B of Rancho Agua Hedionda according to Map thereof No. 823, filed in the office of the County Recorder of San Diego County, November 16, 1896, described as follows:

Commencing at the corner of Lots C and D on the Northerly boundary line of said Lot B; thence South  $20^{\circ} 19'$  West 2273.70 feet; thence South  $20^{\circ} 31' 30''$  West 553.20 feet to the true point of beginning; thence North  $89^{\circ} 57'$  East 996.45 feet; thence South  $10^{\circ} 23'$  West 1429.85 feet; thence South  $74^{\circ} 02'$  East 538.60 feet; thence South  $46^{\circ} 53'$  East 327.45 feet; thence South  $66^{\circ} 01'$  East 121.50 feet; thence South  $89^{\circ} 37'$  East 173.35 feet; thence North  $75^{\circ} 44'$  East 234.25 feet; thence South  $1^{\circ} 36'$  West 339.70 feet; thence South  $10^{\circ} 54'$  West 2890.6 feet to a point on the Southwesterly line of the said Lot B, being also the center line of the County road known as A-13 on the records of said County.

Thence along said Southwesterly line of said Lot and said center line of said road North  $39^{\circ} 35'$  West 2624.8 feet; thence North  $21^{\circ} 35'$  West 1265.7 feet to an angle point in said center line; thence South  $30^{\circ} 12'$  East along the Easterly prolongation of the course in said center line of said road running Westerly from said angle point 7.6 feet; thence North  $20^{\circ} 31' 30''$  East 1838.3 feet to the true point of beginning.

Excepting therefrom the following described land: All that portion of Lot B of Rancho Agua Hedionda according to Map thereof No. 823, filed in the office of the County Recorder of San Diego County, November 16, 1896, described as follows:

Commencing at the corner of Lots C and D on the Northerly boundary line of said Lot B; thence South  $20^{\circ} 19' 00''$  West 2273.70 feet; thence South  $20^{\circ} 31' 30''$  West 943.20 feet to the true point of beginning; thence North  $89^{\circ} 57' 00''$  East 324.0 feet; thence South  $20^{\circ} 31' 30''$  West 672.23 feet; thence South  $49^{\circ} 57' 00''$  West 324.0 feet; thence North  $20^{\circ} 31' 30''$  East 672.23 feet to the true point of beginning.

The center line of said easement and right of way in the aforesaid lands is particularly described as follows:

The Westerly line of said right of way shall be parallel with and 10 feet Westerly measured at right angles and the Easterly line of said right of way shall be parallel with and 20 feet Easterly measured at right angles from the following described line:

feet from corner No. 4 of Lot 'G' of said Rancho Agua Hedionda thence from said POINT OF BEGINNING North 10° 54' East, a distance of 2612.32 feet, thence North 12° 10' 15" West, a distance of 4883.75 feet to a point in the Northerly line of said Lot B of said Rancho Agua Hedionda, distant thereon North 89° 57' 30" West 20.7 feet from the intersection of a line common to Lots "C" and "D" of said Rancho Agua Hedionda with said Northerly line of said Lot "B".

Also: Beginning at said POINT OF BEGINNING, thence South 38° 35' East (Record South 38° 47' East) 26.30 feet more or less to the Easterly line of the above described property.

The side lines of the hereinbefore described right of way, 30 feet in width, shall be lengthened and/or shortened so that said side lines shall be continuous and shall terminate in the boundaries of the above described lands of the Grantor herein.

Excepting from the above described right of way any portion thereof not lying within the above described lands of the Grantor herein.

Grantor and its successors in estate shall not erect or construct, or permit to be erected or constructed, any buildings, masonry walls, masonry, wooden or chain-link fences, or other structures, plant any tree or trees or drill any well or wells within the limits of said easement and right of way.

Grantee shall have the right to erect, maintain and use gates in all fences which now cross or which may hereafter cross said easement and right of way, or said practical route or routes of ingress and egress thereto and therefrom, and to cut and clear away any trees and brush within the limits of the above described easement and right of way whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights hereby granted. The right to transfer and assign this easement and right of way in whole or in part is hereby granted to the Grantee.

Grantor and its successors or assigns hereby agrees that no other easement or easements shall be granted, subsequent to the date of this instrument, on, under or over the herein described easement and right of way, without the previous written consent of Grantee.

It is also understood and agreed by the parties hereto that the Grantor and its successors or assigns, shall not increase or decrease, the ground surface elevations within the above described easement and right of way existing at the date of the execution of this instrument, nor shall the said ground surface be penetrated to a depth in excess of 12 inches by any tool or implement, without the previous written consent of the Grantee.

Grantor also grants to Grantee the right during construction of Grantee's initial pipeline, to use for purposes incidental to said construction a strip of land 45 feet in width adjacent and contiguous to the within granted easement and right of way, said strip to be in whole or in part on either side of the same, said right to use said strip of land ceasing and being terminated at such time as said initial construction is completed.

In Witness Whereof, the Grantor executed these presents this 1st day of February, 1960, H. W. Robt Company, Incorporated, a California corporation

Executed in the Presence of:  
\_\_\_\_\_  
Witness.  
\_\_\_\_\_  
Witness.

\_\_\_\_\_  
Vice President  
\_\_\_\_\_  
Secretary

DRAWN BY How  
CHECKED BY How  
SKETCH NO. 1003

NOTARIES—USE PROPER FORM ON BACK





GRANT OF RIGHT OF WAY

45015

we, Wilbur W. Byrds and Melma N. Byrds

....., as Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by San Diego Gas & Electric Company, a corporation, as Grantee, receipt whereof is hereby acknowledged, do hereby grant to said San Diego Gas & Electric Company, a corporation, its successors and assigns, an easement of right of way <sup>200 feet</sup> ~~200 feet~~ in width in, upon, over, under and across the lands hereinafter described, to erect, construct, reconstruct, replace, repair, maintain and use a line or independent lines of poles and/or steel towers and wires and/or cables suspended thereon and supported thereby, and underground conduits, cables, vaults and manholes, for the transmission and distribution of electricity and for all other purposes connected therewith, and for telephone, signal and communication purposes, including guys, anchorage, crossarms, braces and all other appliances and fixtures for use in connection therewith and also for pipelines for any and all purposes, together with their necessary fixtures and appurtenances, at such locations and elevations, upon, along, over and under the hereinafter described right of way as Grantee may now or hereafter deem convenient and necessary from time to time, together with the right of ingress thereto and egress therefrom, to and along said right of way by a practical route or routes in, upon, over and across the hereinafter described lands, together with the right to clear and keep clear said right of way from explosives, buildings, structures and inflammable materials for protection from fire and other hazards.

The lands in which said easement of right of way is hereby granted are situated in the County of San Diego....., State of California, and are particularly described as follows, to-wit:

The Southwesterly 600 feet of Lot 78 of Rancho Mission of San Diego, in the County of San Diego, State of California, according to Partition Map thereof filed in the Office of the County Clerk of said San Diego County in the Action of Juan N. Luco vs. Commercial Bank of San Diego, et al, lying within Sections 15, 16 and 22 of Township 15 South, Range 3 West, San Bernardino Base and Meridian.

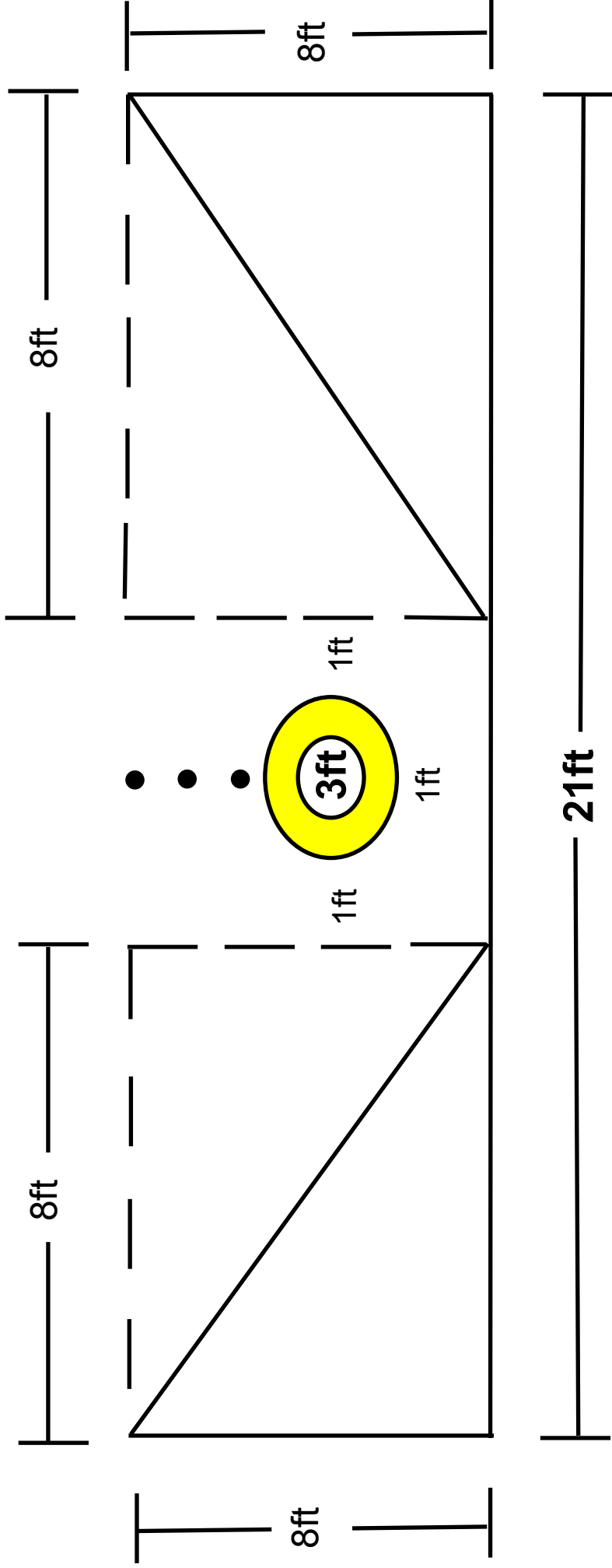
EXCEPTING therefrom the right of way of the Atchison, Topeka and Santa Fe Railway Company (formerly California Southern Railroad Company) 200 feet in width as same is located in, over and upon said premises, and as described in various deeds of record.

The Southwesterly line of said right of way shall be the Southwesterly boundary of the hereinbefore described portion of said Lot 78. The Northeasterly and Easterly line of said right of way shall be parallel with and 150 feet Northeasterly and Easterly, measured at right angles, from the following described line:

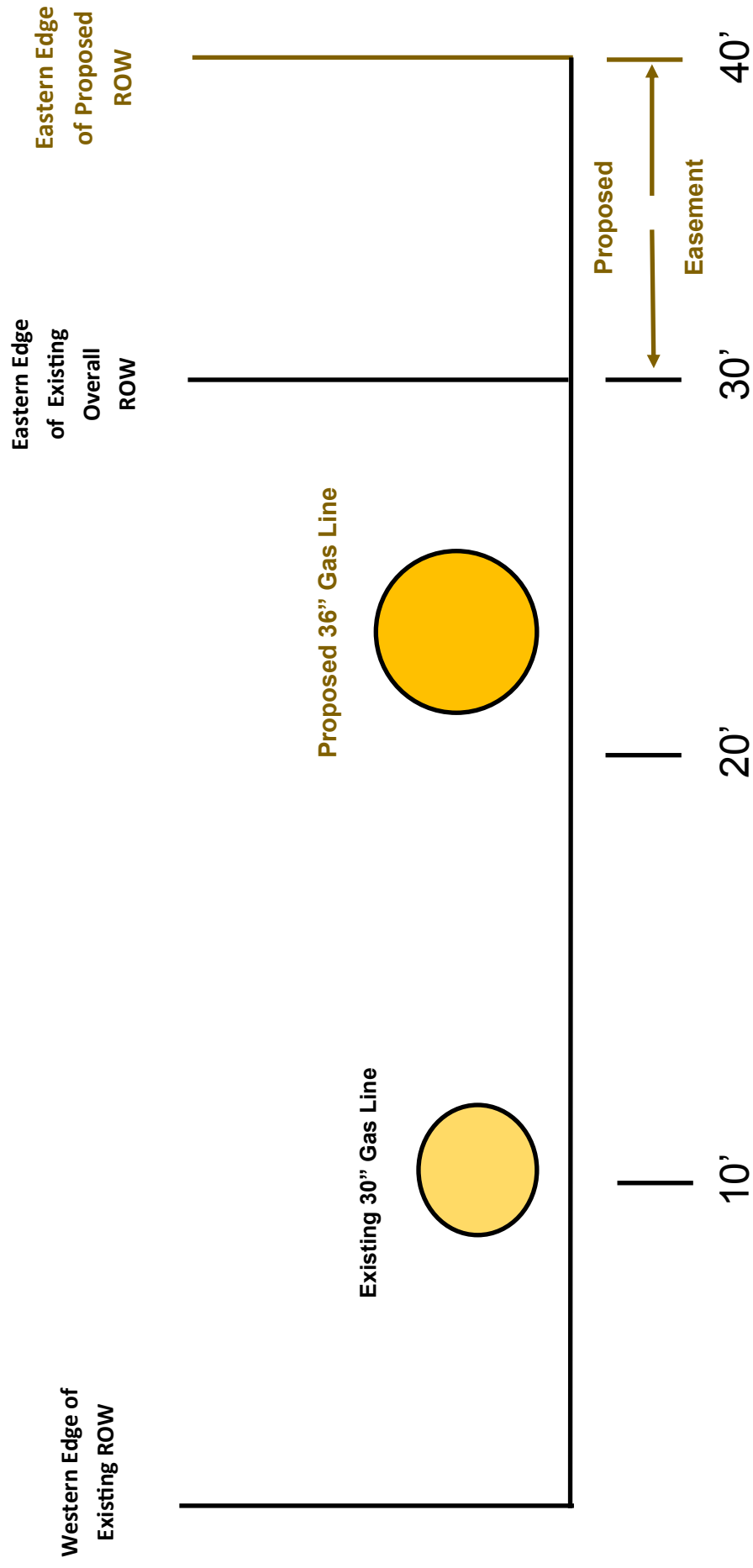
Beginning at a point which bears North 63° 21' 34" East, a distance of 49.76 feet from an 8"x8" Granite Monument, set at Corner No. 3 of the Pueblo Lands of San Diego, as said monument is shown on a map of the Resurvey of a portion of the Pueblo Lands of San Diego which was made by J. W. Williams in 1919, under the direction of George Cromwell, City Engineer of the City of San Diego, a portion of said Williams Resurvey being shown on City of San Diego drawings numbered 5261L to 5268L, inclusive, on file in the Office of the City Engineer of the City of San Diego; thence from said point of beginning South 26° 42' 06" East, a distance of 3107.46 feet to a point, which point bears North 63° 17' 54" East, a distance of 51.05 feet from a concrete monument set at the Southeasterly corner of Pueblo Lot 1355; thence from said point continuing South 26° 42' 06" East, a distance of 1428.78 feet to a point, which point bears North 63° 17' 54" East, a distance of 51.51 feet from a concrete monument set at the most Northerly corner of Pueblo Lot 1319; thence from the last mentioned point continuing

# Exhibit B

# Profile View of Land Width Required to Install a 36" Pipe with 1 Foot of Bedding and 42 Inches of Cover



# Profile View of Existing 30" Gas Line / Proposed 36" Gas Line



# Exhibit C

## SAN DIEGO COUNTY POPULATION FROM 1950-2000

SOURCE: U.S. CENSUS BUREAU

Year	San Diego County	California
1950	<b>556,808</b>	10,586,223
1960	1,033,011	15,717,204
1970	1,357,854	19,971,069
1980	1,861,846	23,667,764
1990	2,498,016	29,760,021
2000	2,813,833	33,871,648
2010	<b>3,095,313</b>	37,253,956
2014 (estimate)	3,263,431	38,892,500

Source: <http://www.sandiegohistory.org/links/sandiegopopulation.htm> and

Source: <http://quickfacts.census.gov/qfd/states/06/06073.html>

### San Diego County, California

#### 2014 Population Estimate

**3,263,431**

*Source: Vintage 2014 Population Estimates: County Total Population and Components of Change*

#### Median Household Income

**\$ 62,962**

*Source: 2009-2013 American Community Survey 5-Year Estimates*

#### Total Housing Units

**1,169,496**

*Source: 2009-2013 American Community Survey 5-Year Estimates*

#### Number of Companies

**291,124**

*Source: 2007 Survey of Business Owners*

Source: [www.census.gov/search-results](http://www.census.gov/search-results): <http://goo.gl/HTm5Rv>

