

Tribal Land Transfer Policy

Pacific Gas and Electric Company

October 2022 Quarterly Report

Q3 2022

Tribal Land Transfer Policy - Quarterly Report

Recent Real Property Dispositions

"Recent" transactions are completed real property transactions which have received BSI approval

Transaction Number	PG&E asset name	City	County	Description	Size	Location	Current Land Use/Zoning	Initial Terms	Status	Estimated Timing of Sale (month/year)	Final Recipient	Final Terms
1	Portwood	San Jose	Santa Clara	Two parcels, totaling 8.38 acres, located on either side of Portwood Drive and either side of Hampswood Way in San Jose, California. PG&E owns and operates one transformer and other electric distribution facilities. Portwood was purchased by PG&E in 1963 for an electric substation, associated facilities and electric transmission line. The electric substation was never built.	8.38 acres	Either side of Portwood Drive and either side of Hampswood Way in San Jose, California	Parcel A: Agriculture, Parcel B: Planned Development R-1-2 – Single-Family Residential and R-1-1 – Low – Medium Density Residential	Property is under contract. Additional details can be found under S851 Application A.20-06-013	D.21-02-010 approved S851 application	Projected close of escrow November 1, 2022	SummerHill Homes, LLC	See PG&E's Testimony (A.20-06-013), Attachment A
2	Richmond Brickyard Cove	Richmond	Contra Costa	Bayfront location across from a boat harbor, yacht club and bike trails. Walking distance to parks, adjacent to open space trails, minutes from historic Point Richmond. Last major infill parcel in the bayfront enclave of Point Richmond. Property was formerly a gasholder, however, its tank and associated equipment were removed the late 1980's. It has been vacant since that time and is surplus property.	5.91 acres	Brickyard Cove Road	RM-1 – Multi-Family Residential, 10 to 27 units/acre	Property is under contract. See PG&E's Filing of Additional Purchase and Sale Agreements, filed December 22, 2021 in A.20-06-013	D.21-02-010 approved S851 application	Projected close of escrow November 24, 2022	Brickyard Cove Multifamily LLC	See PG&E's Revised Redacted Version of its Purchase and Sale Agreements for Kern Acreage and Richmond Brickyard Cove, filed June 6, 2022
3	Bakersfield - Rosedale Highway	Bakersfield	Kern	L-shaped corner, surface-only property at a major intersection in West Bakersfield. The property was formerly used for a power plant and has been remediated.	46 acres	Rosedale Hwy and Coffee Road	M-2 (Medium Industrial)	Property is under contract. See PG&E's Filing of Additional Purchase and Sale Agreements, filed December 22, 2021 in A.20-06-013	Property awaiting approval from CPUC.	Projected close of escrow November 1, 2022	Sage Investco LLC	See PG&E's Revised Redacted Version of its Purchase and Sale Agreements for Kern Acreage and Richmond Brickyard Cove, filed June 6, 2022

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In Process Real Property Dispositions

In-process transactions are those that are planned, have provided notice, or are in negotiation/awaiting approval of application

Transaction Number	PG&E asset name	City	County	Description	Size	Location	Current Land Use/Zoning	Initial Terms	Status	Estimated Timing of Sale (month/year)
4	Sacramento Front St	Sacramento	Sacramento	Riverfront property, walking distance to downtown. Near to major highways and arterials and public transit. The southern boundary borders the California Automobile Museum; the Old Sacramento district is nearby to the north. Property is the site of a former manufactured gas plant that was decommissioned and remediated.	5.25 acres	2000 Front Street	C-2-SPD – General Commercial Special Planning District	Not yet under contract	No buyer found	Request to sell dismissed by D. 22-08-038
5	Mountain View Fee Strip	Mountain View	Santa Clara	Two ±300' wide parcels located adjacent to older industrial and office buildings in the North Bayshore Business Park. Relatively flat land. A narrow strip of city owned land divides these two parcels at Crittenden Lane, which is the main entrance to the property. Other parties are using the site for a nursery, construction yard, and vehicle access, via licenses.	20.8 acres	East of Crittenden Lane and west of Stevens Creek	Public Facility & Agricultural	Not yet under contract	No buyer found	Request to sell dismissed by D. 22-08-038
6	SF Potrero GC/Evidence Yard	San Francisco	San Francisco	Industrial area in Potrero Hill neighborhood just south of the San Francisco Port's Pier 70. Formerly used for gas storage for a manufactured gas plant (MGP) operation on the adjacent Potrero Power Plant Site. It is currently being used as a storage yard. PG&E intends to dispose of the property as part of redevelopment of the former Potrero Power Plant property.	The property consists of a ±0.54-acre parcel of land	22nd Street near Illinois Street	M2-Heavy Industrial	Part of a transaction related to the redevelopment of the former Potrero Power Plant property.	Property is under contract.	851 application filed 9/16 (A.20-09-012)
7	St Helena - Mitchell Drive	St Helena	Napa	Irregularly shaped parcel situated in the commercial business district of downtown St. Helena. Located between residential and commercial areas, it is vacant with a level gravel surface. The property is the site of a former manufactured gas plant that was decommissioned and remediated.	The property consists of a ±0.88 acre of vacant land.	1301 Mitchell Drive	Northern portion: CB-Central Business; Southern portion: BPO-Business and Professional Office	Not yet under contract	Not yet under contract.	To be determined. Once under contract, will submit 851 AL.
8	Winters - Pleasant Creek Gas Storage	Winters	Yolo	PG&E's natural gas storage facility. The subsurface rights include the rights to all oil, gas asphaltum, and other hydrocarbons and minerals. In addition, some parcels grant the right to drill, explore, mine, and operate subsurface substances and the right to produce, inject, extract, store and withdraw substances within certain specified depths	The property consists of approximately 400 acres of fee owned property and approximately 2,157 acres of subsurface rights.	Located north of State Highway 128	(A-X)-Agricultural Extensive & (A-N)-Agricultural Intensive	Not yet under contract	In negotiations with potential buyer.	To be determined. Once under contract, will submit joing 851 Application
9	Crane Valley Hydroelectric Project	Bass Lake	Madera	These parcels are small undeveloped strips of land not included in the sale of the Crane Valley Hydroelectric Project. There are no structures on these properties.	At Bass Lake there are two parcels; that are 06 acres and .38 acres respectively (Madera County APNs 070-320-037 and 070-320-028). Near Manzanita Lake there are two parcels of land with various sized acreages that are briefly described as follows: one of the parcels of land is 25 feet on either of the Reckinpath Creek; and the other is a strip of land that is 100 feet on either side of the South Willow Creek. There are no structures on these properties.	At Bass Lake - County Road 432 (N. Shore Rd.), At Manzanita Lake - Near Elderberry Lane, however not directly off of any County Roads.	Non-operational lands.	Not yet under contract	Transaction is on hold until 2023	To be determined. Once under contract, will submit 851 AL.
10	630 W. San Fernando Street at Cahill Street	San Jose	Santa Clara	Approximately 0.19-acre site in commercial downtown area of San Jose. PG&E will reserve needed easements for any existing gas and electric facilities.	The property consists of a ±0.19-acre parcel of land	630 West Fernando Street at Cahill Street, San Jose	No zoning or general plan designation per City of San Jose Planning Dept.	Not yet under contract	Property is being actively marketed.	To be determined. Once under contract, will submit 851 AL.

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Summary of Tribal Contacts and Outcomes From Prior Quarter

Transaction Number	Property	NAHC Request Date Submitted per TLTP Guidelines Section 2.2.a	Notification per TLTP Guidelines Section 2.2c			Tribes Contacted	Outcome
			1st Notice	2nd Notice	Finish		
4	Sacramento Front St	4/15/2020	6/16/2020	N/A	9/14/2020	Buena Vista Rancheria of Me-Wuk Indians Colfax-Todds Valley Consolidated Tribe Ione Band of Miwok Indians Nashville Enterprise Miwok- Maidu-Nishinam Tribe Shingle Springs Band of Miwok Indians Tsi Akim Maidu United Auburn Indian Community of the Auburn Rancheria Wilton Rancheria	One tribe expressed interest and entered into a Non-Disclosure Agreement. On July 8, 2020, the Tribe submitted an offer. PG&E reviewed this offer and determined it to be well-below market value. On September 1, 2020 we informed them of this asked if they wished to revise their offer, but no revised offer was submitted.
5	Mountain View Fee Strip	6/2/2020	6/16/2020	N/A	9/14/2020	Amah Mutsun Tribal Band Amah Mutsun Tribal Band of Mission San Juan Bautista Indian Canyon Mutsun Band of Costanoan Muwekma Ohlone Indian Tribe of the SF Bay Area North Valley Yokuts Tribe The Ohlone Indian Tribe	On June 19, 2020, an interested tribe sent a letter in regards to the property. On the same day, PG&E acknowledged their letter and expressed support for the tribe purchase the property. On September 11, 2020, the tribe expressed that they will not be purchasing the property.
6	SF Potrero GC/Evidence Yard	6/3/2020	1/22/2021	2/22/2021	3/21/2021	Amah Mutsun Tribal Band of Mission San Juan Bautista Costanoan Rumsen Carmel Tribe Indian Canyon Mutsun Band of Costanoan Muwekma Ohlone Indian Tribe of the SF Bay Area The Ohlone Indian Tribe	Tribes did not respond to letter notification. Tribal right of first offer has been extinguished.
7	St Helena - Mitchell Drive	9/1/2020	11/16/2020	2/5/2021	7/3/2021	Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Guidiville Indian Rancheria Middletown Rancheria Mishewal-Wappo Tribe of Alexander Valley Pinoleville Pomo Nation	On March 9, 2021 our Tribal Liaison responded to a tribe that had expressed interest in the property based on the 2nd notification that was issued on February 5, 2021. Within that email the Tribal Liaison looped in PG&E's Transaction Specialist. The Transaction Specialist followed up on May 10, 2021 asking to confirm interest and whether additional information could be provided. After no response, the Transaction Specialist followed up again on June 3, 2021 to which no response was received.
8	Winters - Pleasant Creek Gas Storage	8/3/2020	8/13/2020	2/9/2021	3/11/2021	Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Yocha Dehe Wintun Nation	Two tribes were contacted. On August 27, 2020, one tribe asked a single follow-up question regarding the legibility of the provided map. PG&E provided an updated map on September 7. Neither tribe responded with an offer.

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9	Crane Valley Hydroelectric Project	5/13/2021	6/2/2021	7/5/2021	8/5/2021	California Valley Miwuk Tribe North Fork Mono Tribe North Fork Rancheria of Mono Indians Picayune Rancheria of Chukchansi Indians Chicken Ranch Rancheria of Me-Wuk Indians Dumna Wo-Way Tribal Government Southern Sierra Miwuk Nation Nashville Enterprise Miwok-Maidu-Nishinam Tribe Tule River Indian Tribe Wuksache Indian Tribe/Eshom Valley Bar	<p>One response was received from a tribe requesting more information on the subject parcels. On September 29, 2021, PG&E responded to this party to schedule a field visit so they can begin their 60-day due diligence and determine if they would like to pursue a transaction for the parcels being offered. PG&E performed site visits on November 9th, 2021, in which the Tribe asked questions regarding value of the property and taxes associated with the transfer, as well clarification on "Right of First Refusal". PG&E responded to questions during the both site visit and via email on November 19th, 2021. On November 24th, the Tribe expressed that they were not interested in the property.</p>
10	630 W. San Fernando Street at Cahill Street	1/17/2022	2/24/2022	3/25/2022	5/25/2022	Amah Mutsun Tribal Band Amah Mutsun Tribal Band of Mission San Juan Bautista Indian Canyon Mutsun Band of Costanoan Muwekma Ohlone Indian Tribe of the SE Bay Area North Valley Yokuts Tribe The Ohlone Indian Tribe Wuksache Indian Tribe/Eshom Valley Band Tamien Nation	<p>Tribes did not respond to letter notification. Tribal right of first offer has been extinguished.</p>