



Pacific Gas and Electric Company  
300 Lakeside Drive  
Oakland, CA 94612

January 11, 2024

**VIA USPS CERTIFIED  
MAIL DELIVERY**

Mishewal-Wappo Tribe of Alexander Valley  
Scott Gabaldon, Chairperson



**Re: Notice Relating to Proposed Real Property Disposition – 7th Street between  
SoCal Avenue and Burnell Street, Napa**

Dear Tribal Leader:

We previously mailed you a Notice of Proposed Real Property Disposition dated December 12, 2023, a copy of which is attached. To date, we have not received a response from the Tribe. Please let us know within thirty days whether the Tribe has an interest in exercising its right of first offer to acquire the real property from PG&E.

Should you have any questions about this notification, please feel free to contact me at (707) 694-4783 or [Reno.Franklin@pge.com](mailto:Reno.Franklin@pge.com).

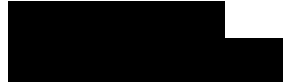
Sincerely,

*Reno Franklin*

Tribal Liaison  
Pacific Gas and Electric Company

Enclosure

December 12, 2023

**VIA USPS CERTIFIED  
MAIL DELIVERY**Mishewal-Wappo Tribe of Alexander Valley  
Scott Gabaldon, Chairperson**Re: Notice of Proposed Real Property Disposition – 7th Street between SoCal  
Avenue and Burnell Street, Napa**

Dear Tribal Leader:

We are writing to notify you that Pacific Gas and Electric Company (PG&E) plans to sell real estate in Napa. Located at 7th Street between Soscol Avenue and Burnell Street, the property consists of a  $\pm 0.352$ , flat, paved lot with two buildings. The enclosed Property Information Sheet provides additional factual background relating to the property. PG&E is disposing of the property because its function will be transferred to a new location in 2024 at which point it will no longer be useful or necessary for our operations.

A record search of the California Native American Heritage Commission's Sacred Lands File has identified the above-referenced property to be within your Tribe's ancestral territory. We are providing this notification consistent with the requirements of the California Public Utilities Commission's Land Disposition Policy adopted December 5, 2019, *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*.<sup>1</sup> (the Tribal Land Policy). Under this Policy, the tribe is provided a right of first offer on the real property before PG&E may put the property on the market.

In accordance with the Tribal Land Policy, the tribe has thirty (30) days to respond to this notification as to its interest in acquiring the property by providing a written offer. PG&E supports the Commission's objective of ensuring tribal interests are appropriately considered in any sale of its property. For this reason, we are offering to consult with your Tribe regarding its interest in acquiring the property within the 30 days.

In addition, we appreciate any input, comments or information you would like to share regarding any cultural resources that may exist on the property. We will ensure your input is provided to the Commission as it reviews any future disposition of the property.

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<sup>1</sup> *The Policy and the CPUC's implementing guidelines are available at [www.cpuc.ca.gov/tribal](http://www.cpuc.ca.gov/tribal).*

Notice of Proposed Real Property Disposition

December 12, 2023

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Should the tribe have any questions about this property, please contact John Cosgrove, Real Estate Transaction Specialist, Pacific Gas and Electric Company, 300 Lakeside Drive, Oakland, CA 94612. Mr. Cosgrove can also be reached at (925) 557-9210 or [John.Cosgrove@pge.com](mailto:John.Cosgrove@pge.com).

Should you have any questions about this notification, please feel free to contact me at (707) 694-4783 or [Reno.Franklin@pge.com](mailto:Reno.Franklin@pge.com).

Sincerely,

*Reno Franklin*

Tribal Liaison  
Pacific Gas and Electric Company

Enclosure



# PG&E Property Information Sheet

## 7th Street between Soscol Avenue and Burnell Street, Napa



### Property Details

±0.352 acre, approximately 25' x 100' flat, paved lot with two building

Location: Near downtown and walking distance to the Napa River

Napa County

APN: 006-232-001-000

Zoning: MU-G Mixed Use - Gateway

General Plan Designation: Corridor Mixed Use Low

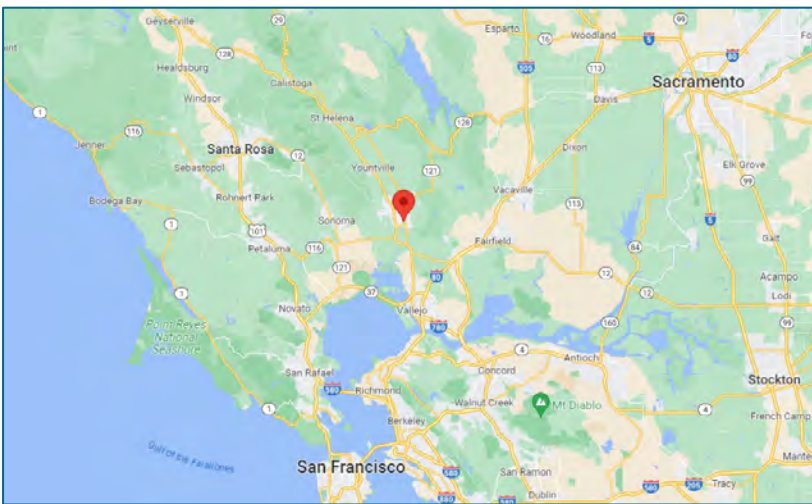
Description: Located on Soquel Avenue, a well-traveled arterial in a mixed-use neighborhood. Near small commercial, light industrial, and retail businesses with nearby residential; near public transit and walking distance to the Napa River.

The one-story old substation building has an exterior gross of ±2,985.13 square feet and two rollup doors. The one-story storage building has an exterior gross of ±883.56 square feet.

Environmental: Phase I Environmental Site Assessment (ESA) completed in July 2023.

PG&E Facilities: An electric wire overhang will require an easement.

Other Notes: This property was formerly used by PG&E as a small electric substation and storage yard.



[View on Google Maps](#)

Image Source: Google

Contact PG&E at [landsales@pge.com](mailto:landsales@pge.com)

The above information, while not guaranteed, has been secured from sources we believe to be reliable. It may be subject to error, change, or withdrawal. Interested parties should contact PG&E to verify details about the property. Updated September 11, 2023



**Pacific Gas and Electric Company**

c/o ARWS, Inc., 1255 Treat Boulevard, #815  
Walnut Creek, CA 94597

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.  
**CERTIFIED MAIL®**



7020 3160 0001 2053 5579



US POSTAGE  
**\$08.53<sup>9</sup>**  
First-Class

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01/11/2024  
032A 0061857463

Mishewal-Wappo Tribe of Alexander Valley  
Scott Gabaldon, Chairperson  
[REDACTED]

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mishewal-Wappo Tribe of Alexander Valley  
Scott Gabaldon, Chairperson  
[REDACTED]



9590 9402 6731 1060 9617 30

2. Article Number (Transfer from service label)

7020 3160 0001 2053 5579

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt