

Tribal Land Transfer Policy

Pacific Gas and Electric Company

Quarterly Report

Q2 July 2021

(Revised August 6, 2021)

Tribal Land Transfer Policy - Quarterly Report

Recent Real Property Dispositions

"Recent" transactions are completed real property transactions which have received 851 approval

Transaction Number	PG&E asset name	City	County	Description				Status	Estimated Timing of Sale (month/year)	Final Recipient	Final Terms
				Size	Location	Current Land Use/Zoning	Initial Terms				
1	Portswood	San Jose	Santa Clara	8.38 acres	Either side of Portswood 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 Q2 2022	SummerHill Homes, LLC	See PG&E's Testimony (A.20-06-013), Attachment A
2	Gilroy Yamane Road	Gilroy	Santa Clara	8.85 acres	241 Yamane Drive	M1 (Limited Industrial)	Property is under contract. See PG&E's Advice Letter (6190E), Attachment 1.	Property is currently under contract.	Projected close of escrow Q4 2021.	Forest St, LCC	See PG&E's Advice Letter (6190E), Attachment 1

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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					Status	Estimated Timing of Sale (month/year)
				Size	Location	Current Land Use/Zoning	Initial Terms			
3	Sacramento Front St	Sacramento	Sacramento	5.25 acres	2000 Front Street	C-2-SPD – General Commercial Special Planning District	Not yet under contract	Property is being actively marketed.	S851 application filed 6/30 (A.20-06-013)	
4	Richmond Brickyard Cove	Richmond	Contra Costa	5.91 acres	Brickyard Cove Road and Old Kiln Way	RM-1 – Multi-Family Residential, 10 to 27 units/acre	Not yet under contract	Property is being actively marketed.	S851 application filed 6/30 (A.20-06-013)	
5	Bakersfield - Rosedale Highway	Bakersfield	Kern	46 acres	Rosedale Hwy and Coffee Road	M-2 (Medium Industrial)	Not yet under contract	Property is being actively marketed.	S851 application filed 6/30 (A.20-06-013)	
6	Mountain View Fee Strip	Mountain View	Santa Clara	20.8 acres	East of Crittenden Lane and west of Stevens Creek	Public Facility & Agricultural	Not yet under contract	Property is being actively marketed.	S851 application filed 6/30 (A.20-06-013)	
7	SF Potrero GC/Evidence Yard	San Francisco	San Francisco	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 sale on hold until site constraints are cleared.	To be determined. Once under contract, will submit 851 Application.	
8	St Helena - Mitchell Drive	St Helena	Napa	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	Engaging with tribe to provide additional information.	To be determined. Once under contract, will submit 851 AL.	
9	Tracy - Mountain House Parkway	Tracy	San Joaquin	Approximately 0.1034 acre in size	Located across the street at 24110 Mountain House Parkway & 24081 Mountain House Parkway	24110 Mountain House Parkway - City 24081 Mountain House Parkway - City	Property is under contract. Additional details can be found under S851 Advice Letter 4436-G.	Awaiting approval of S851	To be determined. Once under contract, will submit 851 AL.	
10	Winters - Pleasant Creek Gas Storage	Winters	Yolo	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 active negotiations but not yet under contract	To be determined. Once under contract, will submit for 851.	
11	General Office	San Francisco	San Francisco	±454,408 rsf office building complex situated on 1.88-acre parcel. 17-story building with 2 basement levels, approximately 11,780 sq. ft. per floor. ±96,389 rsf auditorium and conference facilities, also on the 1.88-acre parcel. 6-story support building with 1 basement, approximately 11,373 sq. ft. per floor	245/215 Market Street/25 Beale Street 45 Beale St.	The property is in Downtown San Francisco and is zoned C-3-O(SD) District: Downtown Office Special Development	Not yet under contract	PG&E is marketing the property to investors. Bids will be received in the next few weeks	Section 851 application filed 9/30/20 (A.20-09-018)	
			±942,464 rsf office building situated on 1.59-acre combined parcel. 34-story building with 3 basement levels, including an underground parking garage containing 236 parking spaces. Building has a loading dock.	77 Beale St.						
			50 Main Street: ±78,000 gsf 3-story parking structure, ±200 parking spaces, also on the 1.88-acre parcel.	50 Main St.						
12	Crane Valley Hydroelectric Project	Bass Lake	Madera	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 Peckinpah 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	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

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		
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 Lone 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 submitted an offer that was determined to be well-below market value. Tribe was given opportunity to resubmit but no revised offer was received.
Richmond Brickyard Cove	4/15/2020	6/9/2020	N/A	9/7/2020	Amah Mutsun Tribal Band of Mission San Juan Bautista Guidiville Indian Rancheria Indian Canyon Mutsun Band of Costanoan Muwekma Ohlone Indian Tribe of the SF Bay Area North Valley Yokuts Tribe The Confederated Villages of Lisjan The Ohlone Indian Tribe	Two tribes expressed a level of interest but no offers were received.

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Bakersfield - Rosedale Highway	4/15/2020	6/16/2020	N/A	9/14/2020	Big Pine Paiute Tribe of the Owens Valley Chumash Council of Bakersfield Kern Valley Indian Community Kitanemuk & Yowlumne Tejon Indians San Manuel Band of Mission Indians Santa Rosa Rancheria Tachi Yokut Tribe Tejon Indian Tribe Tubatulabals of Kern Valley Tule River Indian Tribe Wuksache Indian Tribe/Eshom Valley Band	Tribes did not respond to letter notification. Tribal right of first offer has been extinguished.
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	One tribe expressed interest but declined to submit an offer after further consideration.
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.

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St Helena - Mitchell Drive	9/1/2020	11/16/2020	2/5/2021	Open	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	One tribe has expressed interest in submitting an offer. PG&E Land and Environmental Management is currently working to engage. Tribal ROFO remains open for tribe that has expressed interest.
Tracy - Mountain House Parkway	6/22/2020	6/30/2020	2/12/2021	3/14/2021	The Confederated Villages of Lisjan North Valley Yokuts Tribe	One tribe expressed interest but declined to submit an offer after further consideration.
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. One tribe asked a single follow-up question, but neither tribe responded with an offer.
General Office	6/9/2020	6/9/2020	N/A	8/3/2020	Amah Mutsun Tribal Band of Mission San Juan Bautista Costanoan Rumsen Carmel Tribe Muwekma Ohlone Indian Tribe of the SF Bay Area The Ohlone Indian Tribe Indian Canyon Mutsun Band of Costanoan	Interested Tribe failed to provide evidence of financial ability or that their tribal lands encompassed or were adjacent to the property.

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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		
Crane Valley Hydroelectric Project	5/13/2021	6/2/2021	7/5/2021	8/5/2021	Big Sandy Rancheria of Western Mono Indians 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	To date one response has been received from a requesting more information on the subject parcels. PG&E is working to respond. As of the date of this report no other tribes have responded to express interest.
Diablo Canyon Properties & Energy Education Center: San Luis Obispo County	N/A	N/A	N/A	N/A	yak tit'u tit'u yak tihini (YTT) or Northern Chumash Tribe of San Luis Obispo County	YTT sent PG&E a letter of inquiry about obtaining parcels associated with Diablo Canyon Power Plant and to purchase the Energy Education Center located on Ontario Road in unincorporated San Luis Obispo on June 3, 2021. No formal negotiations have been initiated.