

# Tribal Land Transfer Policy

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*Pacific Gas and Electric Company*

January 2023 Quarterly Report

Q4 2022

*(revised January 18, 2023)*

# 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	Size	Location	Current Land Use/Zoning	Initial Terms	Status	Estimated Timing of Sale (month/year)	Final Recipient	Final Terms
1	Portswood	San Jose	Santa Clara	Two parcels, totaling 8.38 acres, located on either side of Portswood Drive and either side of Hampswood Way in San Jose, California. PG&E owns and operates one transformer and other electric distribution facilities. Portswood was purchased by PG&E in 1962 for an electric substation, associated facilities and electric transmission line. The electric substation was never built.	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	Escrow Closed November 16, 2022	SummerHill Homes, LLC	See PG&E's Testimony (A.20-06-013), Attachment A
2	<a href="#">Richmond Brickyard Cove</a>	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.22-08-038 approved S851 application	Projected close of escrow May 12, 2023	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	<a href="#">Bakersfield – Rosedale Highway</a>	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	<a href="#">Rosedale Hwy and Coffee Road</a>	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	D.22-08-038 approved S851 application	Projected close of escrow March 2023	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
4	<a href="#">630 W. San Fernando Street at Cahill Street</a>	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.	Property is under contract. Additional details can be found in PG&E Advice 6748-E	Approved per disposition. Effective November 22, 2022	Escrow closed December 16, 2022	Google LLC	See PGE Advice 6748-E, Attachment 3

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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)
5	<a href="#">SF Potrero GC/Evidence Yard</a>	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.	S851 application filed September 16, 2022 (A.20-09-012)
6	<a href="#">St Helena - Mitchell Drive</a>	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.
7	<a href="#">Winters - Pleasant Creek Gas Storage</a>	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.	<a href="#">Located north of State Highway 128</a>	(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
8	<a href="#">Crane Valley Hydroelectric Project</a>	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 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.	<a href="#">At Bass Lake - County Road 432 (N. Shore Rd.)</a> <a href="#">At Manzanita Lake - Near Elderberry Lane, however not directly off of any County Roads.</a>	Non-operational lands.	Not yet under contract	Transaction is on hold until 2024	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		
5	SF Potrero GC/Evidence Yard	6/3/2020	1/22/2021	2/22/2021	3/21/2021	<a href="#">Amah Mutsun Tribal Band of Mission San Juan Bautista</a> <a href="#">Costanoan Rumsen Carmel Tribe</a> <a href="#">Indian Canyon Mutsun Band of Costanoan</a> <a href="#">Muwekma Ohlone Indian Tribe of the SF Bay Area</a> <a href="#">The Ohlone Indian Tribe</a>	Tribes did not respond to letter notification. Tribal right of first offer has been extinguished.
6	St Helena - Mitchell Drive	9/1/2020	11/16/2020	2/5/2021	7/3/2021	<a href="#">Cachil DeHe Band of Wintun Indians of the Colusa Indian Community</a> <a href="#">Cortina Rancheria - Kletsel Dehe Band of Wintun Indians</a> <a href="#">Guidiville Indian Rancheria</a> <a href="#">Middletown Rancheria</a> <a href="#">Mishewal-Wappo Tribe of Alexander Valley</a> <a href="#">Pinoleville Pomo Nation</a>	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.
7	Winters - Pleasant Creek Gas Storage	8/3/2020	8/13/2020	2/9/2021	3/11/2021	<a href="#">Cortina Rancheria - Kletsel Dehe Band of Wintun Indians</a> <a href="#">Yocha Dehe Wintun Nation</a>	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.
8	Crane Valley Hydroelectric Project	5/13/2021	6/2/2021	7/5/2021	8/5/2021	<a href="#">California Valley Miwuk Tribe</a> <a href="#">North Fork Mono Tribe</a> <a href="#">North Fork Rancheria of Mono Indians</a> <a href="#">Picayune Rancheria of Chukchansi Indians</a> <a href="#">Chicken Ranch Rancheria of Me-Wuk Indians</a> <a href="#">Dumna Wo-Way Tribal Government</a> <a href="#">Southern Sierra Miwuk Nation</a> <a href="#">Nashville Enterprise Miwok-Maidu-Nishinam Tribe</a> <a href="#">Tule River Indian Tribe</a> <a href="#">Wuksache Indian Tribe/Eshom Valley Bar</a>	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.