


March 23, 2026

**VIA EMAIL DELIVERY**Amah Mutsun Tribal Band  
Ed Ketchum, Chairman  
**Re: Notice of Proposed Real Property Disposition – West End of Otterson  
Street, San Jose**

Dear Tribal Leader:

We are writing to notify you that Pacific Gas and Electric Company (PG&E) plans to sell a property of approximately 1.259 acres in San Jose. The property consists of a portion of Assessor's Parcel Number 261-35-035 that is currently being utilized as an electric substation. The sale of this property is part of PG&E's broader plan to modernize substation infrastructure by constructing an upgraded facility at a location better suited to meet future electrical demand and improve system reliability. PG&E intends to decommission this substation in 2029 and complete the sale thereafter. The enclosed Property Information Sheet provides additional factual background relating to the property.

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.

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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).*

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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.

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

## West End of Otterson Street, San Jose



### Property Details

±1.259-acre, irregular shaped parcel improved with electric substation facilities

Location: West end of Otterson Street

Santa Clara County

APN: 261-35-035

Zoning: DC (Downtown Primary Commercial)

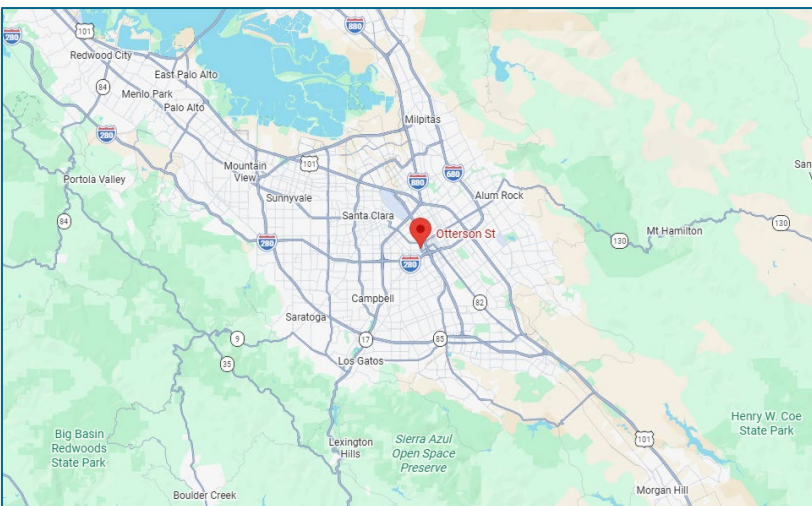


General Plan Designation: CD (Commercial Downtown)

Description: This property is currently used for an electrical substation. It is in a commercial downtown area and is within walking distance of the San Jose Diridon Station. It is accessible by State Route 87 and Interstate 280.

PG&E Facilities: An electric substation.

Environmental: There are no known environmental concerns on the property.



Other Notes: PG&E plans to decommission the existing electric substation. The decommissioning is not expected to be completed until the end of 2029.

[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 March 19, 2026