

March 23, 2026

**VIA USPS CERTIFIED
MAIL DELIVERY
RETURN RECEIPT
REQUESTED**Amah Mutsun Tribal Band of Mission San Juan Bautista
Michelle Zimmer, Senior Cultural Monitor & Consultant
**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*.¹ (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.

¹ *The Policy and the CPUC's implementing guidelines are available at 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.

Should you have any questions about this notification, please feel free to contact me at (707) 694-4783 or 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)

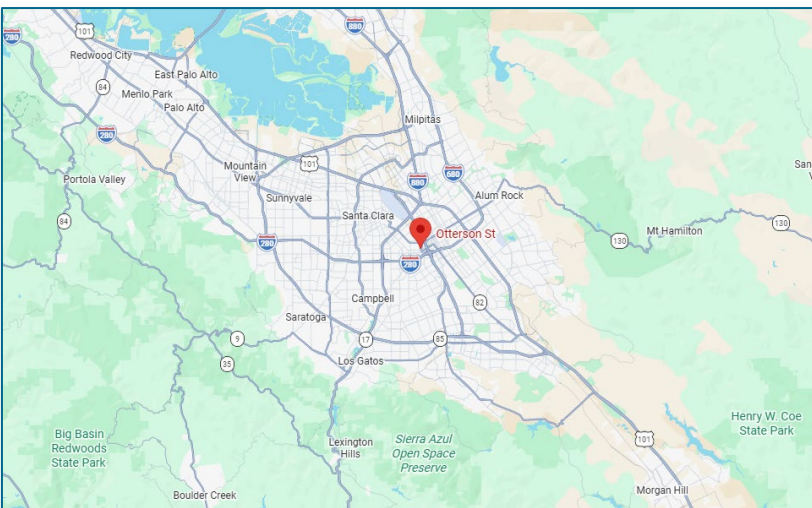


General Plan Designation: CD (Commercial Downtown)

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

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



Pacific Gas and Electric Company

c/o ARWS, 1255 Treat Blvd., Ste. 815
Walnut Creek, CA 94597

FIRST-CLASS



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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE


CERTIFIED MAIL[®]



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Amah Mutsun Tribal Band of Mission San Juan Bautista
Michelle Zimmer, Senior Cultural Monitor & Consultant



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature X</p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>Amah Mutsun Tribal Band of Mission San Juan Bautista Michelle Zimmer</p> <p></p>	<p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0001 7463 1183</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail[®] <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>	<p><input type="checkbox"/> Priority Mail Express[®] <input type="checkbox"/> Registered Mail[™] <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation[™] <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>9590 9402 9824 5266 6325 31</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>