

# Tribal Land Transfer Policy

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*Pacific Gas and Electric Company*

January 2025 Quarterly Report

Q4 2024

# 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	<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.	D.22-08-038 approved S851 application	Sale completed on November 1, 2024	California Barrel Company, LLC	See PG&E's Purchase and Sale Agreements for Application of Pacific Gas and Electric Company for Approval under Public Utilities Code Section 851 to Sell a Portion of the Potrero Property in San Francisco, filed July 18, 2023

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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)
4	<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.	<a href="#">1301 Mitchell Drive</a>	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
5	<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	In accordance with the provisions of Advice 4210-G filed with the CPUC on January 31, 2020, PG&E is continuing its efforts to sell the Pleasant Creek Gas Storage facility, and anticipates completion of that process in 2023	Property is under contract and awaiting CPUC approval.	S851 application filed July 18, 2023 (A.2307-007)
6	<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	Suspended pending further evaluation	Suspended pending further evaluation
7	<a href="#">Napa Comm &amp; Old Sub Site</a>	Napa	Napa	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.	±0.352 acre, approximately 25' x 100' flat, paved lot with two building	<a href="#">7th Street between Soscol Avenue and Burnell Street</a>	MU-G Mixed Use - Gateway	Not yet under contract	Not yet under contract	To be determined. Once under contract, will submit 851 AL
8	<a href="#">San Francisco Hunters Point (portion)</a>	San Francisco	San Francisco	Located in San Francisco's Bayview-Hunters Point neighborhood. The property borders India Basin Shoreline Park and slopes down toward it from Hunters Point Blvd. It is very close to public transit and walking distance to the San Francisco Bay. The current/previous use of this parcel is for a PG&E electric transmission tower.	±0.3293 irregularly shaped, vacant land. Existing overhead and underground electric facilities will require an easement. The existing overhead electric facilities will be removed and replaced with an underground electric transmission line.	<a href="#">5000 Hunters Point Blvd. San Francisco</a>	M-1 (Light Industrial)	Not yet under contract	Not yet under contract	To be determined. Once under contract, will submit 851 AL
9	<a href="#">Hamilton Branch Hydroelectric Project</a>	Westwood	Lassen/Plumas	Located north east of PG&E's Lake Almanor, the Hamilton Branch project consists of the Hamilton Branch PH, Mountain Meadows Reservoir and associated dam, the Hamilton Branch diversion dam, ~3.3 miles of canal, and all associated lands. The associated lands include 23 separate parcels totaling 6,799.315 acres	All lands associated with the Hamilton Branch project are designated as operational and are not available for transfer through the TLTP.	<a href="#">The powerhouse is located across from 7680 State Highway 147, Westwood, CA</a>	Powerhouse and Substation	Not yet under contract	Not yet under contract	To be determined. Once under contract, will submit 851 AL
10	<a href="#">North Sacramento Gas Holder/Storage Site</a>	Sacramento	Sacramento	Located in North Sacramento the vacant lot is ±53,044 sq. ft. The lot is located in a primarily residential area and is rectangular in shape. The geographic coordinates at the center of the Site are longitude 121 degrees 27'39.79" West and latitude 38 degrees 36'49.61" North. No existing PG&E utility facilities at this location. The City of Sacramento is purchasing property to install an upgraded sump station to replace their nearby aging facilities. Environmental: Substantial environmental review has been conducted for this site and no significant impacts have been documented.	± 53,044 sq. ft. vacant lot in Sacramento. City proposes to acquire 1.4 acres or 7,965 sq. ft.	<a href="#">No Site Address: located at the Western terminus of Lampasas Avenue, at the southeast corner of Lampasas Avenue and Edgewater Road in Sacramento. APN 263-0110-026-0000</a>	R-1, Standard Single Family	Not yet under contract	CPUC approval acquired. Purchase & Sale Agreement, Cert of Compliance and execution of Grant Deed being worked on	Approx. March/April 2025 (subject to change)

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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		
4	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.
5	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.
6	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 Band</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.
7	Napa Comm & Old Sub Site	7/27/2023	12/12/2023	1/11/2024	2/12/2024	<a href="#">Cortina Rancheria - Kletsel Dehe Band of Wintun Indians</a> <a href="#">Guidiville Rancheria of California</a> <a href="#">Middletown Rancheria of Pomo Indians</a> <a href="#">Mishewal-Wappo Tribe of Alexander Valley</a> <a href="#">Pinoleville Pomo Nation</a> <a href="#">Yocha Dehe Wintun Nation</a>	Tribes did not respond.
8	San Francisco Hunters Point (Portion)	7/11/2022	2/2/2024	3/4/2024	4/4/2024	<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="#">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> <a href="#">Wuksache Indian Tribe/Eshom Valley Band</a>	Tribes did not respond.

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			1st Notice	2nd Notice	Finish		
9	Hamilton Branch Hydroelectric Project	10/31/2024	N/A	N/A	N/A	<a href="#">Greenville Rancheria</a> <a href="#">Susanville Rancheria</a> <a href="#">Maidu Summit Consortium</a> <a href="#">Honey Lake Maidu</a> <a href="#">Washoe Tribe of Nevada and California</a>	Shared following communication with tribal entities that all lands associated with Hamilton Branch sale are excepted from TLTP: "As previously shared, the CPUC adopted in December 2019 and January 2021, respectively, the Tribal Lands Transfer Policy and associated Implementing Guidelines. The Policy and Guidelines require investor-owned utilities (IOUs), when seeking to divest of surplus real property, to give California Native American Tribes (Tribes) a right of first offer on the property before the IOU may offer the property on the open market. The Policy and Guidelines provide for certain exceptions, including that transactions involving lands required to support continued operation are not subject to the right of first offer. PG&E has determined that all of the lands associated with Hamilton Branch are necessary to support continued operation of the project. The majority of the lands are underwater, and the rest of the acreage lies under and adjacent to operating facilities and, as such, is not separable from Project operations."
10	North Sacramento Gas Holder/Storage Site	11/17/2021	2/2/2022	N/A	5/4/2022	<a href="#">Buena Vista Rancheria of Me-Wuk Indians</a> <a href="#">Guidiville Indian Rancheria</a> <a href="#">Cachil DeHe Band of Wintun Indians of the Colusa Indian Community</a> <a href="#">Chicken Ranch Rancheria of Me-Wuk Indians</a> <a href="#">Ione Band of Miwok Indians</a> <a href="#">Muwekma Ohlone Indian Tribe of the SF Bay Area</a> <a href="#">Colfax-Todds Valley Consolidated Tribe</a> <a href="#">Nashville Enterprise Miwok-Maidu-Nishinam Tribe</a> <a href="#">North Valley Yokuts Tribe</a> <a href="#">United Auburn Indian Community of the Auburn Rancheria</a> <a href="#">Shingle Springs Band of Miwok Indians</a> <a href="#">Wilton Rancheria</a> <a href="#">The Confederate Villages of Lisjan</a> <a href="#">Tsi Akim Maidu</a> <a href="#">Yocha Dehe Wintun Nation</a> <a href="#">Tule River Indian Tribe</a>	All Tribes did not respond. After the 90-day window of no response from the Tribes, PG&E moved forward with the fee title sale to the City of Sacramento for the public improvement project.