



September 25, 2020

**VIA EMAIL AND CERTIFIED  
MAIL DELIVERY**

North Valley Yokuts Tribe  
Katherine Perez, Chairperson



**Re: Notice of Proposed Real Property Disposition – 241 Yamane Drive, Gilroy**

Dear Tribal Leader:

We are writing to notify you that Pacific Gas and Electric Company (PG&E) plans to sell a parcel with improvements in Gilroy. Located at 241 Yamane Drive, the property consists of a ±8.85-acres parcel that includes two metal buildings. The enclosed Property Information Sheet provides additional factual background relating to the property. PG&E is disposing of the property because it was purchased for a service center that was never built and it is surplus land.

A record search of the California Native American Heritage Commission's Sacred Lands File has identified above-referenced property to be within North Valley Yokuts Tribe's ancestral territory. We are providing this notification consistent with the requirements of the California Public Utilities Commission's (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>5</sup> Under this Land Disposition Policy, the tribe is provided a right of first refusal on the real property before PG&E may put the property on the market.

In accordance with the Land Disposition Policy, the tribe has ninety (90) 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 the tribe regarding its interest in acquiring the property within the 90 days. 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.

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<sup>5</sup> *The Commission's Land Disposition Policy is available at its website, [www.cpuc.ca.gov/tribal](http://www.cpuc.ca.gov/tribal).*

Notice of Proposed Real Property Disposition

September 25, 2020

Page 2

Should the tribe have any questions about this property, please contact John Cosgrove, Real Estate Transaction Specialist, Pacific Gas and Electric Company, 1850 Gateway Blvd, Concord, CA 94520. Mr. Cosgrove can also be reached at (925) 270-2268 or [John.Cosgrove@pge.com](mailto:John.Cosgrove@pge.com). Due to the COVID-19 pandemic, Mr. Cosgrove is temporarily working remotely, and we ask you send any written communication to him to his email address.

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



# Property Information Sheet

## 241 Yamane Drive, Gilroy

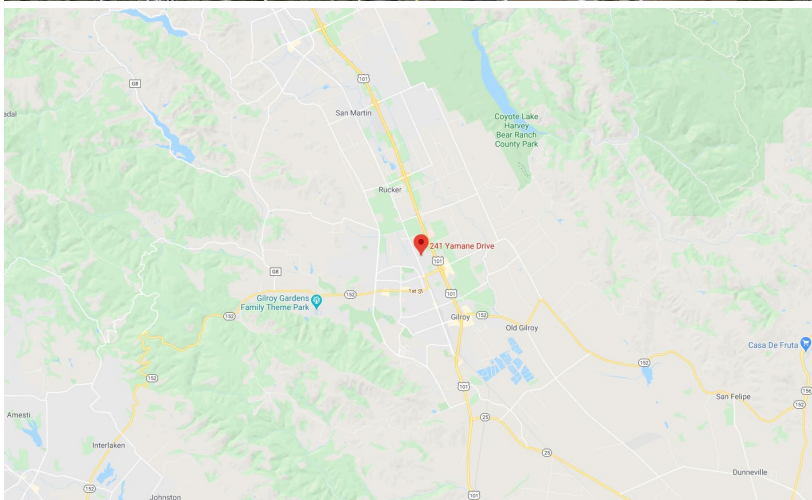


Image Source: Google Maps

### Property Details

**±8.85 acres**, flat rectangular parcel with two building improvements

**Location:** Approximately 1 mile from Highway 101

Santa Clara County

**Zoning:** M1 (Limited Industrial)

**General Plan designation:** Industrial Park

**APNs:** 835-02-057, 835-02-004

**Description:** Approximately 600 feet x 650 feet, the parcel has two buildings near its southern edge. Both buildings are corrugated metal and measure 80'x100' and 60'x100' and are easily accessed from Yamane Drive.

**Environmental:** Phase I Environmental Site Assessment complete

**PG&E Facilities:** PG&E will reserve an easement for an electric distribution line on a small portion of the property

**Other Notes:** This property represents the rare opportunity to develop a vacant parcel of industrial land in Santa Clara County that is also within an IRS-designated Opportunity Zone

**Opportunity Zones** are areas designated for [federal tax incentives](#) to encourage investment. Property is in Opportunity Zone Census Tract #5126.04.