



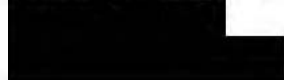
**Pacific Gas and  
Electric Company**

Pacific Gas and Electric Company  
P.O. Box 770000  
San Francisco, CA 94177-1490

February 5, 2021

**VIA USPS CERTIFIED MAIL  
DELIVERY**

Mishewal-Wappo Tribe of Alexander Valley  
Scott Gabaldon, Chairperson



**Re: Notice Relating to Proposed Real Property Disposition – 1301 Mitchell Drive,  
St. Helena**

Dear Tribal Leader:

We previously mailed you a Notice of Proposed Real Property Disposition dated November 16, 2020, a copy of which is attached. To date, we have not received a response from the Tribe. Please let us know within thirty days whether the Tribe has an interest in exercising its right of first offer to acquire the real property from PG&E.

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



November 16, 2020

**VIA EMAIL AND  
OVERNIGHT DELIVERY**

Mishewal-Wappo Tribe of Alexander Valley  
Scott Gabaldon, Chairperson



**Re: Notice of Proposed Real Property Disposition – 1301 Mitchell Drive, St.  
Helena**

Dear Tribal Leader:

We are writing to notify you that Pacific Gas and Electric Company (PG&E) plans to sell a vacant property in downtown St. Helena. Located at 1301 Mitchell Drive, the property consists of ±0.88-acre of vacant land. The enclosed Property Information Sheet provides additional factual background relating to the property. PG&E is disposing of the property because it was formerly a manufactured gas plant, however, it was dismantled in 1930, then used as an electrical substation that was also removed. The parcel has been vacant since 1989 and it is surplus property.

A record search of the California Native American Heritage Commission's Sacred Lands File has identified the above-referenced property to be within ancestral territory of the Mishewal-Wappo Tribe of Alexander Valley. 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>6</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

---

<sup>6</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

November 16, 2020

Page 2

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, 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

# 1301 Mitchell Drive, St. Helena

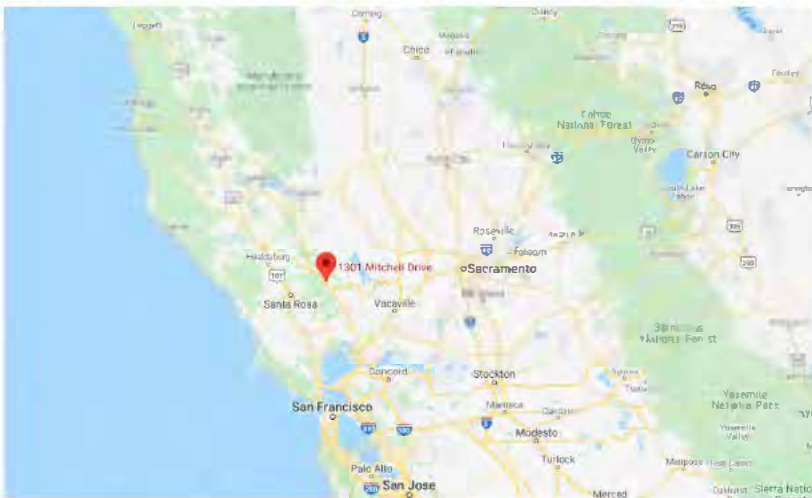


Image Source: Google Maps

### Property Details

**±0.88-acre vacant irregularly shaped parcel.**

**Location:** Situated in the commercial business district of downtown St. Helena.

**Napa County**

**Zoning:** Northern portion: CB (Central Business); southern portion: BPO (Business and Professional Office)

**General Plan designation:** The City is updating its General Plan designation for the property. The proposed designation is Public Quasi-Public.

**APN:** 009-263-005

**Description:** The property is in a commercial area of St. Helena. Located between residential and commercial areas, it is vacant with a level gravel surface.

**Environmental:** Environmental remediation was completed in 2014 and groundwater monitoring is ongoing.

**PG&E Facilities:** There is an electric distribution line which requires an easement.

**Restrictions:** A 30' access easement for the adjacent property crosses the center of the parcel. A Land Use Covenant related to the former manufactured gas plant restricts certain activities.

**Other Notes:** The property is the site of a former manufactured gas plant that was decommissioned and remediated.

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

**CERTIFIED MAIL**



7019 2970 0001 1851 3295



US POSTAGE

**\$07.65<sup>0</sup>**

First-Class

Mailed From 94523

02/05/2021

032A 0061805247



*Pacific Gas and Electric Company*

*c/o ARWS 2300 Contra Costa Blvd., Suite 525*

*Pleasant Hill, CA 94523*

Mishewal-Wappo Tribe of Alexander  
Valley

Scott Gabaldon, Chairperson



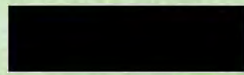
**SENDER: COMPLETE THIS SECTION**

- 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.

1. Article Addressed to:

Mishewal-Wappo Tribe of Alexander  
Valley

Scott Gabaldon, Chairperson



9590 9402 5678 9346 1971 37

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise