

Tribal Land Transfer Policy

Pacific Gas and Electric Company

April 2024 Quarterly Report

Q1 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	Bakersfield - Rosedale Highway	Bakersfield	Kern	L-shaped corner, surface-only property at a major intersection in West Bakersfield. The property was formerly used for a power plant and has been remediated.	46 acres	Rosedale Hwy and Coffee Road	M-2 (Medium Industrial)	Property is under contract. See PG&E's Filing of Additional Purchase and Sale Agreements, filed December 22, 2021 in A.20-06-013	D.22-08-038 approved S851 application	Projected close of escrow 2025 or 2026.	Sage Investco LLC	See PG&E's Revised Redacted Version of its Purchase and Sale Agreements for Kern Acreage and Richmond Brickyard Cove, filed June 6, 2022
2	SF Potrero GC/Evidence Yard	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	Projected close of escrow Q3 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

Tribal Land Transfer Policy - Quarterly Report

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	St Helena - Mitchell Drive	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.	1301 Mitchell Drive	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	Winters - Pleasant Creek Gas Storage	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.	Located north of State Highway 128	(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.23-07-007)
6	Crane Valley Hydroelectric Project	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.	At Bass Lake - County Road 432 (N. Shore Rd.) At Manzanita Lake - Near Elderberry Lane, however not directly off of any County Roads.	Non-operational lands.	Not yet under contract	Transaction is on hold until 2024	To be determined. Once under contract, will submit 851 AL.
7	Napa Comm & Old Sub Site	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	7th Street between Soscol Avenue and Burrell Street	MU-G Mixed Use - Gateway	Not yet under contract	Not yet under contract.	To be determined. Once under contract, will submit 851 AL.
8	San Francisco Hunters Point (portion)	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.	5000 Hunters Point Blvd, San Francisco	M-1 (Light Industrial)	Not yet under contract	Not yet under contract	To be determined. Once under contract, will submit 851 AL.

Tribal Land Transfer Policy - Quarterly Report

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	Cachil DeHe Band of Wintun Indians of the Colusa Indian Community Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Guidiville Indian Rancheria Middletown Rancheria Mishewal-Wappo Tribe of Alexander Valley Pinoleville Pomo Nation	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	Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Yocha Dehe Wintun Nation	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	California Valley Miwuk Tribe North Fork Mono Tribe North Fork Rancheria of Mono Indians Picayune Rancheria of Chukchansi Indians Chicken Ranch Rancheria of Me-Wuk Indians Dumna Wo-Way Tribal Government Southern Sierra Miwuk Nation Nashville Enterprise Miwok-Maidu-Nishinam Tribe Tule River Indian Tribe Wuksache Indian Tribe/Eshom Valley Ba	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.

Tribal Land Transfer Policy - Quarterly Report

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7	Napa Comm & Old Sub Site	7/27/2023	12/12/2023	1/11/2024	2/12/2024	Cortina Rancheria - Kletsel Dehe Band of Wintun Indians Guidiville Rancheria of California Middletown Rancheria of Pomo Indians Mishewal-Wappo Tribe of Alexander Valley Pinoleville Pomo Nation Yocha Dehe Wintun Nation	Tribes did not respond.
8	San Francisco Hunters Point (Portion)	7/11/2022	2/2/2024	3/4/2024	-	Amah Mutsun Tribal Band of Mission San Jose Costanoan Rumsen Carmel Tribe Indian Canyon Mutsun Band of Costanoan Indian Canyon Mutsun Band of Costanoan Muwekma Ohlone Indian Tribe of the SF Bay Area The Ohlone Indian Tribe Wuksache Indian Tribe/Eshom Valley Band	Tribes did not respond.