



**Richard Fujikawa**  
Real Properties  
Advisor, Real Properties & Facilities

July 2, 2025

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Pechanga Band of Indians  
Steve Bodmer, General Counsel for Pechanga Band of Indians  
[REDACTED]

**SUBJECT: Notice of Potential Real Property Disposition and Right of First Offer**  
Catalina Island Water Utility Parcels

Dear Tribal Leader:

Southern California Edison Company ("SCE") is evaluating the potential sale of its water utility operations on Catalina Island. In accordance with the California Public Utilities Commission ("CPUC") Resolution E-5076 and the CPUC's Tribal Land Transfer Policy ("Tribal Land Transfer Policy"), SCE hereby provides notice of its intent to sell the water utility, its facilities and certain fee property used in SCE's water operations located on Catalina Island (collectively referred to as the "Water Utility"). This notice is intended to inform the Tribe of its right of first offer for the Water Utility and to ask the Tribe to contact SCE if it has an interest in submitting an offer.

The Water Utility is located on Catalina Island in Los Angeles County, California. The fee property that is part of the sale has an approximate acreage of 22.75 acres and is currently being used for water infrastructure such as dams, water basins and pipelines. The enclosed property information sheets further describe the parcels.

The Water Utility real property will not be offered for sale separate from the sale of the utility itself.

SCE is seeking to sell the Water Utility in order to focus on its core electric utility service. The entity that purchases the Water Utility will be required to demonstrate to the CPUC that it has the financial health and operational and technical ability to assume long term operations of the Water Utility. At the time of sale, the acquiring entity must have the regulatory approvals necessary to operate the Water Utility.

A record search of the California Native American Heritage Commission's Sacred Lands File has identified the above-referenced property to be within Pechanga Band of Indians' ancestral territory. In accordance with the Tribal Land Transfer Policy, the Tribe has a time sensitive right of first offer for the Water Utility. If the Tribe is interested in acquiring and assuming ongoing

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operations of the Water Utility, the Tribe must notify the undersigned, in writing, of its interest within thirty (30) days by **August 1, 2025**.

SCE notes that, due to the limited commercial marketplace for the sale of water utilities and the associated challenge to value such assets, fair market value for the Water Utility may ultimately be determined through a market bidding process. Therefore, in addition to the operational requirements set forth above, both the Tribe and SCE must be prepared to demonstrate that compensation offered constitutes fair market value for the Water Utility. To the extent the Tribe indicates it is not interested in making an offer at this time or if the parties are unable to reach agreement and the assets are sold at auction, the Tribe may consider participating in the auction.

This notice does not constitute a formal offer of sale but rather solely serves as a notification of SCE's intent to sell the Water Utility and of the Tribe's right of first offer. SCE reserves the right to withdraw this notice at any time and to remove any of the parcels described in this notice from the sale. In addition, any resulting agreement for the sale of the Water Utility will be conditioned upon obtaining approval from the CPUC. SCE makes no guarantees regarding the CPUC's timing and whether the CPUC would approve and/or condition such a transaction.

SCE welcomes comments or information the Tribe would like to share regarding any cultural resources that may exist on the parcels. The Tribe's input is valuable to the CPUC as it reviews any future disposition of the property. Should the Tribe have questions about these parcels or wish to make an offer on the Water Utility, please contact me at Richard.Fujikawa@sce.com or by phone at (909) 274-1896.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Fujikawa', with a long horizontal line extending to the right.

Richard Fujikawa

Enclosure



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Tuba Ebru Ozdil, Pechanga Cultural Analyst  


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