



**BEFORE THE PUBLIC UTILITIES COMMISSION OF THE
STATE OF CALIFORNIA**

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Order Instituting Rulemaking to
Implement Resolution E-5076 and
Review of Tribal Policies

R.22-02-002

SOUTHERN CALIFORNIA EDISON COMPANY'S (U 338-E) REPLY
COMMENTS TO ADMINISTRATIVE LAW JUDGE'S RULING DIRECTING
SUPPLEMENTAL INFORMATION FROM INVESTOR-OWNED UTILITIES AND
INVITING COMMENTS ON APPLICATION OF TRIBAL LAND TRANSFER
POLICY TO SURPLUS PROPERTIES

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Dated: **June 25, 2026**

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I.

INTRODUCTION

Southern California Edison Company ("SCE") respectfully submits these Reply Comments in response to the Comments of the Southern California Tribal Chairmen's Association ("SCTCA") regarding *Administrative Law Judge's Ruling Directing Supplemental Information from Investor-Owned Utilities and Inviting Comments on Application of Tribal Land Transfer Policy to Surplus Properties* ("Ruling") issued on June 4, 2026.

II.
DISCUSSION

A. Valuation of Utility Property.

In response to question 6 of the Ruling, SCTCA states that “[t]he Tribal Land Transfer Policy is not intended to ensure that IOUs receive market value for surplus properties.”¹ The Tribal Land Transfer Policy (“TLTP”) provides Tribes with advance notice of potential dispositions and a right of first offer for properties being sold by utilities—it does not require utilities to accept below-market pricing. To the contrary, the TLTP contemplates that the utility and any interested Tribe will negotiate and agree upon “reasonable terms,” which inherently implies that the utility should be able to recover a fair value for such assets.²

Fair compensation is important because utility property is not merely a private asset of the utility company; where the asset has been used in the utility’s operations and has been included in rate base, customers have contributed to supporting that asset through rates. Requiring fair compensation when such property is transferred preserves the value of the asset for the benefit of ratepayers and supports more affordable rates.

B. Notifications.

In response to question 10 of the Ruling, SCTCA suggests that the TLTP should be extended to surplus properties and that the removal from rate base of these properties should be the trigger for Tribal notifications.³ Should the Commission decide to extend the policy to such properties, the notifications should be undertaken in the same manner as required by the current policy where the notice is sent only “[w]hen an IOU decides to dispose of real property.”⁴ As discussed in SCE’s Opening Comments filed June 15, 2026, SCE moves properties out of rate

¹ Comments of the Southern California Tribal Chairmen’s Association on Surplus Properties at p.2.

² Resolution E-5076, Attachment A, *Guidelines to Implement the CPUC Tribal Land Policy* (“Guidelines”), Section 3.3(b).

³ Comments of the Southern California Tribal Chairmen’s Association on Surplus Properties at p.4.

⁴ Guidelines, Section 2.1.

base when they are no longer necessary or useful for utility operations. While disposal of property that is no longer necessary or useful typically would not require Commission approval pursuant to Public Utilities Code section 851, SCE does not dispose of properties simply because they have been deemed not used or useful at that point in time. SCE retains properties for which SCE might have a use for future projects, mitigation land, or other business purposes. A utility like SCE should not be required to notice Tribes about properties the utility does not intend to sell or transfer, particularly given ratepayer affordability considerations. Namely, replacing disposed property is likely to require greater expenditures of funds in the future as property becomes more expensive.

III.

CONCLUSION

SCE appreciates the opportunity to submit these Reply Comments and looks forward to continued engagement with the Commission and the Tribes to further the goals of the TLTP.

Respectfully submitted,

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