

**EXH. DJL-3 (Apx. F)
DOCKETS UE-240004/UG-240005
2024 PSE GENERAL RATE CASE
WITNESS: DAVID J. LANDERS**

**BEFORE THE
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION**

**WASHINGTON UTILITIES AND
TRANSPORTATION COMMISSION,**

Complainant,

v.

PUGET SOUND ENERGY,

Respondent.

**Docket UE-240004
Docket UG-240005**

**APPENDIX F (NONCONFIDENTIAL) TO THE SECOND EXHIBIT TO THE
PREFILED DIRECT TESTIMONY OF**

DAVID J. LANDERS

ON BEHALF OF PUGET SOUND ENERGY

FEBRUARY 15, 2024



Real Estate & Land Planning
Corporate Spending Authorization (CSA)

Date Created:	Friday, February 10, 2023
Discretionary/ Non-Discretionary:	Discretionary
Multi Year Rate Plan:	Programmatic
Equity Impact:	Yes
Strategic Alignment:	Evolve the Business-Clean
Estimated In-Service Date:	Sunday, December 31, 2028
Current State (Business Need):	<p>Real Estate, Land Planning, and Municipal Relations is focused on the supporting funding need associated with operating the ongoing electric and gas infrastructure specifically funding for negotiating 180 operating franchises in 121 jurisdictions in which PSE has infrastructure in the public right of way, acquiring and maintaining mitigation land for infrastructure constructed in the habitat of protected Mazama Pocket Gopher in Thurston County, ongoing fees and leases for land and rights that PSE infrastructure is located in including tribal lands, railroad right of way, and government property, or property held for future work, and addressing and preventing transient activity on PSE property such as transmission right of way and substation properties (approximately 112 sites of concern at this time). Core objective is to maintain operating rights and safe operations.</p>



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Desired State (Proposed Solution):

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Outcome/Results
(What are the
anticipated benefits):

None



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Dependencies: Yes

Dependencies comment: None.

Escalation Included: No, escalation has not been included.

Total Estimated Costs: \$47,109,390

Estimated Five Year Allocation:

Funds Type	ID	Line Item Description	Previous Years Actuals	Fiscal 2024 Requested	Fiscal 2025 Requested	Fiscal 2026 Requested	Fiscal 2027 Requested	Fiscal 2028 Requested
Capital	W_R.10036.03.01.01	C Transient Deterrent	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Capital	W_R.10036.02.01.01	C Capitalization of Real Estate Permits	\$ -	\$ 800,000	\$ 900,000	\$ 800,000	\$ 800,000	\$ 850,000
Capital	W_R.10036.01.01.04	C Transmission Land	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Capital	W_R.10013.02.01.01	G Franchises	\$ -	\$ 418,359.00	\$ 426,726.00	\$ 435,260.00	\$ 450,000.00	\$ 461,235.00
Capital	W_R.10009.17.01.01	E Mazama Pcket Gopher Habitat Mitigation	\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -
Capital	W_R.10009.14.05.15	E Subs CAP Transient Security Issues Dis	\$ -	\$ 27,777.00	\$ 28,333.00	\$ 28,899.00	\$ 29,765.97	\$ 31,573.00

Incremental O&M: No

Qualitative Benefits:

1. Current Franchises franchises are current (and constructive for PSE) Target : 80% 2. Avoided work stoppage due to HCP for Mazama Pocket Gopher Work proceeds on schedule . Target : 95% 3. Prevent transient occupation activity from reoccurring : Target 95% of 112 4. Real Estate on-going lease/permit renewals are timely target :100%

Quantitative Benefits:

Quantitative Benefits	Benefit Type	Previous Years	Fiscal 2023	Fiscal 2024	Fiscal 2025	Fiscal 2026	Fiscal 2027	Fiscal 2028	Remaining Costs	Life Total

Risk Summary: None



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Change Summary:

Planning Cycle	Change Summary	Last Update Date
2022 Baseline Cycle	This CSA has been migrated into the EPPM tool at go-live as part of the Phase 1 EPPM implementation effort. The projects in this CSA were previously approved for the 2023-2027 capital plan. Please refer to the original CSA document for additional information (if available.)	2/10/2023



Real Estate & Land Planning
Corporate Spending Authorization (CSA)

Approval History:

Approved By	Date Approved
Approved by Cost Center Owner: Asah , RaeLynn	4/6/2023
Approved by Director Sponsor: Blood , Ryan	4/6/2023
Approved by Executive Sponsor: Koch , Dan	4/6/2023
CSA Status changed to Approved	4/6/2023
Approved by Cost Center Owner: Lim , Thina	12/5/2023
Approved by Director Sponsor: Lim , Thina	12/5/2023
Approved by Executive Sponsor: Lim , Thina	12/5/2023
CSA Status changed to Approved	12/5/2023
Approved by Cost Center Owner: Asah , RaeLynn	1/31/2024
Approved by Director Sponsor: Blood , Ryan	2/1/2024
Approved by Executive Sponsor: Vargo , Michelle	2/1/2024
CSA Status changed to Approved	2/1/2024