

ORIGINAL

Decision No. 53327

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of) PACIFIC GAS AND ELECTRIC COMPANY, a) corporation, for an order of the) Public Utilities Commission of the) State of California authorizing) applicant to carry out the terms of) an agreement of sale of certain real) property (Sierra Steam Plant site).)	Application No. 38094
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OPINION AND ORDER

The Pacific Gas and Electric Company by its application filed on June 1, 1956, applied for authority to sell its Sierra Steam Plant site, otherwise known as North Beach Steam Plant, in the City and County of San Francisco, State of California, to Albert Ichelson, for the sum of \$465,000, in accordance with the terms of the agreement dated February 3, 1956, attached to and made a part of the application as Exhibit A.

Under the terms of this agreement Pacific is to sell and convey to buyer that certain land situated in the City and County of San Francisco, State of California, more particularly described as follows:

Western Addition Block No. 250, bounded on the north by the southerly line of Beach Street; on the south by the northerly line of North Point Street; on the east by the westerly line of Laguna Street and on the west by the easterly line of Buchanan Street.

The amount to be paid by the buyer shall be \$465,000. It is agreed that said purchase price is consideration only for the sale of the land, and excludes the building and all materials, equipment or other facilities of Pacific now on said land. The original cost of the land being sold is stated to be unknown. Said land is

presently carried on the books of the company in Account No. 110, Other Physical Property - Land, at \$66,018.84 which is the total of the Rhodin appraisal made in 1916 in the amount of \$90,000 and the amount of assessments for street paving in 1932 and 1939, less the proceeds of three sales of portions of the original parcel. The agreement provides that it shall not become effective until the Commission by order shall authorize Pacific to carry out its terms.

The application alleges that the only operative property remaining on the premises to be sold is an electric substation, Station F, having a nominal capacity of 21,000 kva. Much of the equipment presently in use in Station F was installed in 1914 and is now over 40 years old. The application further alleges that the applicant has been studying the replacement of this station for some time and that it appears more economical to replace it by a new substation on adjacent property at the North Beach Gasholder site, than to reconstruct it at the present location. On approximately May 1, 1956, applicant commenced construction of a new substation at the North Beach Gasholder site and it is anticipated that it will be completed and in operation on or about November 1, 1956. Under the agreement Pacific has undertaken to remove all of its material equipment and other facilities on the premises to be sold and to demolish buildings now erected thereon. As soon as the new substation facilities have been constructed and placed in service applicant will retire the existing substation in place. Pacific has obtained bids for dismantling the structures on the premises to be sold and it is anticipated that the proceeds from the sale of scrap will substantially exceed the cost of demolition.

The action taken herein shall not be construed to be a finding of the value of the property herein authorized to be transferred.

The Commission having considered the request of the applicant and being of the opinion that the application should be granted and that a public hearing is not necessary, and it appearing to the Commission that the proposed transfer of property will not be adverse to the public interest; therefore,

IT IS HEREBY ORDERED:

1. That the Pacific Gas and Electric Company may, on or after the effective date hereof and on or before December 31, 1957, sell in accordance with the terms of an agreement dated February 3, 1956, a copy of which is attached to the application as Exhibit A, that parcel of property described therein and shown by the plat, marked Exhibit B, attached to the application, to Albert Ichelson.

2. That applicant shall, within thirty days thereafter, notify this Commission in writing, of the completion of the property transfer herein authorized.

The effective date of this order shall be twenty days after the date hereof.

Dated at San Francisco, California, this 10th day of July, 1956.

[Signature]
President
Justus S. Casner
Rayle Interamer
[Signature]
[Signature]
Commissioners