

ORIGINAL

Decision No. 6642S

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, together with improvements located thereon (Berkeley office and site).

Application No. 45975
Filed November 19, 1963

O P I N I O N

This is an application for an order of the Commission authorizing Pacific Gas and Electric Company, applicant herein, to sell and convey to the Berkeley Unified School District of Alameda County, for the sum of \$70,000, certain real property, together with the improvements located thereon, which real property is described as follows:

BEGINNING at the point of intersection of the southern line of Allston Way, with the western line Milvia Street, as said way and street are shown on the map herein referred to; running thence westerly along said line of Allston Way, 79.93 feet; thence southerly and parallel with the easterly line of Lot 7 in Block 4, as shown on said map, 87.66 feet, more or less, to the southerly line of Lot 5 herein referred to; thence easterly along said line of Lot 5, 73.47 feet to the said western line of Milvia Street; thence northerly along said last named line, 87.88 feet to the point of beginning.

BEING a portion of Lots 5 and 6 in Block 4, as said lots and block are shown on the map of "Shattuck Tract Map No. 2, Berkeley, California", filed July 24, 1900, in book 16 of Maps, page 10, in the office of the County Recorder of Alameda County.

Applicant reports that said land covers 6,730 square feet and that the building thereon is 67 feet by 87 feet, comprises two stories and a basement, and is of brick construction. It proposes to transfer said land and building to the school district and, for a monthly rental of \$370, to lease back the first floor and basement until June 30, 1964, or until a later date with the district's consent. The company reports that it has not required the full use of the building for some time, that it has not been occupying the upper floor, and that the portion which applicant proposes to lease back will provide sufficient office space until it is able to construct new quarters. The application shows that Pacific Gas and Electric Company has an option to purchase real property at the northeast corner of Center and Grove Streets in the City of Berkeley, and anticipates the completion and operation of a new office building on or about June 1, 1964.

The company reports that it has been studying replacement of its Berkeley office building for some time, that the building is over fifty years old and would require extensive renovation to make it suitable for applicant's purposes, and that it appears more economical to construct a new building in a new location rather than to attempt to remodel the present building. The application shows that the school district needs to expand its facilities and that the proposed purchase involves the only piece of property in the entire block which is not owned by the district.

After consideration we find that the proposed sale and conveyance will not be adverse to the public interest. Based upon such finding we conclude that the application should be granted. A public hearing is not necessary.

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

O R D E R

IT IS ORDERED that:

1. Pacific Gas and Electric Company may sell and convey to the Berkeley Unified School District of Alameda County, for the sum of \$70,000, the real property referred to herein, in accordance with the provisions of the agreement attached to the application.

2. This order shall become effective on the date hereof.

Dated at San Francisco, California, this 10th day of December, 1963.

William W. Bennett
President

George E. Mitchell

Robert A. Deane

George H. Crover

Frederick B. Hallock
Commissioners