

ORIGINAL

Decision No. 70551

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of)
)
 NATIONAL ICE AND COLD STORAGE)
 COMPANY OF CALIFORNIA)
)
 for an order authorizing the sale of)
 a certain portion of the warehouse)
 property of National Ice and Cold)
 Storage Company of California oper-)
 ated in the City of Oakland, Alameda)
 County, California)

Application No. 48325
Filed March 18, 1966

O P I N I O N

This is an application for an order of the Commission authorizing National Ice and Cold Storage Company of California to sell and convey to Utility Body Company certain real property and improvements located in the City of Oakland.

Applicant is a California corporation engaged in the operation of public utility cold storage warehouses in various cities of California including the City of Oakland. The company is engaged also in nonutility activities, the principal one consisting of ice manufacturing.

The location of the real property which applicant proposes to sell and convey is more specifically described as follows:

Portion of Block 102, as said Block is shown on Kellersberger's Map of Oakland, on file in the office of the County Recorder of Alameda County, described as follows:

Beginning at the point of intersection of the Northern line of 1st Street, with the Western line of Brush Street, as said streets are shown on the map herein referred to; and running

thence Northerly along said line of Brush Street, 200 feet to the Southern line of Second Street, as shown on said map; thence Westerly along said line of Second Street to the intersection thereof with the Eastern line of Market Street, as the same now exists; thence Southerly along said line of Market Street to the intersection thereof with the Northern line of 1st Street; and thence Easterly along said line of 1st Street to the point of beginning.

Applicant reports that its cold storage warehouse and ice storage building at said location is obsolete and in need of major repair, and that the cold storage building cannot be repaired and modernized economically. The company has agreed to sell said property, which is designated as its Oakland Plant No. 11, to Utility Body Company for a purchase price of \$70,000 payable \$38,700 at close of escrow with the balance of \$31,300 to be evidenced by a noninterest bearing short-term note secured by a deed of trust. The public utility will be permitted to retain occupancy under a month-to-month tenancy until September 30, 1966, for a rental of \$200 per month.

Allowing for the complete salvaging of certain refrigerating equipment which would be retained by applicant for future use, the reported original cost less accrued depreciation of the property proposed to be sold would amount to \$65,105.96 as of December 31, 1965.

It appears that an affiliated company of applicant owns certain real property contiguous to the public warehouse property which applicant will continue to operate as a public cold storage warehouse in the City of Oakland. The application shows that plans have been engineered for the construction

by September 30, 1966, of a modern cold storage warehouse on the affiliate's property, which warehouse will become available to applicant under a lease agreement to replace the warehouse property proposed to be sold to Utility Body Company.

Applicant states that although the anticipated replacement property will provide less than 10,000 additional square feet of space, it will more than double the cubic footage of available storage space, and will permit the use of handling equipment in providing service to customers, whereas now applicant must pile and handle all merchandise manually.

The Commission has considered this matter and finds that the proposed sale and conveyance will not be adverse to the public interest. On the basis of this finding we conclude that the application should be granted. A public hearing is not necessary.

The action taken herein shall not be construed as a finding of the value of the property authorized to be sold and conveyed, nor as approval of the transactions involved for any rate-making purposes.

ORDER

IT IS ORDERED that National Ice and Cold Storage Company of California may sell and convey the real property and improvements thereon described in Exhibit E attached to the application, in accordance with the terms, or in substantial accordance with the terms, set forth in this proceeding.

The effective date of this order is the date hereof.

Dated at San Francisco, California,
this 12th day of APRIL, 1966.

Frederick B. Halshoff
President

John E. Mitchell

George H. Hoover

Auguston

William C. Bennett
Commissioners