

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA

ORIGINAL

In the Matter of the Application of)
the CITY OF PLACERVILLE, a Municipal)
Corporation, that the Railroad)
Commission fix the just compensation)
which should be paid by said City)
for the properties of the Placerville)
Waterworks, in said City.)

Application
No. 4563

B. D. Marx Greene, for the City of Placerville.

Percy A. Wood and Alexander R. Baum, for
the Placerville Waterworks.

BRUNDIGE, Commissioner.

O P I N I O N

The above entitled matter is a proceeding brought by the City of Placerville under the provisions of Section 47 of the Public Utilities Act, requesting that the Railroad Commission fix and determine the just compensation to be paid by the said City of Placerville to Placerville Waterworks for its public utility water system which supplies water for domestic use to consumers in Placerville.

A public hearing was held in Placerville, at which all interested parties were given an opportunity to appear and be heard.

The Engineering Department of the Railroad Commission made extensive field investigation of the water system in question, and based its appraisal upon the data thus secured and upon an inspection of the records of the utility. The Commission's Engineers adhered to the principle heretofore established, that the

date of the valuation shall be as of the date of the filing of the application, and that the prices of labor and material prevailing over a reasonable construction period prior to the date of the appraisal shall be used in estimating unit costs.

The estimated reproduction cost new, as submitted by the Commission's engineers, was made on the basis of a six months construction period ending May 7, 1919, the date of the filing of the application herein, and reflected the prices of labor and material during that period. The reproduction cost less depreciation was arrived at by taking into account all factors bearing on the condition of the property.

The appraisal submitted by the engineer for the City of Placerville was based upon average prices of labor and material during the five year period from 1911 to 1915, inclusive.

The owners of the property did not present an appraisal and no records of actual cost of the system were available.

Testimony shows that some of the distribution pipe lines are of small size and that consumers on the higher elevations are receiving inadequate service at certain times.

The engineers for both the City and the Commission testified that it would be possible to construct a water system which would give increased pressure and better service to consumers than the system owned by Placerville Waterworks and at a cost which compares very favorably with the reproduction cost less depreciation of the present system.

After a careful consideration of all of the elements of value going to make up the property sought to be acquired by the City of Placerville in this proceeding, it appears that the just compensation to be paid for the same is \$24,000.00, and I accordingly submit the following findings:

F I N D I N G S

City of Placerville, a municipal corporation, having filed with the Railroad Commission an application as entitled above, and the Railroad Commission having proceeded to fix and determine the just compensation to be paid by the City of Placerville to Placerville Waterworks for the public utility water system owned by said Placerville Waterworks, under the provisions of section 47 of the Public Utilities Act, and the Commission being fully advised in the matter,

IT IS HEREBY FOUND AS A FACT, that the just compensation to be paid by the City of Placerville to Placerville Waterworks for the property more particularly described in "Appendix A", attached hereto and made a part of the findings herein, is the sum of \$24,000.00.

The foregoing Opinion and Findings are hereby approved and ordered filed as the Opinion and Findings of the Railroad Commission of the State of California.

Dated at San Francisco, California, this 12th day of March 1920.

Edwin O. Edgerton
H. Loveland
Frank Kelly
H. B. Brundage

Commissioners.

A P P E N D I X "A"

Description of property to be acquired by City
of Placerville from Placerville Water
Works, as Covered in Application 4563.

A full and complete description of the public utility property and rights, which it is intended to acquire, is as follows:

All that portion of Lot 12, Block 22, City of Placerville, owned by Placerville Waterworks and occupied by Reservoir No. 1 and appurtenant structures, and containing approximately 3 acres.

Lot 1, Block 58, City of Placerville, occupied by Reservoir No. 2 and appurtenant structures, and containing approximately 0.45 acre.

Lot 25, Block 40, City of Placerville, occupied by the office building, and containing approximately 0.046 acre.

Easements and rights of way for pipe lines granted to Placerville Waterworks by Placerville Gold Mining Company, by William Crook and wife and by Jeanett Turney.

Reservoir No. 1 consisting of an earth fill dam with concrete division wall, sluice gates, spillways, fencing and other appurtenant structures.

Reservoir No. 2 consisting of an earth fill dam with concrete division wall, outlet gates and pipes, fencing and all other appurtenant structures.

Office Building located upon Lot 25, Block 40, City of Placerville.

Transmission pipe line, approximately 2315 feet long, leading from El Dorado Water Company's reservoir to Placerville Water Works. Reservoir No. 1 with all fittings, valves and appurtenant structures.

The distribution pipe system consisting of the following kinds, sizes and approximate lengths of pipe:

483	feet	of	10	inch	18	gage	Riveted	Steel	Pipe
350	"	"	10	"	16	"	"	"	"
650	"	"	10	"	14	"	"	"	"
110	"	"	4	"	16	"	"	"	Air Pipe
860	"	"	10	"		Machine	Banded	Wood	Stave
980	"	"	8	"		"	"	"	"

90	feet	of	2	inch	Standard	Screw	Air	Pipe	
996	"	"	8	"	Cast	Iron	Pipe	-	Class "B"
3930	"	"	6	"	"	"	"	"	"B"
2815	"	"	4	"	"	"	"	"	"B"
6250	"	"	3	"	"	"	"	"	"A"
1416	"	"	3	"	Standard	Screw	Pipe		
1820	"	"	2	"	"	"	"	"	
260	"	"	1½	"	"	"	"	"	

All valves, fittings, service pipes, etc., on the distribution pipe system.

All records, books, office furniture, tools and supplies owned by Placerville Water Works.