

**ORIGINAL**

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA

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In the Matter of the Petition of the )  
 Beaumont Irrigation District to fix ) Application No. 4910.  
 the valuation of the property of the )  
 Beaumont Land and Water Company. )

In the Matter of the Petition of the )  
 Beaumont Irrigation District to fix )  
 the valuation of the property of the ) Application No. 4911.  
 San Geronio Water Company. )

Evans, Abbott & Pearce by W. E. Evans,  
 for Beaumont Irrigation District.

Carnahan and Clark, by E. L. Carnahan,  
 for Respondents.

MARTIN, Commissioner.

O P I N I O N

The above entitled matters are petitions brought by the Beaumont Irrigation District, asking that the Railroad Commission fix and determine the just compensation to be paid to the Beaumont Land and Water Company and the San Geronio Water Company for their lands, properties and rights, of every character whatsoever, devoted to the purpose of furnishing water in the territories served by them.

A public hearing was held in said matters, and thereafter a stipulation was entered into by and between all of the

parties to said proceedings, which stipulation provided in effect that the above entitled matters be consolidated and considered jointly; that evidence offered in either may be considered in the other, so far as applicable; that the reports made by the engineers for petitioner and engineers for respondents, together with all reports made by the Railroad Commission's engineers, may be deemed as having been received in evidence in each of said proceedings and may be considered by said Railroad Commission in each of said matters in appraising, determining and fixing the compensation to be paid for the properties of respondents; that the properties of both respondents may be considered as a whole and that the Commission may make its findings fixing in a single sum the just compensation to be paid by the Beaumont Irrigation District for the properties of both the Beaumont Land and Water Company and the San Geronio Water Company.

It appears that the main items comprising the combined systems of the companies herein sought to be appraised are approximately 1022 acres of water-bearing land, three reservoirs of a total capacity of 865,000 gallons, seven wells, four pumping plants, 48,405 feet of transmission mains and 222,584 feet of distribution mains. A detailed inventory of the properties under consideration herein is attached to this Decision and marked "Exhibit A".

Appraisals of the properties in question were made by H. B. Lynch and A. L. Sonderegger for the Beaumont Irrigation District, E. Hawgood and E. R. Bowen for the water companies; and M. E. Ready, one of the Railroad Commission's engineers, prepared and submitted an appraisal for the Commission.

The following tabulation shows the estimated cost new less depreciation of the physical properties, including

overhead, but does not include any value for real estate, rights of way or water rights:

<u>Property of</u>	<u>Petitioner's Appraisal</u>	<u>Companies' Appraisal</u>	<u>R.R. Com's Appraisal</u>
Beaumont Land and Water Company .....	\$102,245	\$121,064	\$ 109,527
San Geronio Water Company.....	<u>59,553</u>	<u>63,992</u>	<u>55,352</u>
Total - - - - -	\$ 161,798	\$185,056	\$ 164,879

Subsequent to the hearing in this matter, a conference was held in the office of the Commission at which the various interests were represented. It was agreed to adopt \$147,430 as cost new less depreciation of all of the properties of the company excepting real estate, water rights and overhead, and no agreement on these last named elements was reached. Adding to these figures the estimates of overhead, lands and water rights submitted by Engineers Lynch and Sonderegger for the Beaumont Irrigation District, and also that submitted by Engineers Hawgood and Bowen for the water companies, brings the total estimate of the District's engineers to approximately \$224,110, and that submitted by the companies' engineers to \$317,330. The Commission's engineers did not submit a final estimate of the value of the real estate and water rights, but their tentative figure covering real estate and water rights added to their estimate of the physical properties totals approximately \$191,022.

Subsequent to the hearings held at Beaumont and Los Angeles in these proceedings an agreement was reached between the representatives of the petitioner and the water companies,

it being agreed that the water companies would accept the sum of \$170,000 and the District would submit the proceedings upon this basis, provided this Commission deemed this sum a reasonable sum to be paid for the properties involved.

Inasmuch as the appraisal of petitioner's engineers totalled \$224,110 and that submitted by respondents is \$317,330, and that submitted by the Commission's engineers, which includes a tentative appraisal of real estate, is \$191,022, it appears that the sum of \$170,000 is a fair and reasonable sum to be paid by the Beaumont Irrigation District for these properties. This conclusion is further substantiated by a careful analysis of the testimony submitted at the hearings held herein, and it is recommended that this sum be found as the just compensation to be paid for these properties.

I therefore submit the following findings:

#### F I N D I N G S

The Beaumont Irrigation District having filed with the Railroad Commission petitions as entitled above, and the Railroad Commission having proceeded, under the provisions of Section 47 of the Public Utilities Act, to fix and determine the just compensation to be paid to the Beaumont Land and Water Company and the San Geronimo Water Company for all the lands, properties and rights of every character whatsoever, owned by them and devoted to the purpose of furnishing water; public hearings having been held and the Railroad Commission's engineers having submitted an

appraisal, and an agreement having been reached by and between the parties hereto which, based upon its appraisal and other data submitted, appears to the Commission to be fair as to the compensation to be paid for said properties.

IT IS HEREBY FOUND AS A FACT that \$170,000 is a fair and just compensation to be paid to the Beaumont Land and Water Company and the San Geronio Water Company, jointly, for their lands, properties and rights, as described in Exhibit A attached hereto and made a part hereof, devoted to the service of water.

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 10<sup>th</sup> day of April, 1920.

Edwin C. Edgerton  
W. H. ...  
Francis R. ...  
Iwing Martin  
Commissioners.

"EXHIBIT A".

INVENTORY OF THE WATER PROPERTIES OF THE  
SAN GORGONIO WATER CO. LOCATED AT BEAU-  
MONT, CAL.

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Transmission main, consisting of riveted steel pipe, ranging from 3" to 13" in diameter, and 12" cement pipe, approximately a total of	26,835 ft.
Distribution main, consisting of riveted steel pipe from 3" to 8" in diameter, galvanized screwed pipe from 1/2" to 3/4" in diameter, and black screwed pipe from 1" to 2" in diameter, approximately a total of	111,714 ft.
2 Reservoirs, capacity approximately 338,000 gal., with buildings, fence and land covered by same,	2 Reservoirs
Meters from 5/8" to 3", approximately a total of	354 Meters
Service connections, from 1/2" to 3", approximately in number	554 Connec.
Hydrants, valves and gates, from 1 1/2" to 8", approximately	414
63.3 miners inches of water, measured under 4" pressure	63.3"
Half interest in office equipment, consisting of Addressograph and Check Writer.	
1 Filing case	
1 Adding Machine	
Maps	
Tools, pipes and fittings	
All rights of way or interest therein acquired or owned by said Company.	
Contract with P. J. Roach, et al., the obligations of which are to be assumed and performed by the District.	
Any other obligations for furnishing water to any and all persons, heretofore incurred by the San Gorgonio Water Company, pursuant to the previous operations of said Company to be assumed by the Beaumont Irrigation District.	

INVENTORY OF THE WATER PROPERTIES OF  
THE BEAUMONT LAND & WATER COMPANY  
LOCATED AT BEAUMONT, CALIF.

ALL OF THE FOLLOWING PROPERTY LOCATED IN THE BEAUMONT VALLEY, SAN BERNARDINO CO. AND RIVERSIDE COUNTY, CALIFORNIA.

All transmission mains from 4" to 12" in diameter, of riveted steel and cement pipe, from 6" to 10" in diameter, approximately of a total length of	21,570 ft.
Distribution mains, consisting of 3/4" standard screwed galvanized pipe, 1" to 2" black pipe, 4" to 12" riveted steel pipe, 6" to 8" cement pipe, approximately of a total length of	111,753 ft.
Meters 5/8" to 2", approximately in number	65 meters
Service connections 1/2" to 3/4" galvanized, 2" to 4" black pipe, 6" to 16" cement pipe, approximately	287 connection
Gate Valves, 2" to 12", approximately	34 valves
Pressure regulator, 4"	1 regulator
Transmission and division boxes, approximately	47 boxes
1 Concrete reservoir, capacity about 550,000 gallons	1 reservoir
Telephone lines, approximately 2 1/2 miles in length, together with telephones	2 1/2 miles
Wells - 2 - 15"	
1 - 16"	
2 - 12"	
1 - 10"	6 wells
Shaft - 5' in diameter	1 shaft
Buildings:	
Pumping plant #1, galvanized iron building, with oil house, sheds, garage, superintendent's house	
Equipment in Plant #1 -	
2 Engines	
2 Compressors	
1 Pelton Wheel	
1 Water Wheel	
1 Electric Generator	
All belting, pipe, hose and tanks, misc. tools and fittings.	
3 - Air lifts for wells.	
Pumping Plant #7, Well.	
1 - Building, corrugated iron	
1 - Engine	
1 - Layne & Bowler pump, belting, piping, tanks and fittings.	

Pumping Plant, #6 Well

- 1 Building, galvanized iron
- 1 Engineer's house
- 1 Engine
- 1 Layne & Bowler Pump
- Misc. belting, piping tanks and fittings.

Pumping Plant, Shaft #4

- 1 Building
- 1 Oil House

Miscellaneous Property

- Misc. tools, pipe and fittings
- Well casing,
- Small gas engine
- 1 - 2" pump
- 1 - Concrete Mixer
- Wagons, scrapers, plows, harness,
- 2 - Horses

Miscellaneous buildings

- Zangero's house, barn shed and stable in Edgar Canyon

Office building in Beaumont, Cal.

- Warehouse and shed rear of office bldg.
- Small frame building adjoining office bldg.

Office Furniture and Fixtures

- 1 - Half interest in Addressograph
- 1 - " " " Check writer
- 3 Desks
- 1 - Safe
- 1 - Typewriter
- 1 - File Case
- Maps, misc. office furniture

Real Estate:

Acres  
more or less

East-Half ( $\frac{1}{2}$ ) of the East-Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Ten (10), Twp. 2 South, Range 1 West, S. B. B. and M., San Bernardino County, Cal., excepting therefrom 6.21 acres conveyed to E. B. Webb by deed dated July 29, 1912.

33.79

West half of Section Eleven (11), Twp. 2 South, Range 1, West S. B. B. and M. San Bernardino County, California.

320.00

Undivided one-half ( $\frac{1}{2}$ ) of the South half ( $\frac{1}{2}$ ) of the Northeast quarter ( $\frac{1}{4}$ ) and the West half ( $\frac{1}{2}$ ) of the Southeast quarter ( $\frac{1}{4}$ ) of Section Fourteen (14), Township 2 South, Range 1 West, S. B. B. and M. Riverside County, California.

160.00

All that part of the West half ( $\frac{1}{2}$ ) of Section Fourteen (14) Township 2 South, Range 1 West, S.B.B. and M., Riverside County, California, not included in the map of the Mellon Orchard Tract, as per map recorded in the Recorder's office of Riverside County, California, in Book 6 of Maps at page 72, and not included in the map of subdivision No. 2 of La Mesa Miravilla, as per map recorded in the Recorder's office of Riverside County, California, in Book 9, of Maps at page 33.

130.66



	Acreage
Northeast quarter (NE $\frac{1}{4}$ ) of Section Twenty-three (23), Township 2 south, Range 1 West, S.B.B. and M. Riverside County, California	more or less 160
All that part of the Northwest quarter (NW $\frac{1}{4}$ ) of Section Twenty-three (23) Township 2 South, Range 1 West, S.B.B. and M. Riverside County, California, not contained in the map of the subdivision of La Mesa Miravilla as recorded in the Recorder's office of Riverside County, California, in Book 6 of maps at page 79, approximated	25.00
East-half (E $\frac{1}{2}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of Section Twenty-three (23) Township 2 South, Range 1 West, S.B.B. and M. Riverside County, California.	20.00
All that part of the West half (W $\frac{1}{2}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ); the Northwest quarter (NW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) and the Northwest quarter (NW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of Section Twenty-three (23) Township 2 South, Range 1 West, S.B.B. and M., Riverside County, California, not contained in the map of the subdivision of La Mesa Miravilla recorded in the Recorder's office of Riverside County, California, in Book 6 of Maps at page 79, and excepting therefrom Eighty-two hundredths of an acre (.82) conveyed by deed to M.L. Davidson dated November 5, 1918, Approximated	49.58
All that part of the east half (E $\frac{1}{2}$ ) of Section Twenty-two (22) Township 2 South, Range 1 West, S.B.B. and M., Riverside County, California, lying East and Easterly of the County Road so called, excepting therefrom the part thereof contained in the subdivision of La Mesa Miravilla according to the plat thereof recorded in the Recorder's office of Riverside County, California, in Book 6 of Maps at page 79, and also excepting one and eighty six hundredths (1.86) acres conveyed to Nellie Foster by deed dated March 1, 1919. Sixty hundredths (.60) of an acre conveyed to Jane E. Street by deed dated January 24, 1913, and Five and seventy-two (5.72) hundredths acres conveyed to G. H. Fick by deeds dated December 8, 1909 and June 7, 1910. Approximated	103.10
All that part of the East half (E $\frac{1}{2}$ ) of the East half (E $\frac{1}{2}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of Section Twenty two (22), Township 2 South, Range 1 West, S.B.B. and M. Riverside County, California lying easterly of Blocks One (1) and Two (2) of the subdivision of Edgar Vineyard Tract as per map recorded in the Recorder's Office of Riverside County, California, in Book 6 of Maps at page 30, excepting therefrom one and three hundredths (1.03) acres conveyed to Emil C. Alexander and Marie B. Myers by deed dated July 28, 1916 and One and twenty-five hundredths (1.25) acres conveyed to Emil C. Alexander by deed dated December 16, 1918 - Approximated	13.37
All that part of the East half (E $\frac{1}{2}$ ) of the Northwest quarter (NW $\frac{1}{4}$ ) of Section twenty-seven (27) Township 2 South, Range 1 West, S.B.B. and M., Riverside County, California, and not contained in the subdivision of Edgar Vineyard Tract as per map thereof recorded in the Recorder's Office of Riverside County, California, in Book 6 of Maps, at page 39, Approximated	6.22

Acreage  
more or less

Lots six (6) and Seven (7) in Block One Hundred and Twelve (112) of the City of Beaumont, as per amended map of said town (now City) recorded in the Recorder's Office of San Bernardino County, California, in Book 6 of Maps at pages 16 and 17.

North and South strip 20 feet wide along Sec. line between Secs. 34 and 35, Township 2 South, Range 1 West, S.B. and M. Length one (1) Mile.

2.42

All rights of way acquired, owned or reserved by said Company

Contracts with Hannon, et al., the obligations of the Beaumont Land and Water Company under the same to be assumed by the District.

Contract with P. J. Roach, et al., the obligations of the Beaumont Land and Water Company under same to be assumed by the District.

Any other obligations for furnishing water to any and all persons heretofore incurred by the Beaumont Land and Water Company pursuant to the previous operations of said company to be assumed by the Beaumont Irrigation District.

Together with all rights of way, easements and franchises now owned, held and controlled by the said company, or heretofore reserved by it, for the purpose of laying and maintaining pipes, transmission lines, telephone lines or other means of transporting or conveying water to the various consumers located upon the distributing systems of said company; together with all reserved water rights reserved in any lands heretofore conveyed by said company and all water and water rights owned, reserved or controlled by the land heretofore conveyed.