

BEFORE THE RAILROAD COMMISSION
OF THE STATE OF CALIFORNIA.

ORIGINAL
Decision No. 869

.....
In the matter of the application of :
MIRADERO WATER COMPANY, a corporation, :
for permission to sell to the City of :
Burbank, Los Angeles County, California, :
a certain portion of its water system. :
.....

Application No. 595.

W. G. Cooke, for the Miradero Water Company,
Victor T. Watkins, for the City of Burbank,
J. W. Hawkes, et al., protestants.

GORDON, Commissioner:

O P I N I O N .

This is an application by the Miradero Water Company to sell to the City of Burbank that portion of its water system which lies within the limits of said city.

The application alleges that the City of Burbank has authorized the creation of a bonded indebtedness to the amount of \$50,000 for the purpose of constructing and acquiring a municipal water system; that the city desires to use \$20,000 of this sum to purchase a portion of the system of the Miradero Water Company. The property to be transferred lies entirely within the city limits of Burbank except a portion of the reservoir site which extends beyond the city limits. The Miradero Water Company also serves the city of Glendale, but none of the property involved in this transfer is used in serving the latter city.

J. W. Hawkes, representing a number of citizens and tax payers in the City of Burbank, protested against the granting of this application on the ground that the pipe lines and certain other properties of the system were in a poor state of repair and badly depreciated and that the value of the meters installed on the system having been paid for by the consumers should not be included in an estimate of the purchase price of the system. To determine the present condition of the mains laid in the City of Burbank, samples of such pipe taken from various points throughout the system were submitted at the hearing and examined by the

engineers of the Commission. The Commission's engineers have investigated the system and checked over the appraisals and have estimated the value of the portion of the system to be transferred, exclusive of meters and real estate, to be \$13,780.00. The value of the real estate to be transferred was not disputed and was estimated at \$6,900.00. It is true that some of the mains constituting the system to be transferred have been installed for about twenty-five years. The quality of the pipe, however, and the character of the soil in which it is laid are of such a nature that I believe the present worth of the pipe is reasonably equal to the value reported by the engineers of the Commission. I cannot agree with the protestants that this pipe has outlived its usefulness, nor do I believe that the city is paying an excessive price for the property it is to acquire.

I recommend that the application be granted and submit herewith the following form of order:

ORDER

MIRADERO WATER COMPANY having applied to this Commission for permission to sell to the City of Burbank for \$20,000.00 a portion of its water system lying mostly within the limits of said city, and the City of Burbank having joined in this application, and a public hearing having been held thereon;

IT IS HEREBY ORDERED That Miradero Water Company be and it hereby is authorized to sell to the City of Burbank, for the sum of \$20,000.00, that portion of its water system which lies within the limits of said city, the property to be transferred being more particularly described in the following inventory filed by Miradero Water Company:

REAL ESTATE

Lots 8, 9, 10, 11, 12 and 13 in Block "B", and Lots 1, 3, 6 and 7 in Block 77, and Lots 1 to 8, both inclusive, in Block 76 of the Town of Burbank, as per map recorded in Book 17, page 19, Miscellaneous Records of Los Angeles County, in the City of Burbank, County of Los

Angeles, State of California;

ALSO, a portion of Lot 128 of the Town of Burbank as per map recorded in Book 17, page 19 of Miscellaneous Records of Los Angeles County, California, and a portion of Eleventh Street vacated by the Board of Trustees of the City of Burbank as per Resolution of Intention No. 2 adopted on the 11th day of November, 1911, and being more particularly described as follows:

Beginning at the intersection of the center lines of Magnolia Avenue and Eleventh Street as shown on said map of the Town of Burbank; thence S 48° 44' 30" E along the center line of said Eleventh Street and the prolongation thereof 571.00 feet to a point situated N 48° 44' 30" W 216.50 feet from the center line of Orange Grove Avenue; thence N 41° 15' 30" E 627.15 feet; thence N 26° 58' 30" W 615.06 feet to the center line of Magnolia Avenue; thence S 41° 15' 30" W along said center line 855.20 feet to the point of beginning.

Excepting therefrom any portion of the above described parcel of land which may be included in any public street or avenue.

PIPE LINES.

| | <u>FEET</u> | <u>Standard Size</u> |
|---|-------------|----------------------|
| Alley bet Cypress & Magnolia | 6370 | 2 Inch |
| " Magnolia & Palm | 6370 | " " |
| " Palm & Orange Grove | 6270 | " " |
| " Orange Grove & Olive | 6270 | " " |
| " Olive & Angeleno | 6270 | " " |
| " Angeleno & Teheunga | 6270 | " " |
| " Teheunga & Verdugo | 6270 | " " |
| " Verdugo & Providentia | 6270 | " " |
| 7th St. bet. Alley So. of Teheunga) to Santa Anita) | 570 | " " |
| Alley bet Teheunga So. of Santa Anita | 465 | " " |
| 4th St. bet Verdugo & Santa Anita | 190 | " " |
| Alley bet 2nd & 4th St. So. of Verdugo | 900 | " " |
| " " Verdugo & Santa Anita No. of 2nd St. | 190 | " " |
| " " No. of Front St. bet Cypress & Verdugo | 3100 | " " |

55775

(Pipe Lines, Continued)

| | <u>Feet</u> | <u>Inch</u> |
|---|-------------|--------------|
| Total 2 inch Standard Pipe | 55775 | |
| South of Magnolia on 7th) St. to Verdugo) | 1900 | 5" casing |
| Pump Line Front St. | 850 | 6" steel |
| 11th St. bet Alley North) of Magnolia to East of) Verdugo) | 3080 | 6" cast iron |
| 11th St. Alley North of) Providentia East to City) limits) | 1650 | 8" steel |
| 2nd & 7th St. South of Olive | 300 | 1-1/3 |
| 1400 Service Pipes | | 3/4 |

G A T E S .

| No. | | Size |
|-----|---|---------|
| 2 | - | 10 Inch |
| 2 | - | 6 " |
| 42 | - | 2 " |
| 230 | - | 3/4" |

M E T E R S .

| No. | | Size |
|-----|---|-----------|
| 1 | - | 6 inch |
| 2 | - | 2 " |
| 210 | | 5/8 X 3/4 |
| 213 | | Boxes |

W E L L A N D S I T E .

| <u>No.</u> | | <u>Size</u> |
|------------|---|----------------------|
| 1 | - | 10 inch 440 ft. deep |
| 1 | - | 3 1/2 " Pump |
| 1 | - | Gas Engine 2-H.P. |

(Well and Site, Continued)

| <u>No.</u> | <u>Size</u> |
|------------|--------------|
| 1 | Engine House |
| 2 | Fire Plugs |

R E S E R V O I R .

| <u>No.</u> | |
|------------|--------------------------|
| 1 | Reservoir 150 x 160 x 10 |
| 1 | " Covering |
| | " Site, 9 acres" |

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

Dated at San Francisco, California, this 13th day of August, 1913.

H. L. Loveland

W. G. Jordan

Max Thelen

Edwin O. Edgerton
Commissioners.