

Decision No. 32189

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of EAST BELL LAND COMPANY, a corporation, for an order for a certificate of public convenience and necessity to operate a public utility service, to-wit, sell and distribute water to owners, and purchasers of and residents upon real property.

ORIGINAL

Application No. 22459

Edw. F. Wehrle, for Applicant.

Paul Overton, for Park Water Company.

BY THE COMMISSION:

O P I N I O N

In this proceeding East Bell Land Company, a corporation, engaged in the business of operating a public utility water system in what is known as East Bell, Los Angeles County, asks for authority to extend its water service to include the following described lands:

Beginning at a point in the west line of Lot 1, of Tract 7184, as shown in map recorded in Book 135, at page 65 of Maps; distant thereon north $13^{\circ} 36' 15''$ east 10.06 feet from the southwest corner of said lot, said point of beginning being in the north line of Cage Avenue as described in deed recorded in Book 5578 at page 314 of Official Records; thence west following the various courses of said north line of Cage Avenue (formerly Baker Avenue) to a point in the east line of a 100-foot right of way deeded to Los Angeles Gas and Electric Corporation by Laguna Land and Water Company as recorded in Book 3813, at page 21 of Official Records; thence north along the said east line of the aforementioned right of way to a point in the south line of a 50-foot right of way deeded to Southern California Edison Company by Laguna Maywood Land Corporation, as recorded in Book 7240, at page 192, of Official Records; thence south $82^{\circ} 49' 30''$ east along the south line of said right of way of the Southern California Edison Company about 5700 feet to the northwest corner of land described in deed recorded in Book 7419, at page 20, of Official Records; thence south $8^{\circ} 18' 25''$ west 417.31 feet to a point in the west line of the above mentioned Lot 1, of Tract 7185; thence south $13^{\circ} 46' 15''$ west along said west line to the point of beginning, containing 152.4496 acres; together with all right, title and interest in and to those portions of Eastern Avenue and Cage Street, adjoining and adjacent to the parcels of land herein described.

A schedule of rates for the service rendered is requested. A public hearing in this matter was held by Examiner MacKall at Los Angeles.

The testimony shows that the East Bell Land Company is now operating a public utility water system supplying approximately 600 consumers in the territory south of Gage Avenue extending from the Los Angeles River easterly to the Compton-Jabonera Road and southerly to Florence Avenue, Los Angeles County. Directly north of Gage Avenue and contiguous to applicant's present service area are 152.44 acres of undeveloped land, described above, which is now on the market for sale for subdivision purposes. It is located near a large industrial district which makes it attractive for either a residential or industrial development that will require water service as soon as placed on the market for sale.

Applicant's wells and pumping equipment are advantageously located across Gage Avenue to render water service to this tract. The evidence indicates that an abundance of water can be obtained from the underground water basin underlying this entire district between the Los Angeles and Rio Hondo Rivers. The underground water rights on 150 acres have been reserved to applicant in the territory now served by it with water.

Applicant asks that it be authorized to supply water to this area under its present rates, rules and regulations.

The property is held under ownership by Bandini Estate Co., which did not appear to protest or consent to the granting of this application. However, a protest was filed in behalf of the Park Water Company which had recently filed a similar application including a large area of which the property involved in this proceeding is a small part. No evidence was introduced by this Company indicating that it could supply water more conveniently or at a cheaper rate.

Applicant occupies the logical position to render service to

this tract and is financially able to render such service as a public utility when needed. Therefore, it appears that the application should be granted.

ORDER

Application as entitled above having been filed with the Railroad Commission, a public hearing having been held thereon, the matter having been duly submitted, and the Commission being now fully advised in the premises,

THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA hereby declares that public convenience and necessity require the operation of a water system by East Bell Land Company, a corporation, in that territory adjacent to its present water system described as:

Beginning at a point in the West line of Lot 1, of Tract 7184, as shown in map recorded in Book 135, at Page 65 of Maps; distant thereon North $13^{\circ} 46' 15''$ East 10.06 feet from the Southwest corner of said lot, said point of beginning being in the North line of Cage Avenue as described in deed recorded in Book 5578, at Page 314 of Official Records; thence West following the various courses of said North line of Cage Avenue (formerly Baker Avenue) to a point in the East line of a 100 foot right of way deeded to Los Angeles Gas and Electric Corporation by Laguna Land and Water Company as recorded in Book 3813, at Page 21 of Official Records; thence North along the said East line of the aforementioned right of way to a point in the South line of a 50 foot right of way deeded to Southern California Edison Company by Laguna Maywood Land Corporation, as recorded in Book 7240, at Page 192 of Official Records; thence South $82^{\circ} 49' 30''$ East along the South line of said right of way of the Southern California Edison Company about 5700 feet to the Northwest corner of land described in deed recorded in Book 7419, at Page 20 of Official Records; thence South $8^{\circ} 18' 25''$ West 417.31 feet to a point in the West line of the above mentioned Lot 1, of Tract 7185; thence South $13^{\circ} 46' 15''$ West along said West line to the point of beginning, Containing 152.4496 acres; together with all right, title and interest in and to those portions of Eastern Avenue and Cage Street, adjoining and adjacent to the parcels of land herein described,

and as delineated on the map filed as Exhibit No. 1 and by reference hereby made a part of this Order, and

IT IS HEREBY ORDERED that a certificate of public convenience and necessity be and it is hereby granted to East Bell Land Company, a corporation, to extend its public utility service for the sale and distribution of water within the territory hereinbefore described.

IT IS HEREBY FURTHER ORDERED that said East Bell Land Company, a corporation, be and it is hereby authorized and directed by this Commission, within thirty (30) days from the date of this Order, to file its present schedule of rates and rules and regulations covering its entire territory including the tract involved in this proceeding. The same, when filed and accepted by the Commission, will supersede its present rates, rules and regulations.

For all other purposes the effective date of this Order shall be twenty (20) days from the date hereof.

Dated at San Francisco, California, this 25th day of July, 1939.

Robert W. Johnson
Frank D. Miller
Carl H. Rice
A. J. [unclear]
Justin D. Casner
COMMISSIONERS.