

Decision No. 23798

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application
of Peerless Land & Water Co., a
California Corporation, of
Bellflower, California, for
Franchise.

ORIGINAL

Application No. 23798

Sarah G. and C. L. Zastrow, for Applicant.

John K. Powell, Mrs. Elsie Colyear,
Mrs. Mary Routon, Mrs. Mary Matlock,
E. W. Burkett, J. M. Dyar and
W. G. Rayhawk, Interested Consumers.

CRAEMER, COMMISSIONER:

O P I N I O N

In this proceeding, Peerless Land & Water Co., a corporation, asks the Railroad Commission for a certificate of public convenience and necessity to furnish water service in an area of approximately 160 acres, located about one mile north of the city of Bellflower, in Los Angeles County. The Commission is also asked to establish a schedule of both meter and flat rates.

A public hearing in this matter was held in Bellflower, Los Angeles County.

There are five parcels of land involved in this proceeding. Parcel No. 1 contains 20 acres and has been subdivided into 100 lots and designated Tract No. 12206. This project was completely developed and all lots therein sold within a period of six months. One hundred consumers receive water service on this tract. Parcel No. 2, containing 20 acres, has been partly subdivided. There were twelve consumers receiving water on this tract. The remaining portion of

the parcel is owned by Harold Leahy who has requested applicant to supply water therein as needed. Parcel No. 3 contains 8.6 acres, is owned by applicant and is subdivided into 50 lots, officially registered as Tract No. 12587, Los Angeles County. There were no consumers on this tract at the time of the hearing, but construction has started for houses on all the lots, completion thereof expected within ninety days. Parcel No. 4 contains 42 acres which are all unsubdivided. However, arrangements are under way with the owner thereof providing for full development of the entire parcel and operations are to commence during this coming summer. Parcel No. 5 contains 68 acres of unsubdivided land now used for pasture. The owner, who also owns Parcel No. 4, has requested applicant to supply water for this property which will be plotted and placed upon the market within a year, depending upon the progress of adjoining real estate developments.

Applicant has installed a water system to supply the consumers in Parcel No. 1 and extended service to Parcel No. 2. Water mains are now being extended into Parcel No. 3, which will be built up in about two months. The mains consist of 4-inch new steel pipe and occupy easements reserved for that purpose. Water is obtained from a 12-inch well, 197 feet deep. It is located in a territory of proven underground water supply. Applicant has reserved certain lands in Parcel No. 3 for a new well. The cost of the initial water supply unit is reported as \$5,357. The installation costs of the other facilities in process of construction were not complete and available at the time of hearing.

There are three mutual water companies whose county franchise territories overlap each other as well as certain portions of the proposed certificated area involved herein. There will be no conflict, however, as none of these mutual concerns is now operating

in the proposed utility district except the Maplewood Mutual Water Company which supplies only a few houses but which does not desire or intend to extend its service further. All said mutual water companies were given special notice of the hearing in this matter but no one appeared for or in their favor to protest the granting of the application.

Applicant submitted a schedule of rates which in general appears to be fair and reasonable under the present operating conditions, comparing most favorably with rates of other utilities operating in the near vicinity under similar conditions.

A review of the record of this proceeding clearly shows that public convenience and necessity require and will require that Applicant be authorized to construct and operate the water-works for the sale and distribution of water in the territory as requested.

The following form of Order is recommended.

O R D E R

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 public utility water system or systems by Peerless Land & Water Co., a corporation, in those certain parcels of land consisting of 160 acres, more or less, located about one mile north of the city of Bellflower, in Los Angeles County, as delineated on the map attached to the application and marked Exhibit "B" and which is hereby made a part hereof by reference.

IT IS HEREBY ORDERED that a certificate of public convenience and necessity be and it is hereby granted to Peerless Land & Water Co., a corporation, to operate a public utility for the sale and distribution of water within the territory hereinbefore described.

IT IS HEREBY FURTHER ORDERED that Peerless Land & Water Co., a corporation, be and it is hereby authorized and directed to file with this Commission, within thirty (30) days from the date of this Order, the following schedule of rates to be charged for all water service rendered to its consumers subsequent to the 30th day of April, 1941, which rates are hereby found to be just and reasonable for the service to be rendered:

SCHEDULE OF RATES

METERED SERVICE

Monthly Minimum Charge:

5/8 inch meter	\$1.25
3/4 inch meter	1.75
1 inch meter	2.50
1 1/2 inch meter	3.50
2 inch meter	6.50

Each of the foregoing "Monthly Minimum Charges" will entitle the consumer to the quantity of water which that monthly minimum charge will purchase at the following "Monthly Quantity Rates."

Monthly Quantity Rates:

First	500 cubic feet, or less.....	\$1.25
Next	1,000 cubic feet, per 100 cubic feet.....	.20
Next	3,500 cubic feet, per 100 cubic feet.....	.15
Next	5,000 cubic feet, per 100 cubic feet.....	.12
Over	10,000 cubic feet, per 100 cubic feet.....	.10

MONTHLY FLAT RATES

	<u>Per Month</u>
For service from 3/4 inch connection:	
One house per lot.....	\$1.50
For each additional house on one lot.....	1.00
For school house.....	10.00
For stock, per head.....	.25
For fire hydrant, owned by County.....	1.50
For puddling or settling ditch, per 100 cubic feet measured as one-half the volume of excavation.....	.25
For cement sidewalks, per 100 square feet.....	.20
For cement curbs, per 100 lineal feet.....	.40
For cement gutters, per 100 lineal feet.....	.40
For street grading and paving with macadam or asphalt without concrete base, per 100 square feet.....	.06
For street grading and oiling, per 100 square feet.....	.06
For concrete street paving or concrete base for any variety of paving, per 100 square feet, including grading.....	.40

IT IS HEREBY FURTHER ORDERED that Peerless Land & Water Co., a corporation, be and it is hereby directed as follows:

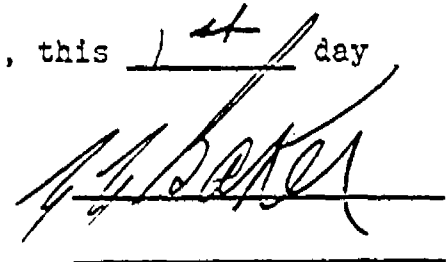
1. Within thirty (30) days from the date of this Order, to submit to this Commission for its approval quadruplicate sets of rules and regulations governing relations with its consumers, each set of which shall contain a suitable map or sketch, drawn to an indicated scale upon a sheet approximately 8½"x 11" in size, delineating thereon in distinctive markings the boundaries of the authorized service area hereinabove described and the location thereof with reference to the surrounding territory; provided, however, that such map or sketch shall not thereby be considered by this Commission or any other public body as a final or conclusive determination or establishment of the dedicated area of service, or any portion thereof.

2. To file with this Commission, within sixty (60) days from the date of this Order, four copies of a comprehensive map, drawn to an indicated scale of not less than 600 feet to the inch, upon which shall be delineated by appropriate markings the various tracts of land in the territory for which a certificate is granted herein. This map should be reasonably accurate, show the source and date thereof and sufficient data to determine clearly and definitely the location of the various properties comprising the entire utility area of service.

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

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 1st day of April, 1941.



Justice F. Calver
Frank K. Havenner
COMMISSIONERS