

Decision No. 39919

ORIGINAL

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of YUCCA VILLAGE for a certificate of public convenience and necessity to operate an existing water system as a public utility.

Application No. 27592.

Fred A. Storey and Guy G. Richards, for Applicant.

O P I N I O N

Yucca Village is the fictitious firm name of a copartnership composed of ten business men, all residents of Southern California, who have acquired several sections of land comprising some 2,800 acres formerly owned by Alpine Sanatorium and Hotel Corporation, located along and adjacent to the highway between Morongo Valley and Twentynine Palms. A portion of this property has been subdivided in Section 3, T.1 S., R. 5 E., S.B.B. & M. Tract No. 2865, San Bernardino County, contains 125 acres, more or less, and the adjoining Tract No. 3004, San Bernardino County, containing approximately 90 acres.

The streets have all been graded in these two tracts, a well has been drilled, pump installed and storage tanks erected. The sale of lots in Tract No. 2865 has been completed and approximately 25% of the lots have been sold already in Tract No. 3004. Several homes are now under construction in this development.

The present well, located in Tract No. 2865, Lot 135, is a 12-inch cased well, 365 feet deep, drilled several years ago by the Alpine Sanatorium and Hotel Corporation, and produces a heavy sustained flow of water of good quality, adequate to meet demands for a considerable time in the near future. The water is pumped by a Buca gasoline engine, driving a 17 stage Peerless pump and distributed through

28,000 feet of steel pipe, ranging in size from 2½ inches to 6 inches in diameter. Two steel tanks provide storage capacity of 31,200 gallons.

This entire water system has been installed new, with exception of the well, in 1946, at a cost estimated by Roy E. Sutherland, one of the Commission's hydraulic engineers, to be \$34,138. The annual depreciation allowance on this investment is \$553.86, computed by the sinking fund method at 5%.

The applicant is not required to secure a franchise from the County of San Bernardino and has all necessary encroachment permits for crossing highways and roads. No other public utility operates in or near the service area of this waterworks and no protests were made against granting the certificate.

The rates proposed by applicant are based upon a minimum monthly charge of \$2.00 for 500 cubic feet of water, or less, and are fair and reasonable for water service in this section of the Mojave Desert.

The certificate of public convenience and necessity granted herein is subject to the following provision of law:

"That the Commission shall have no power to authorize the capitalization of this certificate of public convenience and necessity or the right to own, operate or enjoy such certificate of public convenience and necessity in excess of the amount (exclusive of any tax or annual charge) actually paid to the State as the consideration for the issuance of such certificate of public convenience and necessity or right."

ORDER

Application as entitled above having been filed with the Public Utilities Commission of the State of California, public hearings having been held thereon, the matter having been duly submitted and the Commission now being fully advised in the premises,

THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA HEREBY DECLARES that public convenience and necessity require, and will require, the construction, maintenance and operation of a public utility water system by Yucca Village, the fictitious firm name and style of a copartnership composed of Al Anderson, Fred A. Storey, Guy G. Richards, John F. Vogel, Gus B. Tamplis, Hugh Estus, Oliver

Campbell, Flora K. McCann, Thomas E. Bouchey, and Roland Thompson, in Tract No. 2865 and Tract No. 3004, San Bernardino County, being a portion of Section 3, T.1 S., R.5 E., S.B.B. & M., as more particularly set forth in maps filed herein as Exhibit Numbers 1, 2, and 3, which exhibits are made a part of this Order by reference.

IT IS HEREBY ORDERED as follows:

1. That a certificate of public convenience and necessity be and it is hereby granted to Yucca Village, a copartnership, to construct, maintain and operate a public utility for the production, distribution and sale of water for domestic, irrigation and other purposes within the territory hereinabove described.
2. That Yucca Village, a copartnership, be and it is hereby authorized and directed to file in quadruplicate, in conformity with this Commission's General Order No. 96, within thirty (30) days from the date of this Order, the following schedules of rates to be charged for all water service rendered to its consumers on and after the first day of February, 1947, which schedules of rates are hereby found to be just and reasonable for the service to be rendered:

Schedule No. 1
GENERAL METER SERVICE

Applicability:

Applicable to all water service furnished through meters.

Territory:

Tract No. 2865, and Tract No. 3004, San Bernardino County, in Section 3, T.1 S., R. 5 E., S. B. B. & M., located at Yucca Village about 24 miles westerly from Twentynine Palms.

Rates:

Per Meter
Per Month

Minimum Monthly Charges:

For 5/8 x 3/4-inch meter.....	\$2.00
For 3/4-inch meter.....	2.50
For 1-inch meter.....	3.00
For 1 1/2-inch meter.....	4.00
For 2-inch meter.....	5.00

The Minimum Monthly Charges will entitle the consumer to the quantity of water which that minimum monthly charge will purchase at the following Monthly Quantity Rates:

Schedule No.1 (Cont'd)

GENERAL METER SERVICE

Rates: Monthly Quantity Rates:

Minimum charge, which shall entitle consumer to 500 cubic feet..... \$2.00

For all water furnished over 500 cubic feet, the following rates, plus the minimum charge aforesaid:

500 to 1,000 cubic feet.....Per 100 cubic feet..... \$.25
 1,000 to 5,000 cubic feet.....Per 100 cubic feet..... .20
 Over 5,000 cubic feet.....Per 100 cubic feet..... .15

3. That Yucca Village, a copartnership, within sixty (60) days from the date of this Order, shall submit to this Commission for its approval four 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 8½ x 11 inches in size, delineating thereupon in distinctive markings, the boundaries of its present service area and the location thereof with reference to the immediate 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.

4. That Yucca Village, a copartnership, within sixty (60) days from the date of this Order, shall file with this Commission 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 territory presently served. This map should be reasonably accurate, show the source and date thereof, and include sufficient data to determine clearly and definitely the location of the property comprising the entire utility area of service; provided, however, that such map 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.

For all other purposes, the effective date of this Order shall be twenty

(20) days from and after the date hereof.

Dated at Los Angeles, California, this 28th day of January, 1947.

Harold H. Kules
Justus J. Cravens
Wm. H. Russell
A. J. Duvall

Commissioners.