

ORIGINAL

Decision No. 43244

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

Application of WHITTIER WATER COMPANY,
a corporation, for a certificate of
public convenience and necessity to
operate a public utility water
corporation business.

Application No. 30375

In the Matter of the Application of
SAN GABRIEL VALLEY WATER COMPANY, a
Corporation, for a Certificate of Public
Convenience and Necessity to serve an
unincorporated territory located
southwesterly of the city limits of
Whittier, Los Angeles County.

Application No. 30408

WHITTIER WATER COMPANY, a corporation,

Complainant,

vs.

SAN GABRIEL WATER SERVICE, a corpora-
tion,

Defendant.

Case No. 5099

Gordon, Knapp & Hennessy, by Wyman C. Knapp, for Whittier Water Company, applicant in Application No. 30375 and protestant in Application No. 30408; Faries & McDowell, by McIntyre Faries and R. H. Nicholson, for San Gabriel Valley Water Company, applicant in Application No. 30408 and protestant in Application No. 30375; City of La Habra, by Harold A. McCabe, Joseph H. Gilliland, by Paul Overton and W. S. Fallett, and J. E. Mayberry, by Paul Overton, protestants; Hualde Mutual Water Company and Jacob Stern & Sons, Inc., by Harold M. Stern, Co-Vets, Inc., by S. S. Rogers, E. C. Blue, representing water users in Dunlap Tract, La Habra Water Company, by M. M. Launer, Sunshine Water Company, by Edward Loftus, La Habra Heights Mutual Water Company and Cal. Domestic Water Company by R. P. Fuller, Orchardale Service Company, by Carl J. Kriesant, Park Water Company, by H. L. Wheeler, and Pico County Water District, by Harlan H. Cate, interested parties.

O P I N I O N

A public hearing was held in the above-entitled matters at Whittier, on July 13, 14, and 19, and at Los Angeles, on July 22, 1949. By agreement of the parties to these proceedings, the matters were consolidated for the taking of evidence and for decision.

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Oral and documentary evidence having been adduced, the matters were submitted for decision.

Whittier Water Company is a California corporation which has been operating as a public utility water corporation in the Whittier area since prior to the enactment of the Public Utilities Act of the State of California. It has not heretofore applied for, nor received, a certificate of public convenience and necessity from the Public Utilities Commission. Its principal and largest service area is southerly and southeasterly of the city of Whittier, bounded, generally, by the Southern Pacific railroad tracks on the west, Anaheim-Telegraph Road and Gunn Avenue on the south, La Entrada Avenue and La Bajada Avenue on the east, and Sixth Street and Whittier Boulevard on the north. It also serves a large area in Santa Fe Springs and vicinity, bounded, generally, by Pioneer Boulevard on the west, Lakeland Road on the south, Painter Avenue on the east, and Anaheim-Telegraph Road on the north. In addition, this applicant has installed distribution mains varying from four inches to 14 inches, northerly and southerly along Cole Road and Stamy Road between Whittier Boulevard and Granada Avenue. Few consumers are now served in this area. A small number of consumers are also served along the easterly side of Sorensen Avenue, between Whittier Boulevard and Rose Hedge Drive, and along Washington Boulevard just westerly of the Southern Pacific tracks. In 1948, Whittier Water Company served 1,215 domestic, and 150 irrigation consumers.

In Application No. 30375, Whittier Water Company seeks a certificate of public convenience and necessity authorizing it to serve the area described generally hereinabove, and also an area westerly of Sorensen Avenue to the San Gabriel River; an area easterly of Cole Road to Palm Avenue; a subdivision bordering on the westerly side of the San Gabriel River and north of Washington Boulevard; and, an area approximately two miles northerly of the city of Whittier,

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referred to in these proceedings as the Bartolo area (Exhibits Nos. 1, 2, and 12). Whittier Water Company has no distribution facilities westerly of the San Gabriel River. It has not more than four consumers in the Bartolo area and none in the area easterly of Cole Road. Although this applicant shares with California Domestic Water Company, a mutual, a large transmission main through the area between Sorensen Avenue and the San Gabriel River, it does not serve this area to any material extent.

The Whittier Water Company's water sources are the Bassett Wells, near Valley Boulevard and San Gabriel River; the Bartolo Wells, near Mission Mill Road and San Gabriel River; and the Judson Wells, near Dunlap Crossing and San Gabriel River. The principal distribution mains in the area proposed to be served are along Norwalk Boulevard, Anaheim-Telegraph Road, Painter Avenue, Whittier Boulevard, Sixth Street, Cole Road, and Stamy Road. It has considerable additional distribution facilities in the service areas heretofore described.

The record shows that Whittier Water Company has, for the present, and for the foreseeable future, a water supply and distribution system adequate to provide for normal expansion in its present service areas, and other territory which it will be authorized to serve. Its financial condition is satisfactory and the management is experienced in the water service business.

San Gabriel Valley Water Company, a California corporation, formerly San Gabriel Valley Water Service, is engaged in business in Los Angeles and San Bernardino Counties as a public utility water corporation. By Application No. 30408, it requests authority to serve an area westerly and southwesterly of the city of Whittier, bounded, generally, by the San Gabriel River on the west, McKinley Avenue and Santa Fe Springs Road on the south, and Whittier Boulevard on the east and north. By amended Application No. 30408, San Gabriel Valley Water Company increased the area for which it requests a certificate by

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adding an area lying northwesterly of the city of Whittier, bounded, generally, as follows: San Gabriel River on the northwest, and the Union Pacific tracks and Workman Mill Road on the south and east. This area includes nearly all the Bartolo area which the Whittier Water Company seeks to serve.

San Gabriel Valley Water Company's principal service areas in territory applied for in its application, as amended, are westerly of the city of Whittier to the San Gabriel River, northerly of Washington Boulevard; northwesterly of the San Gabriel River in the Bartolo area; and a small area southerly of the intersection of Slauson Avenue and Norwalk Boulevard. It also serves an area, contiguous to that which is herein applied for, westerly of the San Gabriel River along Washington Boulevard to Parsons Boulevard.

The record shows that the water supply and distribution system of the San Gabriel Valley Water Company also is adequate to provide for normal expansion of its present service areas, and additional territory which it will be authorized to serve. The company is financially responsible and has a capable management.

Several property owners and subdividers testified in these proceedings. Most land owners were interested in having the service of a public utility available because of the resulting benefits. One large land owner requested that his acreage (Exhibit No. 20) be excluded from the service area of the Whittier Water Company because he does not need water and has future plans of development that would be adversely affected if his land were included in the service area.

The testimony of the subdividers shows that there are about ten residential tracts in some stage of development within the overlapping area which both applicants seek authority to serve. Nearly all of these tracts are in or near areas being served by the San Gabriel Valley Water Company. Several of the subdividers have expressed a preference for one or the other of the utilities, and some have been

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negotiating for water service with both companies. At least one subdivider is in urgent need of water from one or the other of applicant utilities.

The overlapping or disputed area is an irregularly shaped territory bounded, generally, on the northwest by the San Gabriel River, on the southwest by the Santa Fe tracks, on the southeast by Santa Fe Springs Road and Southern Pacific tracks, and on the northeast by a line extending northwesterly from the intersection of the Southern Pacific tracks and Washington Boulevard to the intersection of Keith Drive and Sorensen Avenue and by Dunlap Crossing.

In determining the respective requests of applicants for authority to serve within the overlapping territory, the Commission has weighed various factors such as public interest, location of present service areas and lines, areas to which the respective companies may logically be expected to expand, the ability of the applicants to serve, the similarity of the rates, and desirability of keeping the respective systems as integrated as possible. Viewing such factors in the light of the evidence of record, we have concluded that the public interest will be best served by the operations of the respective applicants within the areas hereinafter described.

The authorized domestic service rates of the applicant companies, on file with the Commission, are not in material variance.^{1/}

^{1/} Comparative costs of given quantities of water according to authorized rates of San Gabriel Valley Water Company (Whittier Area) and Whittier Water Company are as follows:

| <u>100's Cu. Feet</u> | <u>Whittier Water Company</u> | <u>San Gabriel Valley Water Company</u> |
|-----------------------|-------------------------------|---|
| 0-6 | \$1.00 | \$1.25 |
| 8 | 1.24 | 1.25 |
| 10 | 1.48 | 1.47 |
| 15 | 2.08 | 2.02 |
| 20 | 2.68 | 2.57 |
| 50 | 4.78 | 4.87 |
| 100 | 8.28 | 8.37 |

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We shall now consider the complaint matter and the respective applications.

In Case No. 5099, the Whittier Water Company complains that a small subdivision of some 67 residential lots, Tract No. 15412, situated westerly of Sorensen Avenue and northerly of Rose Hedge Lane, is within its service area and that complainant had negotiated an agreement with Co-Vets, Inc., a corporation, the subdivider, to service said tract; that notwithstanding the above facts, defendant San Gabriel Valley Water Company thereafter entered into a contract with said Co-Vets, Inc., for the establishment of defendant's water service within said tract. Complainant requests that the defendant be restrained from extending its water service within said tract pending a hearing before this Commission to determine and prescribe terms and conditions for the location of the lines and systems of the two utilities.

By its Interim Order in Decision No. 43058, the Commission ordered that complainant and defendant corporations, pending its further order, cease and desist extending their respective systems to, or from furnishing water service in, Tract No. 15412.

Pending a hearing, the two utilities were also expected to refrain from making substantial extensions in any overlapping territory covered by the rival applications for certificates.

Upon the evidence of record, we find that Whittier Water Company had not negotiated an agreement with the owners and subdividers of Tract No. 15412 as alleged in paragraph V of its complaint; that San Gabriel Valley Water Company serves an area westerly and northerly of said Tract No. 15412; that the area contiguous to and in the vicinity of Tract No. 15412 had theretofore been served by both complainant and defendant; that since the Interim Order in Decision No. 43058, there has been no substantial extension by either party, in any of the overlapping territory covered by the applications for certificates. We conclude, therefore, that the Interim Order in Decision No. 43058, in Case No. 5099, should be rescinded and dismissed and it will be so ordered.

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We shall next consider the application of Whittier Water Company, Application No. 30375. This applicant requests a certificate covering an area which extends from the San Gabriel River on the west, to Palm Avenue beyond the easterly limits of the city of La Habra, on the east, a distance of approximately ten miles, and from Hadley Street, in Whittier, on the north, to Imperial Highway on the south, the distance between north-south boundaries varying from approximately one to four miles (Exhibit No. 1). In addition, applicant seeks a certificate for the Bartolo area and a subdivision westerly of the San Gabriel River. A portion of the territory it seeks to serve is within an area also requested by San Gabriel Valley Water Company. We shall refer to said overlapping or disputed area hereinafter.

As Whittier Water Company has been operating a public utility water system in several localities within the territory requested, it is in the public interest that a certificate be granted for those areas where it now serves and in certain other areas where its distribution facilities have heretofore been located in anticipation of future growth and public service. However, there is no substantial evidence in the record to justify the granting of a certificate to this applicant for that portion of the territory lying easterly of Scott Avenue nor for the Bartolo area. Also, applicant's request to serve a subdivision lying westerly of the San Gabriel River, Tract No. 12553, is not justified on the record as it does not now serve near this tract and because service to said tract would require a considerable extension of its lines into an area which is now being served by the San Gabriel Valley Water Company. The latter company now has mains and lesser distribution lines contiguous to said Tract No. 12553.

Applicant does not have any facilities easterly of Scott Avenue. One real estate broker testified that he is negotiating for the development of a subdivision in the vicinity of Whittier Boulevard and Fullerton Avenue which is approximately five miles easterly of

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applicant's main on Cole Road. The city of La Habra opposed the granting of a certificate for the area surrounding the city as being competitive with the city's expansion program, and opposed applicant's request for any area in Orange County because of a pending application to Metropolitan Water District.

The president of the Whittier Water Company testified that there were four consumers in the Bartolo area. No other evidence of public need for water service in said area was offered. One witness, whose family owns in excess of one-third of the Bartolo area, which is a part of this application, testified that the land, at present, was agricultural in character. The southwestern portion of the Bartolo area is served by a mutual water company.

In the overlapping area covered by the two applications, Whittier Water Company now serves a few so-called "deeded rights" users in the Dunlap Tract on the easterly side of Sorensen Avenue. Although this applicant has no developed service area within the overlapping area in dispute, its principal service area is contiguous thereto, southeasterly of Washington Boulevard and the Southern Pacific tracks. In view of Whittier Water Company's present service and pipe-line facilities in this locality, and its established position easterly of Sorensen Avenue to Rose Hedge Lane, we are of the opinion and find that the public interest will be best served by granting to Whittier Water Company that portion of the overlapping area forming a somewhat irregular triangle between Sorensen Avenue, Washington Boulevard, and the Southern Pacific tracks, and a line extending therefrom to Keith Drive; and also the area southerly of Slauson Avenue and Washington Boulevard which lies easterly of Lot 6, Tract No. 2329, southerly of the Southern Pacific tracks and easterly of the A.T. & S.F. tracks.

As the Ramirez Water Service, a public utility water corporation, serves a small area in the vicinity of the crossing of the A.T. & S.F. Railway with the Southern Pacific Railroad, easterly of

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Norwalk Boulevard, the present service area of said Ramirez Water Service which is within the areas requested by these applicants will be excluded from the certificated area granted to the applicants.

The certificate which San Gabriel Valley Water Company seeks, and a general description of the area served by this applicant, has been outlined hereinabove. No evidence was offered to justify the granting of a certificate of public convenience and necessity for any of the hatched area as shown in map Exhibit No. 22, and as described in Exhibit No. 29 (the Bartolo area and extensions thereof). Its request for certification of said area will be denied as no need is apparent for present or immediate future use of applicant's water service.

As to the area requested in the original Application No. 30408, the record shows that San Gabriel Valley Water Company has heretofore developed and now maintains an extensive water system northerly of Washington Boulevard and westerly of the Pacific Electric tracks. It also serves a small area southerly of the intersection of Slauson Avenue and Norwalk Boulevard pursuant to authority granted in Decision No. 33354 dated July 23, 1940, in Application No. 23287. By reason of its acquisition of the McNees Park Water Company system (Decision No. 33149), May 28, 1940, and the L.C. Lopez System (Decision No. 38209), September 12, 1945, San Gabriel Valley Water Company now possesses certificates for a portion of the area herein sought to be certificated, situated between Norwalk Boulevard and Sorenson Avenue, southerly of Whittier Boulevard.

Evidence is lacking of any need for service in the area southeasterly of the Southern Pacific tracks and southwesterly of the A.T. & S.F. tracks.

The record shows that that portion of the overlapping territory which lies generally between Slauson Avenue and Washington Boulevard, and northerly of Pacific Electric tracks and westerly of Lot 6, Tract 2329, and westerly and northerly of the intersection of

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Washington Boulevard and Sorensen Avenue, is in proximity to several developed service areas of the San Gabriel Valley Water Company whereas the nearest area where service is now being rendered in any material extent by the Whittier Water Company is in the vicinity of Santa Fe Springs Road and Lambert Drive. Practically all of the tracts or subdivisions mentioned in these proceedings are contiguous to, or in the vicinity of, the service facilities of the San Gabriel Valley Water Company within the disputed area or near other service areas of this applicant. It should also be noted, although we are not relying on the fact for the purpose of this decision, that San Gabriel Valley Water Company originally applied for the same area that is now in dispute as early as February of 1940, in Application No. 23287.

Having fully considered the evidence of record, and finding the facts to be as hereinabove set forth, we are of the opinion and conclude that it is in the public interest to grant certificates of public convenience and necessity to the applicants herein as more specifically set forth and described in the following order.

The certificates of public convenience and necessity issued herein are subject to the following provisions of law:

"That the Commission shall have no power to authorize the capitalization of these certificates of public convenience and necessity or the right to own, operate or enjoy such certificates 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 certificates of public convenience and necessity or right."

O R D E R

Public hearings having been held in the above-entitled proceedings, the matters having been duly submitted, the Commission

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being fully advised in the premises and having found the facts to be as set forth in the opinion hereinabove, hereby declares and orders as follows:

I

That the Interim Order in Decision No. 43053, in Case No. 5099, be, and it hereby is, annulled and revoked effective as of the effective date of this order.

II

(1) That the present or future public convenience and necessity require, or will require, the operation of a public utility water system by Whittier Water Company, a corporation, within the territory described and outlined in Appendix "A" of this order, which appendix is hereby made a part of this order by reference.

(2) That a certificate of public convenience and necessity be, and it hereby is, granted to Whittier Water Company, a corporation, authorizing it to operate a public utility water system within the territory described in said Appendix "A".

(3) That Whittier Water Company, a corporation, be, and it hereby is, authorized and directed to place in effect throughout the territory described in said Appendix "A", its present rates, rules and regulations.

(4) That, except as authorized in this order, the application of Whittier Water Company, Application No. 30375, as amended, be and it hereby is, denied.

III

(1) That the present or future public convenience and necessity require, or will require, the operation of a public utility water system by San Gabriel Valley Water Company, a corporation, within the territory described and outlined in Appendix "B" of this order.

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(2) That a certificate of public convenience and necessity be, and it hereby is, granted to San Gabriel Valley Water Company, a corporation, authorizing it to operate a public utility water system within the territory described in said Appendix "B".

(3) That San Gabriel Valley Water Company, a corporation, be and it hereby is, authorized and directed to place in effect throughout the territory described in Appendix "B" its present rules and regulations and the flat and metered service rates presently effective in its Whittier District, excepting, however, Schedule No. 3 of its Gillelen and Lopez System.

(4) That, except as authorized in this order, the application of San Gabriel Valley Water Company, Application No. 30408, as amended, be, and it hereby is, denied.

IV

(1) That Whittier Water Company and San Gabriel Valley Water Company, within forty (40) days after the effective date of this order, shall file with this Commission four copies of a suitable map or sketch, drawn to an indicated scale upon a sheet $8\frac{1}{2}$ x 11 inches in size, delineating thereupon by distinctive markings the boundaries of their respective service areas established herein and the location thereof with reference to the immediate surrounding territory; provided, however, that such filing shall not be construed as a final or conclusive determination or establishment of the dedicated areas of service or any portion thereof.

(2) That Whittier Water Company and San Gabriel Valley Water Company, within forty (40) days after the effective 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 respective service areas established herein. These maps should be reasonably accurate,

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show the source and date thereof, and include sufficient data to determine clearly and definitely the location of the property comprising the entire utility areas of service; provided, however, that such filing shall not be construed as a final or conclusive determination or establishment of the dedicated areas of service or any portion thereof.

The authority herein granted to serve the territory described in said Appendices "A" and "B" shall be exclusive of the area now served by the Ramirez Water Service, a public utility.

The effective date of this order shall be twenty (20) days after the date hereof.

Dated at San Francisco, California, this 23rd day of August, 1949.

R. F. Indurain
Justice F. C. Cullen
Dr. J. H. ...
Harold H. ...

Commissioners

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DESCRIPTION OF SERVICE AREA
of
WHITTIER WATER COMPANY

All that property in the County of Los Angeles, State of California, described as follows:

Beginning at the intersection of Whittier Boulevard and Sorensen Avenue, thence southeasterly along Whittier Boulevard to Pacific Place, thence southwesterly along Pacific Place to Putnam Drive, thence southeasterly along Putnam Drive to Washington Boulevard, thence easterly along Washington Boulevard to Whittier Boulevard, thence southeasterly along Whittier Boulevard to College Avenue, thence north along College Avenue to Sixth Street, thence southeasterly along Sixth Street and La Sexta Street to La Bajada Avenue, thence southwesterly along La Bajada Avenue to La Cuarta Street, thence southeasterly along La Cuarta Street to La Entrada Avenue, thence southwesterly along La Entrada Avenue to La Segunda Avenue, thence southeasterly along La Segunda Avenue to its intersection with Los Lotes Avenue, thence southwesterly at right angle with La Segunda to junction of Mills Avenue and Whittier Boulevard, thence southeasterly along Whittier Boulevard to a point 200 feet westerly of the center line of Colima Road, thence southwesterly along a line 200 feet westerly of, and parallel to, the center line of Colima Road to Carnoll Street, thence northwesterly along Carnoll Street to the northerly extension of Valley View Avenue, an undedicated street (as shown on Map 34, Los Angeles County Surveyor's office), thence southwesterly along the northern extension of Valley View Avenue to Lambert Road, thence northwesterly along Lambert Road a distance of 500 feet, thence southwesterly at right angle to Lambert Road a distance of 150 feet, thence southeasterly along a line 150 feet southerly of, and parallel to, Lambert Road to a point 200 feet west of the center line of Colima Road, thence southwesterly along a line 200 feet westerly of, and parallel to, the center line of Colima Road to Hawes Street, thence northwesterly along Hawes Street to Mills Avenue, thence southwesterly along Mills Avenue to a point 100 feet northerly of Reis Street, thence northwesterly along a line 100 feet northerly of, and parallel to, Reis Street to a point 100 feet southerly of Gunn Avenue, thence northeasterly along a line 100 feet southerly of, and parallel to, Gunn Avenue to a point 500 feet distant, thence northwesterly 100 feet to Gunn Avenue, thence northeasterly along Gunn Avenue to Mulberry Drive, thence northwesterly along Mulberry Drive to Laurel Avenue, thence southwesterly along Laurel Avenue to Reis Street, thence northwesterly along Reis Street to Painter Avenue, thence southwesterly along Painter Avenue to Los Nietos Road, thence southeasterly along Los Nietos Road to Anaheim-Telegraph Road, thence west along Anaheim-Telegraph Road to a point midway between Laurel Avenue and Painter Avenue, thence south along a line midway between Laurel Avenue and Painter Avenue to Lakeland Road, thence west along Lakeland Road to Bloomfield Avenue, thence south along Bloomfield Avenue a distance of 600 feet, thence west along a line 600 feet south of, and parallel to, Lakeland Road to the Southern Pacific right of way, thence northeasterly along Southern Pacific right of way to Pioneer Boulevard, thence north along Pioneer Boulevard to Anaheim-Telegraph Road, thence southeasterly and easterly along Anaheim-Telegraph Road to Bloomfield Avenue, thence north along Bloomfield Avenue to the northeasterly boundary of the Santa Fe right of way, thence northwesterly along the northeasterly boundary of the Santa Fe right of way to Dice Road, thence northerly along Dice Road to the southeasterly boundary of the Southern Pacific right of way, thence northeasterly along the southeasterly boundary of the Southern Pacific right of way to the southerly extension of the east boundary of Lot 6, Tract 2329, thence north

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along the southern extension of the east boundary of Lot 6, Tract 2329, and the east boundary of Lot 6, Tract 2329, to Slauson Avenue, thence northeasterly along Slauson Avenue to Byron Road, thence north along Byron Road to Washington Boulevard, thence northwesterly along Washington Boulevard to Sorensen Avenue, thence northerly and northeasterly along Sorensen Avenue to Whittier Boulevard, the point of beginning.

ALSO THE FOLLOWING AREA:

Beginning at a point along Whittier Boulevard 200 feet southeasterly of the center line of Colima Road, thence southwesterly along a line 200 feet southeasterly of, and parallel to, the center line of Colima Road to Santa Fe Street, thence east along Santa Fe Street to Luitwieller Avenue, thence south along Luitwieller Avenue to Imperial Highway, thence east along Imperial Highway to Santa Gertrudes Avenue, thence north along Santa Gertrudes Avenue to Leffingwell Road, thence southwesterly along Leffingwell Road to Scott Avenue, thence north along Scott Avenue to Whittier Boulevard, thence northwesterly along Whittier Boulevard to a point 200 feet southeasterly of the center line of Colima Road, the point of beginning.

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DESCRIPTION OF SERVICE AREA
of
SAN GABRIEL VALLEY WATER COMPANY

All that property in the County of Los Angeles, State of California, described as follows:

Beginning at the crossing of the LA & SL Ry. (Santa Ana Branch) over the San Gabriel River, thence southwesterly along the San Gabriel River to the PE right of way, thence southeasterly along the PE right of way to eastern boundary of Tract No. 6068, thence southwesterly along the eastern boundary of Tract No. 6068 to McKinley Avenue, thence southeasterly along an extended line of McKinley Avenue to the SP right of way, thence northeasterly along the SP right of way to the southeast corner of Lot 6, Tract 2329, thence north along the east boundary of Lot 6, Tract No. 2329, to Slauson Avenue, thence northeasterly along Slauson Avenue to Byron Road, thence north along Byron Road to Washington Boulevard, thence northwesterly along Washington Boulevard to Sorensen Avenue, thence north and northeasterly along Sorensen Avenue to the southwesterly boundary of Tract No. 7880, thence northeasterly along the southwesterly boundary of Tracts Nos. 7880 and 10411 to Broadway, thence northwesterly, southwesterly, and northwesterly along the boundary of Lot B, Tract No. 2239, as recorded in M.B. 28-94 & 95, records of Los Angeles County, to Norwalk Boulevard, thence northeasterly along Norwalk Boulevard to Whittier Boulevard, thence northwesterly along Whittier Boulevard to Redman Avenue, thence northeasterly along Redman Avenue to the LA & SL right of way, thence northwesterly along the LA & SL right of way to the San Gabriel River, to the point of beginning.

