

ORIGINAL

Decision No. 67224

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

SOUTH HILLS PROFESSIONAL CENTER)
 a partnership,)
 Complainant,)
 vs.)
 SUBURBAN WATER SYSTEMS,)
 a corporation,)
 Defendant.)

Case No. 7876

(Filed April 14, 1964)
(Amended April 20, 1964)
(Answered May 7, 1964)

Munger, Tolles, Hills & Olson, by
Richard D. Esbenshade, for
complainant.
Walker Kannon, for defendant.
Jerry J. Levander, for the Commission staff.

O P I N I O N

Dr. David B. Thompson, a dentist and a partner in the South Hills Professional Center, seeks an order of the Commission that Suburban Water Systems furnish the complainant water service for its property from defendant's existing water main in Francisquito Avenue at no charge for a water main extension. The location of the Center in unincorporated territory of Los Angeles County south of West Covina is shown on the sketch, Exhibit A, attached to the complaint. Defendant proposes to require a subdivider's advance for construction in the amount of \$6,975 for the installation of an 8-inch main in the southeast side of Glendora Avenue. Such advance would be subject to refund.

Public hearing was held before Examiner Warner on May 11, 1964, at Los Angeles.

Complainant testified that his contractor's wife in November, 1963, had requested water service to the medical and dental center being constructed in the upper part of the "Y" formed by Francisquito Avenue and Glendora Avenue; she had made her request to defendant's new business representative and had been told that an advance of \$6,975 would be required; she had reported this to her husband, who had confirmed it and had reported it to complainant, who had requested service from defendant's existing main in Francisquito Avenue at the southwest property corner; upon being advised by defendant's representative of the required advance, he had filed an informal complaint with the Commission, and later had filed the instant complaint.

The record shows that the professional center is a 10-unit building under one roof, is not part of property proposed to be subdivided, and is not an organized commercial district. The 2½-inch service line from the service connection at Francisquito Avenue to the service entrance would be 144 feet in length, and would traverse the parking area. Complainant's contractor testified that all necessary construction permits were obtained and construction had been completed on the basis of a water service connection on Francisquito Avenue.

Defendant's executive vice president testified that its new business representative had informed him regarding the circumstances of the complaint and that, after informal complaint had been made to the Commission, defendant had re-estimated the required subdivider's advance on the basis of the installation of an 8-inch main southwest on Glendora Avenue to complainant's

property, instead of northeast. The cost of this installation and required advance would be \$3,800.

It was defendant's contention that County Fire Protection District requirements would, in turn, require the installation of the 8-inch main in Glendora Avenue, and the installation of three 6-inch fire hydrants on the southeast side of Glendora Avenue in order to provide 3,000 gpm at 20 psi residual pressure. The record shows, however, that the Los Angeles County Fire Department did not initiate the inquiry regarding fire protection for the property, and its estimates were based on future requirements of the area.

The record further shows that approximately 2,200 gpm of fire flow is available at a hydrant at the southeast corner of the Center across Francisquito Avenue, a 60-foot street.

Blacktopping of the Center's parking area and suite rental move-ins await disposition herein.

The Commission finds that complainant is a bona fide customer entitled to service as an individual under defendant's Rule No. 18-B and that such service should be made from defendant's existing 8-inch main in Francisquito Avenue at the southwest corner of complainant's property at no charge to complainant for such connection.

It is concluded that defendant should reasonably be ordered to provide complainant with water service pursuant to defendant's Rule No. 18-B.

Due to the pendency of completion of construction and

due to the imminence of move-ins, the public interest requires that the effective date of the order which follows shall be its date.

O R D E R

Suburban Water Systems shall forthwith install a service connection to the South Hills Professional Center at the southwest corner of the latter's property from the former's 8-inch main across Francisquito Avenue; such installation shall be made at no charge to the Center; such service connection shall be of adequate size; and defendant shall, within ten days, report in writing to the Commission its compliance herewith.

The effective date of this order shall be the date hereof.

Dated at San Francisco, California, this 19th day of May, 1964.

William B. Burns
President

George J. Thayer
Frederic B. Halbach

George J. Thayer
Frederic B. Halbach
Commissioners