

Decision No. 77981

ORIGINAL

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of )  
 DOMINGUEZ WATER CORPORATION for an )  
 Ex Parte Order Of Authorization )  
 to A) Perform An Agreement concerning )  
 Prior To Dedication Rights of And )  
 B) Surrendering Certain Existing )  
 Leases In Return For New Leases )  
 On More Favorable Terms. )

Application No. 52286  
(Filed November 5, 1970)

O P I N I O N

Dominguez Water Corporation, presently operating a public utility water system in the cities of Torrance, Los Angeles, Long Beach, Carson and Compton, requests authority to execute seven Grants of Easement, seven Quitclaim Deeds, three Surrender of Leases and three Leases.

On November 3, 1970, applicant and "Other Parties"<sup>1/</sup> executed certain agreements whereby applicant quitclaimed whatever prior-to-dedication rights it may have, as yet unexercised, in, on, upon, under and through the respective lands presently owned by the respective Other Parties, to lay mains and pipelines and maintain its water distribution system therein. In consideration thereof Grants of Easement were executed which confirmed previously exercised rights in the lands and granted perpetual easements and rights of way to applicant for water pipeline and water distribution purposes in

1/. 1. Carson Estate Company as the Trustee of the Dominguez Stockholders' Trust; 2. Carson Estate Company, a California Corporation; 3. Carson Estate Company and Watson Land Company as the general partners of "Dominguez Properties", a limited partnership; 4. Watson Land Company, a California corporation; 5. Watson Land Sales, a corporation; 6. Southern Pacific Company, a corporation; 7. New England Mutual Life Insurance Company, a corporation.

the lands specified therein. In addition thereto applicant surrendered three leases for well and reservoir sites in consideration for three new leases which extend the lease periods approximately 14 years beyond the expiration dates of the old leases at the same rentals.

It is alleged that the prior-to-dedication rights were established by a 1885 Decree of Partition and have resulted in a "clog" on the titles, which has resulted in "Other Parties" and/or their buyers having difficulty in obtaining loan commitments; the execution of said agreements will eliminate the problem and should result in a more rapid rate of development for the areas involved and more customers for applicant.

After consideration the Commission finds that execution of the proposed agreements would not be adverse to the public interest. A public hearing is not necessary.

O R D E R

IT IS ORDERED that Dominguez Water Corporation is authorized to execute the agreements as set forth in the application.

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

Dated at San Francisco, California, this 24th day of NOVEMBER, 1970.

[Signature]  
Chairman

[Signature]

[Signature]

[Signature]  
Commissioners