

Decision No. 80150

ORIGINAL

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the matter of the Application of  
SUPERIOR EQUITY OF CALIFORNIA, INC./  
TECHNI-LEISURE CORPORATION, a joint  
venture, for an extension of time  
under the terms of Decision No. 77187  
for completion of a line extension  
agreement for the RIVER LAKES (LAKE  
CALIFORNIA) SUBDIVISION.

Application No. 53273  
(Filed April 18, 1972)

OPINION AND ORDER

Applicant Superior Equity of California, Inc./Techni-Leisure Corporation seeks an extension of time within which to enter into an electric line extension agreement with Pacific Gas and Electric Company (PG&E) covering River Lakes Subdivision, also known as Lake California, in Tehama County.

Decision No. 77187, dated May 5, 1970, in Case No. 8993, required PG&E and all other electric utilities to amend their rules covering overhead extensions to serve subdivisions or tracts, housing projects and multi-family dwellings to provide:

"Not applicable to service within a new single-family and/or multi-family residential subdivision of five or more lots (subdivision)....unless a master plan, preliminary map or tentative map has been filed for the subdivision with the appropriate local authorities pursuant to the Subdivision Map Act on or prior to May 5, 1970, and where an agreement has been entered into with the utility for electric service prior to May 5, 1972."

Exhibit A, attached to the application, shows that the tentative map covering the River Lakes Subdivision was filed prior to May 5, 1970 by the original developer of this property, River Development Company. Applicant indicates that its present master plan, as depicted in Exhibit A, represents only revisions in minor details from the original plan.

Applicant has not, however, reached agreement with PG&E for overhead electric line extensions to serve the River Lakes Subdivision and may not be able to reach such an agreement by the deadline date of May 5, 1972.

Applicant acquired the subject real property under relatively depressed circumstances including interrupted construction and dissatisfied prior purchasers. Litigation by some of the prior customers has been resolved. These factors have required Applicant to spend inordinate time. The Applicant and PG&E have commenced active negotiations looking toward an agreement for overhead electric line extensions. Applicant has requested an extension of time until December 31, 1973 for application of the provisions of Decision No. 77187 to the River Lakes Subdivision.

Since the Applicant and PG&E have resolved all other matters leaving only an agreement to be entered into we believe an extension of time to December 31, 1972 is reasonable in this instance. To extend the time to December 31, 1973 would serve no useful purpose.

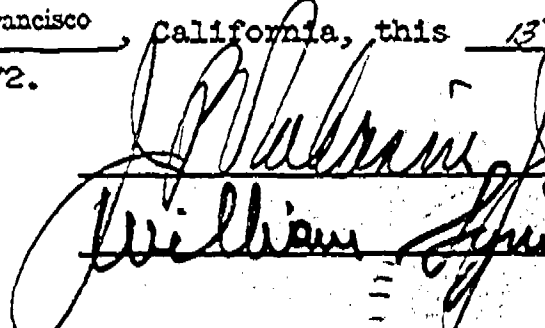


The Commission finds and concludes that it is appropriate under the circumstances herein above described to grant a reasonable extension of time for applicant and the PG&E to negotiate a mutually agreeable line extension contract for electric service to River Lakes Subdivision. A hearing on this application is not necessary.

IT IS ORDERED that:

1. The May 5, 1972 deadline in Rule 15 of Pacific Gas and Company (PG&E) for entering into an overhead electric line extension agreement with Superior Equity of California, Inc./Techni-Leisure Corporation, a joint venture for River Lakes Subdivision, also known as Lake California, shall be extended until December 31, 1972.

The effective date of this order is the date hereof.

Dated at San Francisco, California, this 13<sup>th</sup>  
day of JUNE, 1972.

  
Chairman  
  
Vernon L. Sturgeon  
  
Commissioners

Commissioner Thomas Moran, being necessarily absent, did not participate in the disposition of this proceeding.