

ORIGINAL

Decision No. 84946

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application
of SERENO DEL MAR WATER COMPANY,
a California corporation, for
authorization to extend service
area.

Application No. 55511
(Filed February 25, 1975)

Charles M. Giovanetti, Attorney at Law,
and John F. Cook, for applicant.
Charles H. Rhinehart, for C.O.A.A.S.T.,
protestant.
Eugene M. Lill, for the Commission staff.

O P I N I O N

By this application Sereno Del Mar Water Company seeks authority to extend water service to the proposed Gleason Beach Assessment District (District). Applicant was granted a certificate of public convenience and necessity on November 25, 1969 by Decision No. 76460. The service was subsequently extended by Decisions Nos. 78849 and 79946, and now the utility is committed to serve 167 lots occupying 158 acres in the Sereno Del Mar Subdivision (Subdivision). The utility and the area it serves are located approximately 3-1/2 miles north of the community of Bodega Bay in the Scotty Creek watershed. State Highway 1 is the Subdivision's western boundary. The proposed District is contiguous to applicant's service area, extending northerly on the west side of State Highway 1. The District consists of 30 lots of which 26 are developed.^{1/}

^{1/} The District actually contains 32 lots, however, two are of such configuration or location rendering them impractical for development.

Public hearing was held before Examiner Tanner in Santa Rosa on June 9, 1975 and the matter was submitted for decision.

The proposed extension of service was made at the request of the property owners in the District. The owners of the 30 lots in the District intend to form an assessment district to finance the construction of the water service extension. The expanded facilities would be transferred to the utility as a contribution in aid of construction.

A consulting engineer, engaged by applicant, testified that the mains are to be laid on the west side of the highway. Undergrounding of all utility services, including cable television lines, will be accomplished when the water mains are installed. All existing utility poles will be removed. A main drilled under the highway will connect the existing system. Plans for the undergrounding of utility services have been submitted to the county.

The existing water supply has been supplemented by a new well drilled and cased in June 1974. According to the engineer this well has an indicated yield of 2-1/4 gallon per minute (gpm). With the new well the system now has a total available yield of 47-3/4 gpm. According to the engineer, the 50,000-gallon storage now in use will provide adequate storage capacity for the expanded system. In addition to the new well the utility has 3 wells producing 6, 12, and 20 gpm. This supply is supplemented by diversion rights from Scotty Creek yielding 7-1/2 gpm. The engineer expressed the opinion that the new well's yield could reasonably be expected to increase after use and that with a large pump the production of the well yielding 20 gpm could be expected to increase.

A resident of the District testified in support of the application. He explained that, of the 26 homes in the District, 4 do not have water facilities, 6 or 7 exist on water hauled in by truck, and that only 1 or 2 have a water supply. The District is made up largely of part-time residents. At the present time 8 homes are occupied full time, and at least 18 homes are "substantial", ranging in current value from \$30,000 to \$100,000.

The witness pointed out that the undergrounding of utilities would permit the construction of a bicycle path, enhancing the area's appearance. He was of the opinion that such a path would contribute to safety as the highway is quite narrow at that point.

An associate utilities engineer of the Commission staff presented a report and recommendations. His report concluded that:

1. Additional sources of supply and storage must be provided to meet the fire protection and service standards of General Order No. 103^{2/} before any further expansion can be authorized. The source of supply should be at least 2-3/4 gpm with additional storage totaling at least 15,000 gallons.

2. The overall distribution system should be zoned to assure customers at higher elevations an adequate supply and pressure should heavy draw down occur at lower elevations due to high demand. The utility should prepare an engineering study and have this design incorporated into its overall distribution system.

3. Applicant should apply its main extension rule for extending its service into the proposed assessment district, to include provision of additional water supply and storage facilities, with refunds made directly to the property owners in the proposed assessment district.

^{2/} See Decision No. 84334 dated April 15, 1975, Case No. 9263, as amended.

The application was opposed by the California Organization to Acquire Accesses to Public Lands (C.C.A.A.S.T.). It was its view that the requested expansion could result in further development along the coast. It was recommended that any expansion should be limited to present residents. The application proposes no extension of service area other than to the District. Any further extension would be subject to prior approval of this Commission.

This application is the result of the efforts of the residents of the District to acquire a water supply. They have been working on the problem for over two years and have invested considerable money in effecting a solution. The record shows that the District has the resources to finance the proposed extension of water service.

Sereno Del Mar Subdivision and Gleason Beach are located in an area that enjoys a wide range of nature's desirable attributes, with one notable exception - water. There are adequate supplies to satisfy the 26 proposed users in the District and 32 developed lots in the Subdivision. However, there is no indication that the Subdivision will not continue to grow. The annual report for 1973^{3/}

^{3/} The annual report for 1974 due March 1, 1975 has not been filed as required by General Order No. 104-A.

shows 17 active and 1 inactive service connections. The record in this proceeding shows 32 customers receiving service, an increase of 78 percent in 18 months. The record establishes that the available supplies including pumping, storage, and treatment facilities exceeded slightly the minimum requirements for the existing service area when fully developed. We must, therefore, agree with our staff's evaluation.

Findings.

1. The fire protection and service standards of General Order No. 103 require an increased source of supply of at least 2-3/4 gpm and additional storage facilities of 15,000 gallons to meet the minimum water supply required by the present and proposed expanded service area.

2. The difference in elevations between the storage facilities and the proposed expanded service area requires a zoned distribution system to assure adequate pressure control and adequate supplies to all users.

After consideration it is concluded that:

1. Authority for further expansion be deferred pending development of additional water supplies and installation of storage facilities to meet the requirements of General Order No. 103, including fire protection.

2. Applicant prepare an engineering study for zoning utility's distribution system to assure customers at higher elevations of adequate supply and pressure and incorporate this zoning into the design of its overall distribution system.

3. Applicant apply its main extension rule in extending its service to the proposed assessment district, with refunds made directly to the property owners of the proposed assessment.

O R D E R

IT IS ORDERED that:

1. Sereno Del Mar Water Company shall have an engineering study prepared for zoning utility's distribution system to assure customers at higher elevations of adequate supply and pressure and incorporate zoning into the overall design of its distribution system.


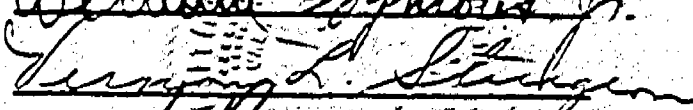


2. Authority to extend service to the Gleason Beach Assessment District shall be established by supplemental order, upon a showing by Sereno Del Mar Water Company, satisfactory to the Commission's staff, that it has developed, installed, and connected for operation water production facilities and storage which will meet the service standards and requirements of General Order No. 103, including fire protection. The overall distribution system will have incorporated into its design a zoned system which will assure customers at higher elevations adequate supply and pressure to meet periods of high draw down.

3. After a supplemental order by this Commission is issued which indicates that Sereno Del Mar Water Company has met the service standards of General Order No. 103, authority is granted to Sereno Del Mar Water Company to enter into main extension agreements with the proposed Gleason Beach Assessment District, near Bodega Bay, as delineated on the map attached to the application as Exhibit A, providing for development and construction of additional sources of water supply and of storage facilities.

4. Sereno Del Mar Water Company shall not extend facilities or offer to serve any area outside its present service area without first obtaining authority from this Commission.

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

Dated at San Francisco, California, this 30th
day of SEPTEMBER, 1975.

 President
William J. Squire Jr.


 Commissioners