

ORIGINAL

Decision 82 04 018 APR - 6 1982

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the Application of Perry A. Earl and Betty L. Earl, dba Perry A. Earl Developments Inc., a California corporation, for a deviation from General Order 103 fire flow requirements in the City of Ione, County of Amador, State of California.

Application 82-01-48
(Filed January 25, 1982)

O P I N I O N

By this application, Perry A. Earl Developments, Inc. (applicant) requests that we grant Pacific Gas and Electric Company (PG&E) and applicant a deviation from the fire flow requirements of General Order (GO) 103 for Subdivisions 1 and 2 of applicant's proposed Spring Creek residential development in the City of Ione.

Background

In Case 10733 filed April 17, 1979, applicant alleged that PG&E had failed to extend water service to 450 lots owned by it in Ione. Applicant requested that PG&E be ordered to supply water service to all of its lots in Ione. PG&E's position was that it would only extend to the 41 lots (Spring Creek 1 and 2) within its service area. Applicant had requested service to 450 lots that were in Ione, but all but 41 were outside of PG&E's service area. Further, PG&E estimated that applicant would have to pay about \$100,000 to get water to its 41 lots under the main extension rule. In Decision 92445 dated December 2, 1980 we denied the relief requested.

Application

Applicant requests that the deviation to the fire flow requirements of GO 103^{1/} be granted subject to PG&E being allowed to use its existing 6-inch main with a flow of 430 gpm.^{2/} Applicant further requests that the deviation be granted subject to applicant undertaking the following:

1. Install fire hydrants.
2. Install fire retardant roofs.
3. Install smoke detectors.
4. Install sprinklers in each living compartment.
5. Construct a second entrance to the development.

Applicant asserts that PG&E "would serve only 40 lots which are 'wholly or partially' within the presently existing treated water service boundary area...". Applicant also asserts that "it is economically feasible to build only 27 lots in Subdivision 1 at this time...". Applicant states that it would be required to advance \$82,551^{3/} to reinforce PG&E's main line and that this would add approximately \$3,000 to each of the 27 lots.

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- 1/ A minimum flow of 1,000 gpm for land use of 3 or more single-family residential units per acre (Land Use 4).
 - 2/ Flow from Water Supply Questionnaire data furnished to applicant by PG&E.
 - 3/ To provide 1,000 gpm at entrance to Subdivisions 1 and 2. The cost figure does not include the distribution system within the subdivisions.

Applicant states that there is a need for \$49,000 housing (900-1,160 sq. ft.) in Ione. Applicant also states that the PG&E advance is not economically feasible and that no other reliable source of treated water is available. Therefore, applicant is now seeking an affordable compromise. Applicant states that the sprinklers will cost \$500-\$600 per house.

The Fire Chief and the Mayor of the City of Ione, by letters dated October 29, 1981, accept without reservation the available fire flow of 440 gpm^{4/} from the existing water supply facilities. They further state that the City of Ione is requiring applicant to provide the following: "1. smoke detectors; 2. fire retardant roofs; 3. sprinklers installed to the specifications of the State Fire Marshall's 'residential sprinkler standards'; and 4. a second entrance to the subdivision." They state that enforcement of the above requirements will be via the local building permit and occupancy ordinances.

The State Fire Marshall by letter dated December 22, 1981, supports applicant's request for fire flow variance.

Applicant states that PG&E declined to assist it in filing for a deviation from the fire flow requirements of GO 103. By letter dated February 22, 1982, applicant mailed a copy of its application to PG&E. The application was noticed on the Commission's Daily Calendar of January 26, 1982. No protest has been received.

^{4/} Flow from Insurance Service Office Form Fire Flow Tests attached to application.

Findings of Fact

1. It is economically feasible to build only 27 lots out of the 40 lots that PG&E would serve at this time.

2. The City of Ione Fire Chief and Mayor, by letters dated October 29, 1981, accept without reservation the available fire flow from existing facilities.

3. A main extension advance to meet the 1,000 gpm fire flow requirement would cost \$82,551 and is not economically feasible.

4. The City of Ione will require applicant to provide smoke detectors, fire retardant roofs, sprinklers, and a second entrance to the subdivision. The city will enforce the requirements via building permit and occupancy ordinances.

5. The requested deviation to furnish water service from existing facilities is reasonable.

Conclusions of Law

1. Authority should be granted to PG&E and applicant to deviate from Section VIII.1.a. of CO 103 for furnishing water service to Spring Creek Subdivisions 1 and 2.

2. A public hearing is not necessary.

O R D E R

IT IS ORDERED that:

1. Pacific Gas and Electric Company (PG&E) and Perry A. Earl Developments, Inc. are authorized to deviate from the fire flow standards of General Order 103, Section VIII.1.a. and that PG&E may use its existing facilities to furnish water service to Perry A. Earl Development, Inc.'s Spring Creek Subdivisions 1 and 2 in the City of Ione.

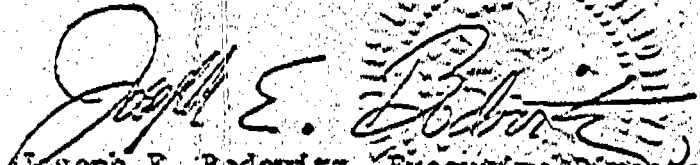
2. A copy of this decision shall be mailed to PG&E.

This order becomes effective 30 days from today.

Dated APR 6 1982, at San Francisco, California.

JOHN E. BRYSON
President
RICHARD D. GRAVELLE
LEONARD M. GRIMES, JR.
VICTOR CALVO
PRISCILLA C. CREW
Commissioners

I CERTIFY THAT THIS DECISION
WAS APPROVED BY THE ABOVE
COMMISSIONERS TODAY.


Joseph E. Bodovitz, Executive Director