

PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

U-4a

Copy for:

RESOLUTION NO. E-1929

Orig. and Copy  
to Executive Director

UTILITIES DIVISION  
BRANCH/SECTION: Electric  
DATE: July 22, 1981

R E S O L U T I O N

Director  
Numerical File  
Alphabetical File  
Accounting Officer

RETURN TO ELECTRIC BRANCH  
TARIFF UNIT

SUBJECT: E. M. Schaffran & Company, Orinda Senior Village - Request for Deviation From Rule 18 of Pacific Gas & Electric Company

By letter of June 18, 1981, E. M. Schaffran & Company (Applicant) submitted a request for master metering for a planned housing project, Orinda Senior Village, to contain 147 one-bedroom apartments for low-income elderly and handicapped senior citizens to be developed under a direct loan from HUD.

The Applicant is requesting exemption from the Commission Order in Decision No. 88651 dated April 4, 1978 (modified by Decision No. 88969) ordering separate metering by PG&E for each unit in new multi-unit residential facilities and instead desires master meter electric service for the following reasons:

- 1) There will be a central gas-fired heating plant for heating air and water. Gas will not be served to individual units.
- 2) The project will contain a central dining room where the main meal will be served at least five days a week, possibly seven and the main meal will be obligatory for all residents.
- 3) Each unit will have kitchen facilities consisting of an electric range, refrigerator, lights and small appliances.
- 4) There will be no air conditioning.
- 5) Applicant claims, from experience on similar projects, the typical household will be a single woman in her mid-seventies. The expected total occupancy is on the order of 170 persons.
- 6) Management of the project will encourage conservation. Residents will be reminded often of the effect of utility bills on total operating costs and subsequent rental rates.
- 7) The use of a master-meter would not have any adverse impact on conservation.

The Commission believes that separate metering of each unit should not be required because a separate bill for electric service would create an additional burden on these elderly citizens.

Resolution E. 1929  
July 22, 1981

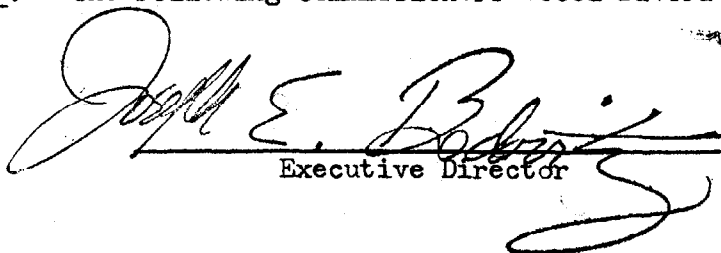
Page 2

This request is similar to the last Resolution No. E-1913 dated February 4, 1981 approving a master-metered project, as well as a number of other projects approved by this Commission.

IT IS ORDERED that Pacific Gas and Electric Company is authorized under Section 490 of the Public Utilities Code to provide service under the conditions reported in said letter and provide master-metered electric service under DM Schedule rates, effective July 22, 1981. The effective date of this Resolution is the date hereof.

I certify that this Resolution was introduced, approved and adopted at a regular conference of the Public Utilities Commission of the State of California on July 22, 1981. The following Commissioners voted favorably:

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

  
Executive Director