

PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

Copy for:

RESOLUTION NO. E-1939

Orig. and Copy
to Executive Director

UTILITIES DIVISION
BRANCH/SECTION: Electric
DATE: September 15, 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: Sierra Electric Company (Electrical Contractors), Serenity Tower (Herald Hotel) - Request for Deviation From Rule 18 of Pacific Gas and Electric Company

By letter of August 17, 1981, Sierra Electric Company (Applicant) submitted a request for master metering for a planned housing project, Serenity Tower located at 308 Ellis Street in San Francisco, to contain 72 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 therefore be master metered. Supplemental electric heaters will neither be needed nor permitted.
- 2) The project will contain a central dining room where the main meal will be served at least 5 days a week, possibly 7, and the main meal will be obligatory for all residents.
- 3) Each unit will have kitchen facilities consisting of an electric range and oven, refrigerator, garbage disposal, lights and various 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 70's. The expected total occupancy is on the order of 100 persons.
- 6) The specifications and the design, have been drawn up with energy conservation in mind to minimize heat loss during winter months and reduce heat intrusion during summer months.
- 7) Management will encourage conservation. Residents shall be reminded often of the effect of utility bills on total operating costs and subsequent rental rates.
- 8) The use of a master meter would not have any adverse impact on conservation.

ELECTRIC BRANCH
SEP 16 1981

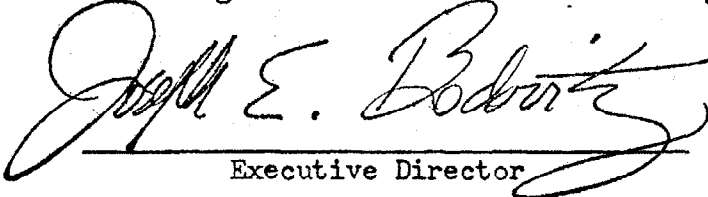
The staff of the Electric Branch believes that separate metering of each unit should not be required because the additional cost of approximately \$56,000 required to provide sub-meters would not result in a significant increase in conservation.

This request is similar to those granted in two recent Resolutions, Nos. E-1929 dated July 22, 1981 and G-2438 dated August 18, 1981. The Commission has previously permitted master metering for a number of similar projects.

IT IS ORDERED that Pacific Gas and Electric Company is authorized under Section 490 of the Public Utilities Code to provide service under DM Schedule rates to Applicant, effective September 15, 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 September 15, 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