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PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

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RESOLUTION E-1974

UTILITIES DIVISION

BRANCH: Rate Design and Economics

DATE: June 1, 1983

RETURN TO RATE DESIGN AND
ECONOMICS BRANCY, ROOM 5188

R E S O L U T I O N

THE BROTHERS OF ST. JOHN OF GOD, OWNER AND OPERATOR
OF THE PROPOSED GRANDA VILLAGE - A HOUSING PROJECT
FOR THE ELDERLY IN SALINAS, CALIFORNIA - REQUEST FOR
DEVIATION FROM RULE 18 OF PACIFIC GAS & ELECTRIC COMPANY

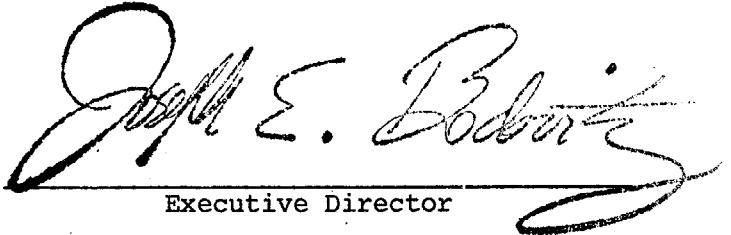
By letter dated April 19, 1983, Jerome Kasavan Associates, representing the Brothers of St. John of God (Applicant) submitted a request for master metering of a planned housing project, Granda Village, containing four buildings consisting of 72 units, one central facility building and one owner residence building. The proposed project will be for the Elderly and funded by the Brothers of St. John of God through a combination of loans, grants and donations. The facts are as follows:

1. The Applicant is requesting exemption from the Commission Order in Decision 88651 dated April 4, 1978 and subsequent modifying orders in Decisions 88969, 90062 and 93586 which required separate metering by PG&E for each unit in new multi-unit residential projects. The Applicant, instead, desires master meter electric service in each of his proposed buildings.
2. There will be a central gas-fired water heating plant for each building. Gas will not be served to individual units. Each unit will be heated by individually controlled radiant electric heaters.
3. The central facility building contains a dining room and complete kitchen facilities where the evening meal will be served, and each unit includes a separate kitchen equipped with electric range, oven, refrigerator and garbage disposal.
4. Because the buildings will be energy efficient with operable skylights functioning as passive solar devices for dissipating and absorbing heat, no conventional air conditioning system will be required.
5. If separate meters were installed, the cost would be approximately \$92,000 or about \$1,300 per unit.
6. The use of a master-meter for each building would not have an adverse impact on conservation.
7. This request is similar to that in Resolutions E-1929 dated July 22, 1981 and E1913 dated February 4, 1981 wherein the Commission approved master-metered projects.
8. The Commission finds that separate metering of each unit should not be required because additional costs and separate billing for electric service would cause a burden on the elderly occupants of the proposed project.

THEREFORE:

1. Authority is granted under Section 490 of the Public Utilities Code for Pacific Gas and Electric Company to provide service under the conditions indicated by the Applicant and to provide master-metered electric service under DM schedule rates.
2. The above letter shall be marked to show that it was approved for filing by Commission Resolution E-1974. This resolution is effective today.

I certify that this resolution was adopted by the Public Utilities Commission at its regular conference on June 1, 1983. The following Commissioners approved it:


Executive Director

LEONARD M. GRIMES, JR.
President
VICTOR CALVO
PRISCILLA C. GREW
DONALD VIAL
Commissioners