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PUC Allows Big Basin Water Company To Serve Galleon

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The state Public Utilities Commission Tuesday unanimously agreed to allow the Big Basin Water Co. to serve an area of the Galleon Heights housing development near Boulder Creek that's currently in the San Lorenzo Valley County Water District.

In their vote, commissioners also gave their seal of approval to a water service agreement entered into by the water company, Galleon developers, other developers in the area and a group of current customers of the Big Basin Water Co.

Under the agreement, Galleon developers and representatives of Nagilluc Inc., another development company building in the area, agreed to turn over a well to the water company and to make improvements to the water system which will guarantee adequate water for present and future customers.

The commission's vote Tuesday is a major step forward for Galleon Properties Inc., which plans to build 132 additional homes in the Galleon Heights development near the

Boulder Creek Country Club. The development presently consists of approximately 37 homes.

The commission's vote allows Big Basin Water Co. to serve the area where these 132 homes (units 2 and 3 of Galleon Heights) are planned.

The commission's decision is important to Galleon developers since, under conditions imposed by the county government, they must show proof of adequate water service to receive final building approval for both unit 2, consisting of 43 homes, and unit 3, consisting of 89 homes.

According to Marshall MacDonald of Galleon, the commission's vote Tuesday gives the developers this proof.

Galleon needs that especially for unit 2 since the tentative subdivision map for this unit expires June 24, unless the development company either meets all conditions or gets an extension on the tentative map.

County planner Marc Eymard, working on the Galleon Heights matter, was unavailable for comment today on whether Galleon is close to meeting all the conditions.

If all the conditions, including the one on adequate water service, aren't

met, the tentative map could expire and the development company could lose all the approvals it has received from the county.

Galleon developers have until August to meet all the conditions imposed by the county on unit 3 of the development.

In approving Big Basin Water Company's request to service the areas where units 2 and 3 will be built, the PUC overrode protests on this request made by the SLV Water District and the Local Agency Formation Commission.

SLV water directors weren't against having the water company serve the area, but only wanted the area deannexed from their district before the PUC approved Big Basin's request.

Water District directors feared that if Big Basin Water Co. were allowed to serve the area and the area still stayed within the district's jurisdiction, the district could be obligated in the future to serve the 132 proposed homes if Big Basin ran out of water.

A request by Galleon to deannex the area from the Water District will be considered by the Local Agency Formation Commission July 1.