BEFORE THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF CALIFORNIA

FILED
07-27-12
04:44 PM

Alfred Labrada, Complainant vs. Southern California Edison Company (U338E), Defendant	Case (C.)._____

C1207022

Complaint
(Rule 4.2)

COMPLAINANT	DEFENDANT
Alfred Labrada 180 Haflinger Road Norco CA 92860 T -951-403-5273 Email: labradaal@yahoo.com	**Southern California Edison Company (U338E)** Attn: Janet S. Combs, Esq., Sr. Attorney 2244 Walnut Grove Avenue Rosemead CA 91770-3714 T-626-302-1524 Email: Janet.combs@sce.com

586066 /586005 /584697/580662/577817/423658/417102

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

(A) **Alfred Labrada**

COMPLAINANT(S)
vs.

(B) **Southern California Edison**

DEFENDANT(S)
(Include Utility "U-Number", if known)

(for Commission use only)

(C)
Have you tried to resolve this matter informally with the Commission's Consumer Affairs staff?

YES NO

Has staff responded to your complaint?

YES NO

Did you appeal to the Consumer Affairs Manager?

YES NO

Do you have money on deposit with the Commission?

YES NO

Amount $ -0-

Is your service now disconnected?

- YES NO

COMPLAINT

(D)

The complaint of (Provide name, address and phone number for each complainant)

Name of Complainant(s)	Address	Daytime Phone Number
AL LABMOA	180 Hallinger Road, Novato, CA 94860	951-403-5273

respectfully shows that:

(E) Defendant(s) (Provide name, address and phone number for each defendant

Name of Defendant(s)	Address	Daytime Phone Number
SCE	2244 WALNUT GROVE AVE ROSEMEAD, CA 91770	626-302-0281
Louis Davis	24487 Prielipp Rd Wildomar, CA 92595	951-249-8468

(F)

Explain fully and clearly the details of your complaint. (Attach additional pages if necessary and any supporting documentation)

Southern California Edison (SCE) has demonstrated a pattern of disregard, negligence and lack of concern for my family's safety. SCE placed an above ground pad mounted transformer directly adjacent to my residential driveway just directly opposite from that box at the street side they placed a light standard. Several safety concerns arise from this. (1) The ingress/egress is several hampered to the driveway area. (2) Delivery vehicles have struck the pad mounted transformer on two occasions and after having reported this to SCE not action was taken to verify the condition and to ensure the box was in good order. (3) SCE has failed to maintain control of the box with rust and significant deterioration occurring. SCE has failed to maintain the box in. (4) SCE was made aware that the SCE installation manual in regards to the installation of a pad mounted transformer to be at least 30 inches from a residential driveway. If this 30 inch requirement cannot be met then a protective barrier should be added. SCE has suggested the installation of a bollard to protect the space between the driveway and the transformer but the bollard installation requires a distance of 3 feet from the bollard location to the transformer. SCE was made aware of this and has failed to take corrective actions. SCE has demonstrated a pattern of neglect and failure to ensure the safety of its customers when significant safety concerns are addressed.

(G) Scoping Memo Information (Rule 4.2(a))

(1) The proposed category for the Complaint is (check one):

CI adjudicatory (most complaints are adjudicatory unless they challenge the reasonableness of rates)

CI ratesetting (check this box if your complaint challenges the reasonableness of a rates)

(2) Are hearings needed, (are there facts in dispute)? YES NO

(3) CI Regular Complaint Expedited Complaint

(4) The issues to be considered are (Example: The utility should refund the overbilled amount of $78.00):

SCE has demonstrated a significant pattern of neglect in this instance. They have been made aware of the installation violations, safety concerns, deteriorating condition of the transformer and have failed to take action. It is requested that SCE move the pad mounted transformer from its current location to a safe location on the opposite side of complainant's yard at no expense to the homeowner. Additionally it is further requested that SCE move the light standard to its original planned location according to City plot plans and more importantly in a location where the light standard is protected from the risk of vehicular traffic.

(5) The proposed schedule for resolving the complaint within 12 months (if categorized as adjudicatory)

or 18 months (if categorized as ratesetting) is as follows:

Prehearing Conference: Approximately 30 to 40 days from the date of filing of the Complaint.
Hearing: Approximately 50 to 70 days from the date of filing of the Complaint.

Prehearing Conference (Example: 6/1/09):	August 9, 2012
Hearing (Example: 7/1/09)	September 6, 2012

Explain here if you propose a schedule different from the above guidelines.

N/A

(H)
Wherefore, complainant(s) request(s) an order: State clearly the exact relief desired. (Attach additional pages if necessary)

SCE has demonstrated a significant pattern of neglect in this instance. They have been made aware of the installation violations, safety concerns, deteriorating condition of the transformer and have failed to take action. It is requested that SCE move the pad mounted transformer from its current location to a safe location on the opposite side of complainant's yard at no expense to the homeowner. Additionally it is further requested that SCE move the light standard to its original planned location according to City plot plans and more importantly in a location where the light standard is protected from the risk of vehicular traffic.

OPTIONAL: I/we would like to receive the answer and other filings of the defendant(s) and information and notices from the Commission by electronic mail (e-mail). My/our e-mail address(es) is/are:

Labradaal EYAHOO.com

Dated Norco, (City). California, this 20 (date) day of June (month) 2012 (year)

Signature of each complainant

(MUST ALSO SIGN VERIFICATION AND PRIVACY NOTICE)

(K)
REPRESENTATIVE'S INFORMATION:
Provide name, address, telephone number, e-mail address (if consents to notifications by email), and signature of representative, if any.

Name of Representative:	
Address:	
Telephone Number:	
Email:	
Signature	

VERIFICATION
(For Individual or Partnerships)

I am (one of) the complainant(s) in the above-entitled matter; the statements in the foregoing document are true of my knowledge, except as to matters which are therein stated on information and belief, and as to those matters, I believe them to be true.

I declare under penalty of perjury that the foregoing is true and correct.

(L)

Executed on June 20, at Norco, CA, California
(date) (City)

(Complainant Signature)

VERIFICATION
(For a Corporation)

I am an officer of the complaining corporation herein, and am authorized to make this verification on its behalf. The statements in the foregoing document are true of my own knowledge, except as to the matters which are therein stated on information and belief; and as to those matters, I believe them to be true.

I declare under penalty of perjury that the foregoing is true and correct.

(M)

Executed on _____, at _____, California
(date) (City)

Signature of Officer _____ Title _____

(N) NUMBER OF COPIES NEEDED FOR FILING:

If you are filing your formal complaint on paper, then submit one (1) original, six (6) copies, plus one (1) copy for each named defendant. For example, if your formal complaint has one defendant, then you must submit a total of eight (8) copies (Rule 4.2(b)). If you are filing your formal complaint electronically (visit http://www.cpuc.ca.gov/PUC/efiling for additional details), then you are not required to mail paper copies.

(0) Mail paper copies to:

California Public Utilities Commission
Attn: Docket Office
505 Van Ness Avenue, Room 2001
San Francisco, CA 94102

PRIVACY NOTICE

This message is to inform you that the Docket Office of the California Public Utilities Commission ("CPUC") intends to file the above-referenced Formal Complaint electronically instead of in paper form as it was submitted.

Please Note: Whether or not your Formal Complaint is filed in paper form or electronically, Formal Complaints filed with the CPUC become a public record and may be posted on the CPUC's website. Therefore, any information you provide in the Formal Complaint, including, but not limited to, your name, address, city, state, zip code, telephone number, Email address and the facts of your case may be available on-line for later public viewing.

Having been so advised, the Undersigned hereby consents to the filing of the referenced complaint.

Signature _____ Date 6/20/17

ALFRED UBANDO
Print your name

Electrical Box Movement Meeting
180 Haflinger Road

Meeting Date: October 20, 2010

Present:
Al Labrada – Homeowner
Bryan Bergeson – Development Manager – Beazer Homes
Bill Thompson - Director of Public Works
Louis Davis – Region Manager Local Public Affairs Southern California Edison

Topic: The safety of the electrical box located at the west corner of the driveway of 180 Haflinger Road. The box was originally placed in its current position in 2003. The significant safety concern is the placement of the Electrical pad by Southern California Edison in its current position with approval from Beazer and the City of Norco. Approximately 5 months after the homeowner moved in a street light was placed on the opposite side of the electrical pad box. The Electrical box and the street light pole were placed along a driveway with no protection and with only 12 feet of clearance for ingress and egress placing a significant risk to the occupants of the residence during a natural emergency or other need for evacuation. The efforts to obtain resolution have been ongoing since 2004 with emails, photographs and requests to Edison, Beazer and City of Norco. Recently an email to senior management personnel at Southern California Edison facilitated a much overdue visit by the above personnel. The safety concerns are as follows:

- 12 foot space at the widest point for ingress and egress.
- Trash trucks routinely use the driveway as a turnaround point to exit the cul-de-sac.
- Lack of protection should a truck or vehicles have a loss of control and hit the box.
- Potential for high voltage electrocution for children playing on or near.
- High voltage arching from cars parked in driveway adjacent to box in the event of a malfunction or electrical storm.
- Lack of space for removal of vehicles or evacuation should the box experience an overload or explosion.
- Vehicles parked in the driveway do not meet the minimum 5 foot requirement for spacing between the box and the obstruction.
- Unprotected light pole on opposite side of street between adjacent home driveway and 180 Haflinger Road.

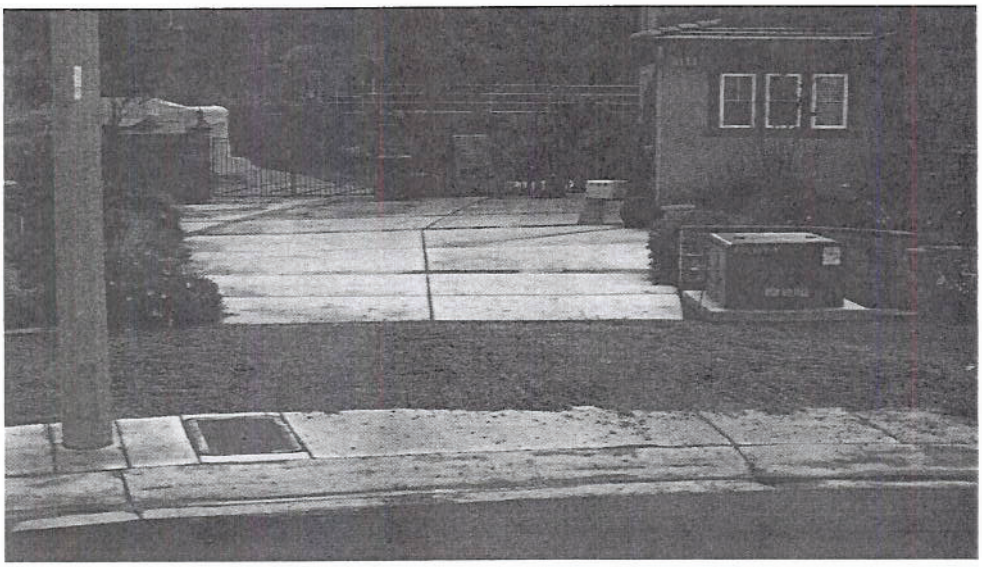
Recommended and discussed proposed optional resolutions.

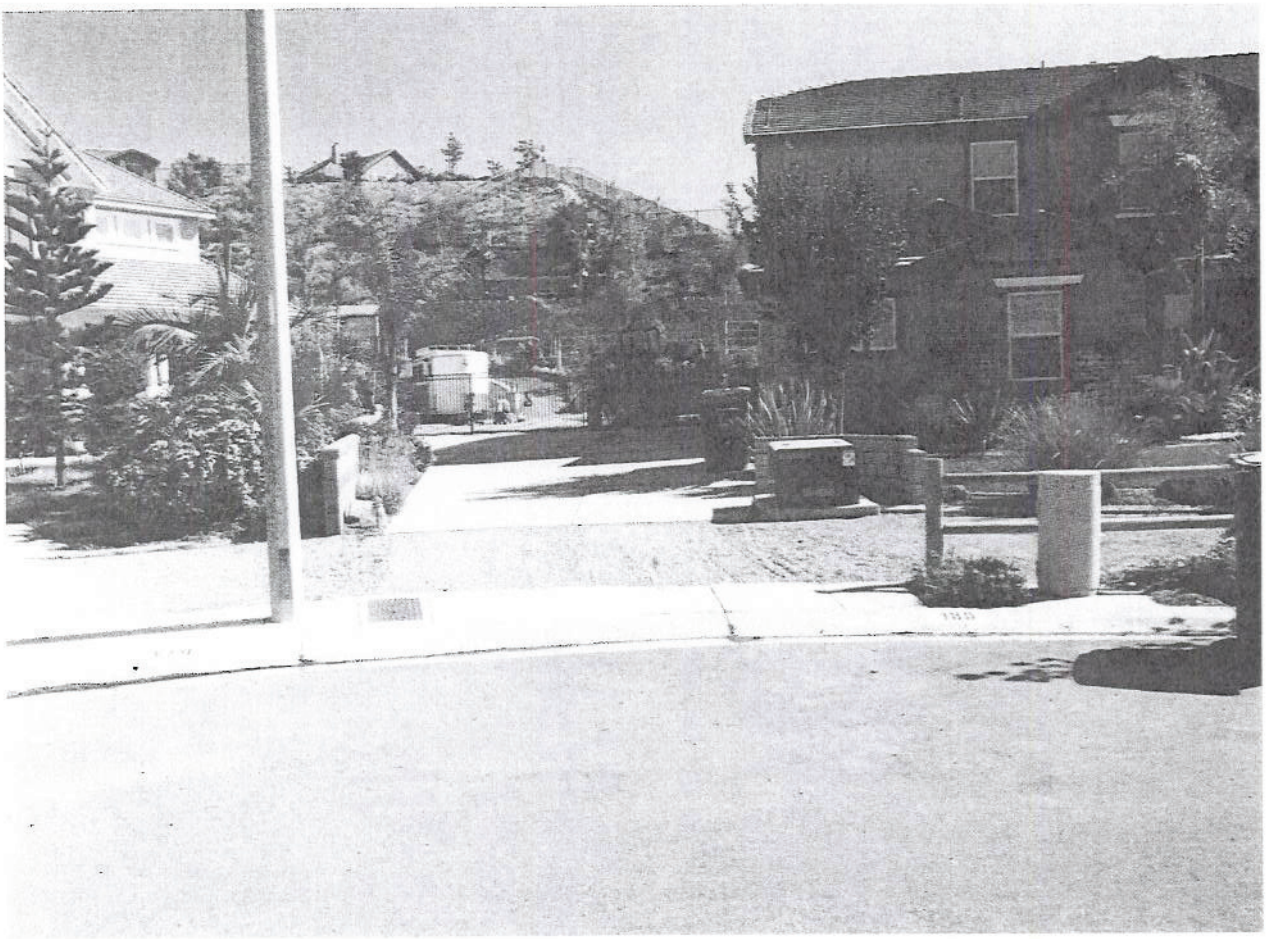
- Move Electrical Pad Box to opposite side of yard.
- Move box 12 to 18 inches away from driveway allowing the placement of a block wall between driveway and electrical box.
- Face access box towards home allowing a protective decorative block wall to be built behind electrical box along horse trail end.
- Move the electric light pole.
- Face box in a west direction allowing placement of a protective decorative wall behind box and along driveway.
- Move box 12 to 18 inches towards house allowing a protective decorative wall to be place between horse trail and box and also along driveway and box.
- Place fake rock cover to conceal the electrical pad box.

Thank you all for your time and as well all agreed this poses a significant risk to my family and pets. Please work with me on resolving this long going issue.

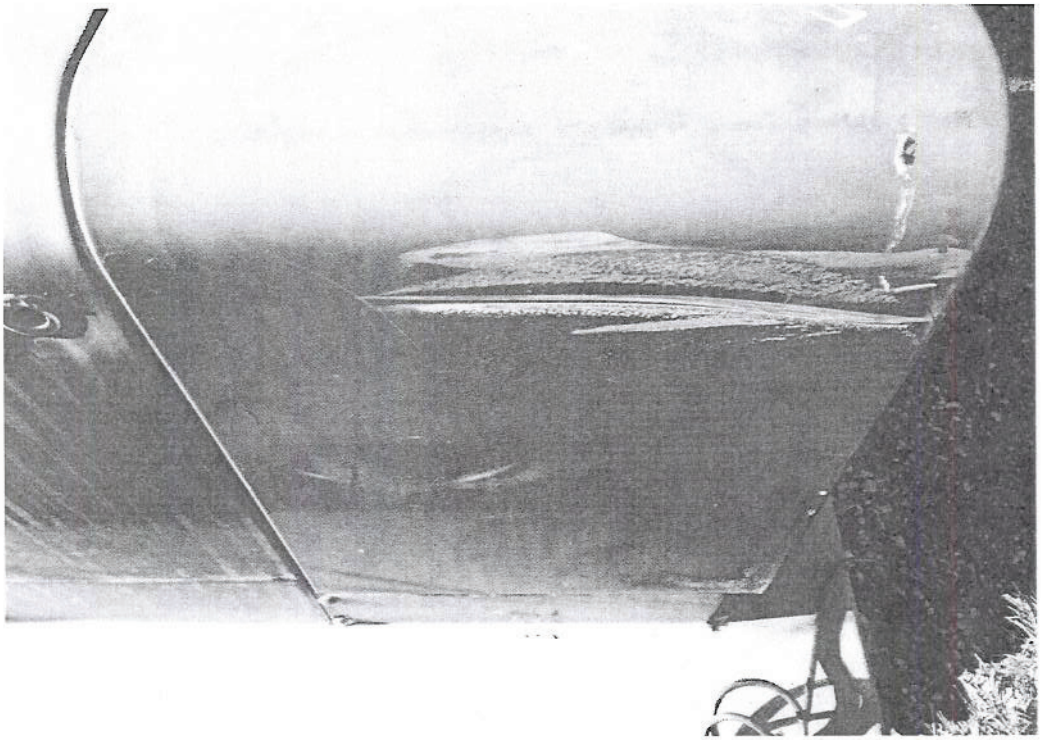
Sincerely,

Alfred Labrada
180 Haflinger Road
Norco, Ca 92860
(951) 279-8477

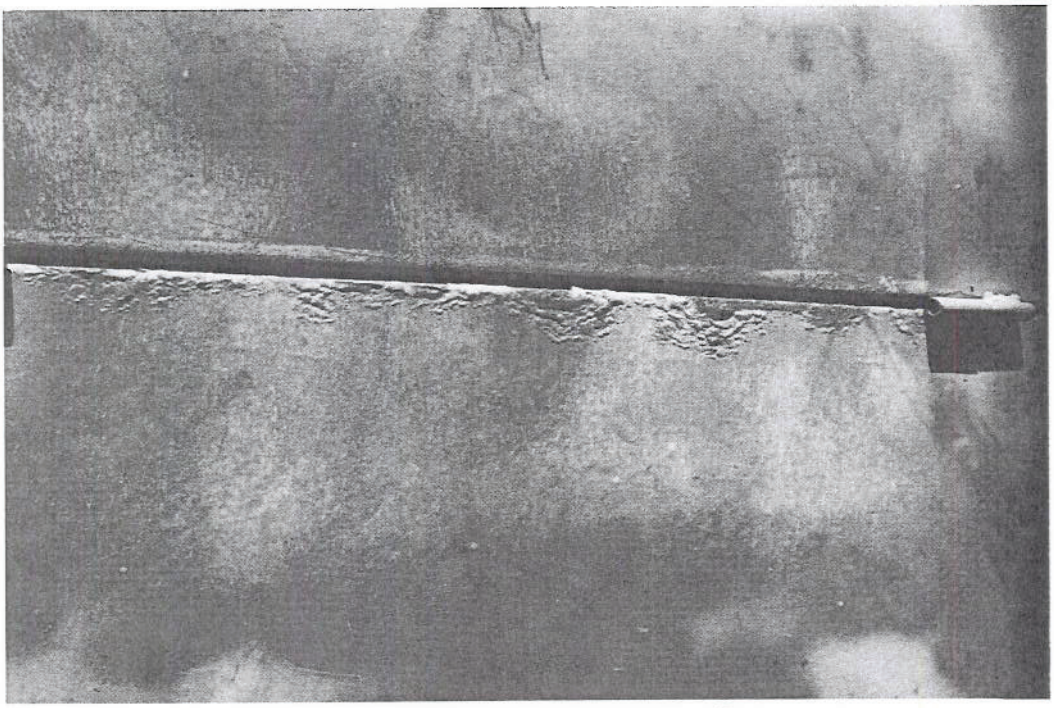




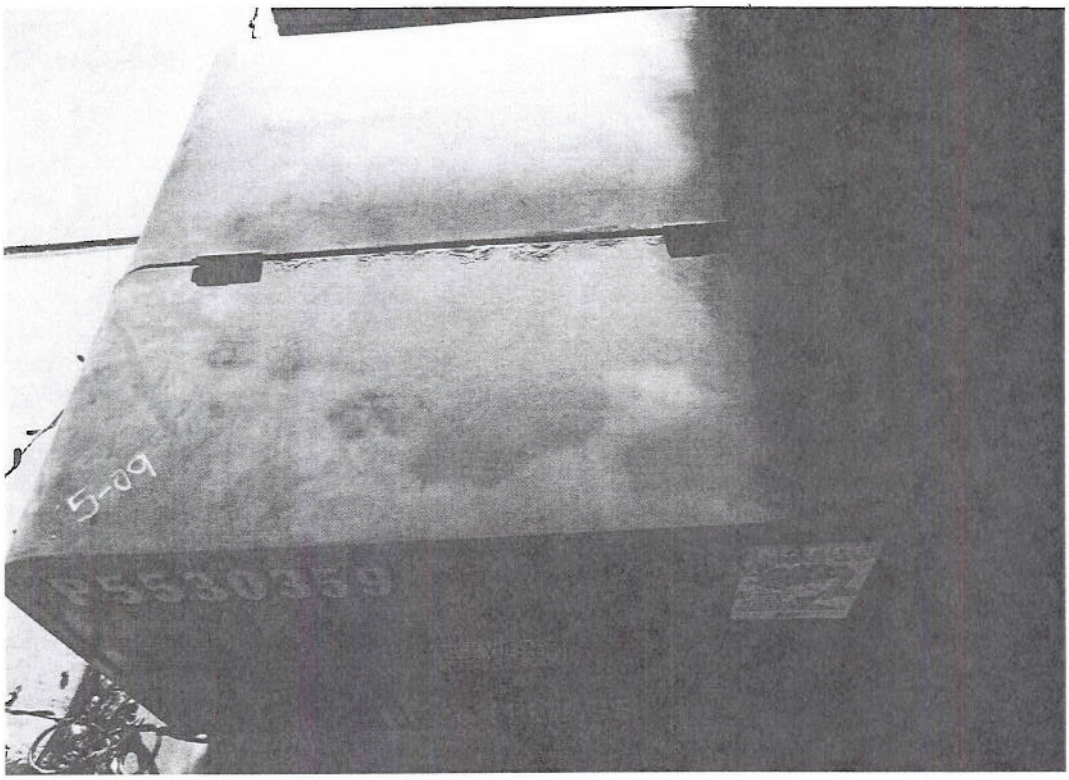
View depicting limited access space



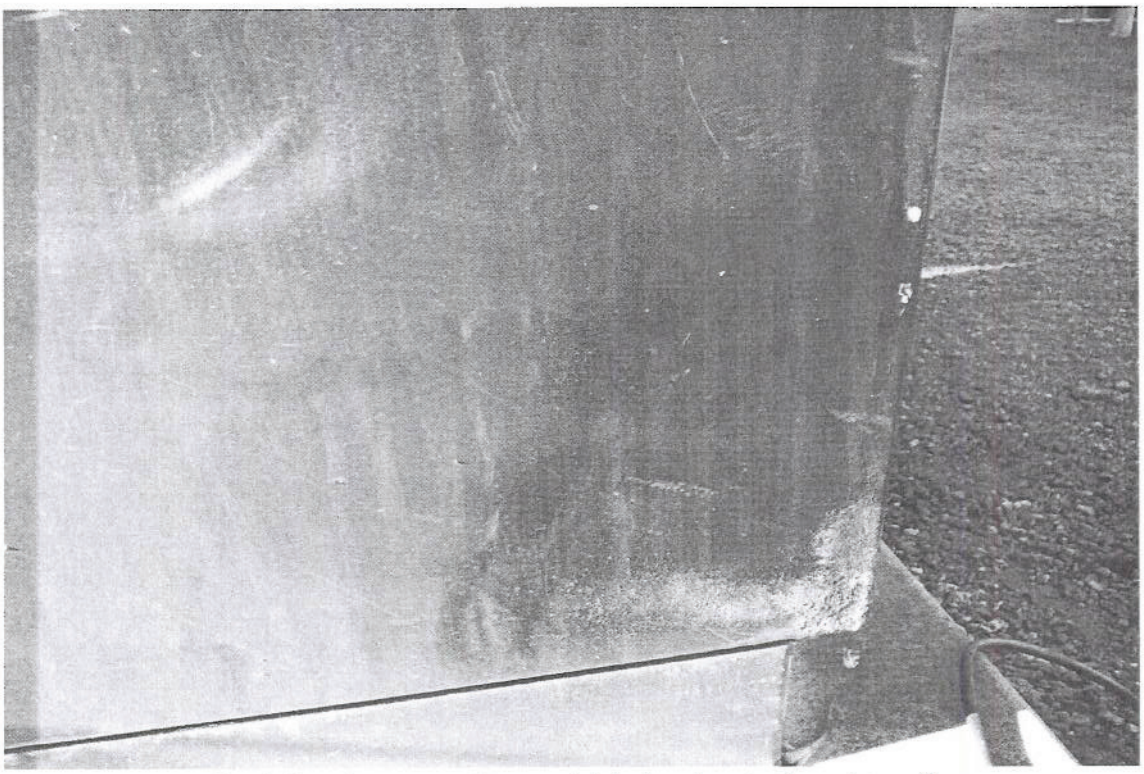
Damage by Recent impact by delivery vehicles



Poor condition of box minimizing safety

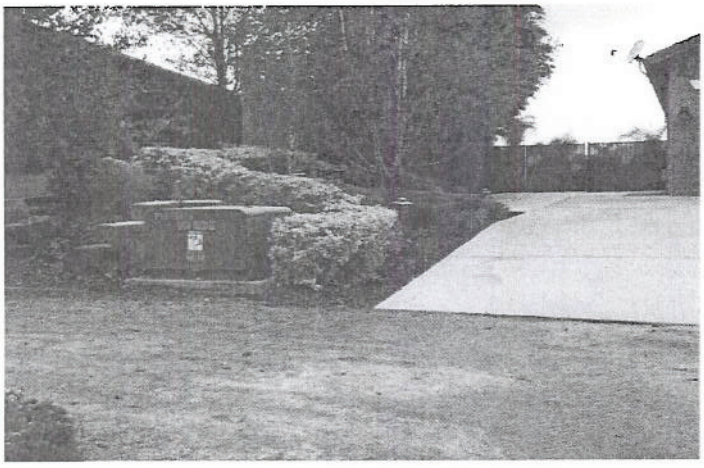


Poor maintenance of box demonstrating an eyesore

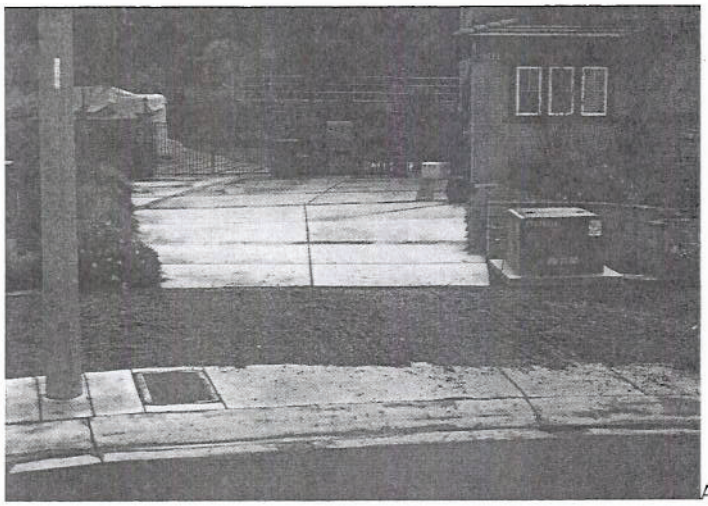


Band aid placed over rust issues which deteriorate the safety of box

Electric Pad Placement Comparison to 180 Haflinger Road



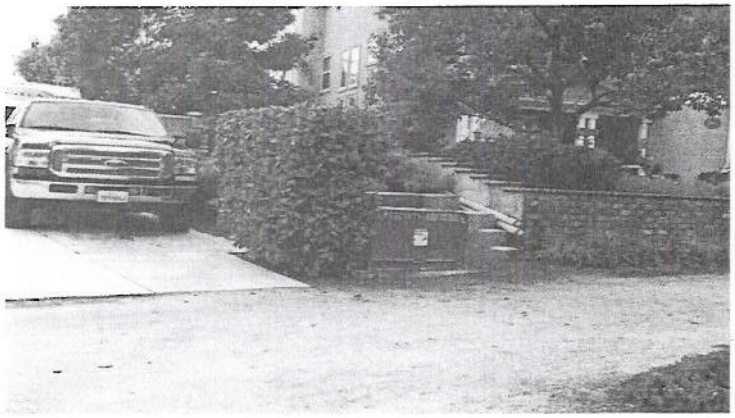
Sufficient Clearance and spaced away from Entry Area



180 Haflinger Road

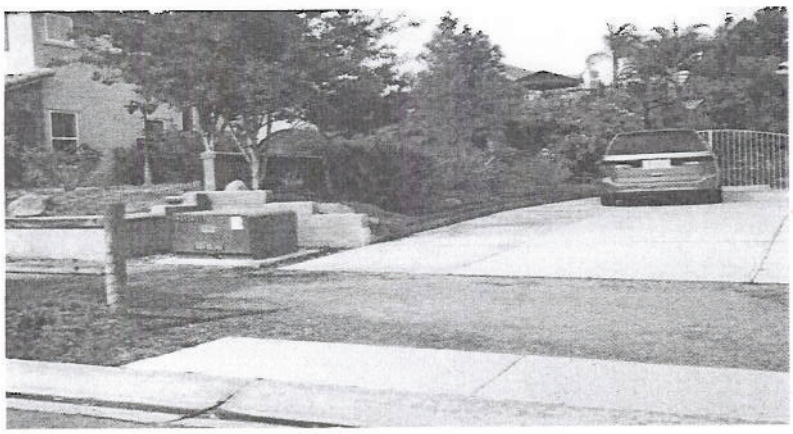
Note the unsafe proximity of high voltage access to egress route. In the event of a natural disaster, the ability to exit the driveway would be eliminated.

Angled in driveway area limited space due to post

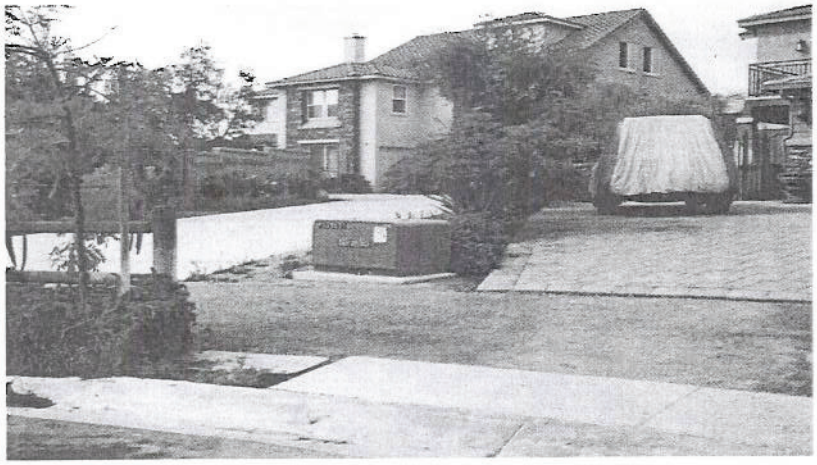


Placement away from Driveway

Sufficient clearance from Driveway



No angle in front of driveway



Close to driveway but not angled in the path of incoming vehicles.

180 Haflinger Road Norco ELECT RIC BOX TIME LINE

September 2003 – Labrada family looking at Beazer homes for purchase. Only 2 homes left on the current development next phase would be higher cost and longer wait. The sales representative that 180 Haflinger is final home on the phase just fell out of escrow.

During visit of home the electrical box is noted as an unsafe obstruction in the front of the house. Haberman advises that the planning was incorrect of the placement of the box and it would be moved prior to Beazer signing over the development to Norco.

A deposit is made for the purchase of the home.

February 2004– Labrada family moves in to new home. Haberman advises that the box will be moved prior to completion of Hidden Hills Estates.

June 2004 – City places an electrical pole on the opposite driveway further obstructing the driveway access.

Several inquires are made to the Beazer sales office during this period as to the date of the move for the box or the pole. Beazer unable to provide time frame.

April 2005 - Beazer sales office closed

April 2005- Kathy Acevedo sent email to determine status of the box. She advised that Jim Daniels will look into it and get back to me.

February 2006 – Contacted Beazer corporate advised to send the information request to Diane Woolem of Beazer regarding the electrical box. The photos and information are sent.

May 2006- Edison is contacted regarding the box.

2007 – I am serving on active duty and unable to follow up

July 2009 – request sent to Diane Woolem and Bill Thompson of Norco.

October 2010 – Meeting with City, Edison and Builder (Beazer) where a consensus is that Edison is responsible for the poor placement of the box.

Short of It

Edison, advises that the City Planning is responsible.

City of Norco advises Beazer is responsible

Beazer refuses to call me back regarding issue.

Electrical Box Movement Meeting Notes
180 Haflinger Road

Present:
Al Labrada – Homeowner
Bryan Bergeson – Development Manager – Beazer Homes
Bill Thompson - Director of Public Works
Louis Davis – Region Manager Local Public Affairs.

Topic: The safety of the electrical box located at the west corner of the driveway of 180 Haflinger Road. The box was originally placed in its current position in 2003. The significant safety concern is the placement of the curb by Edison in its current position with approval from Beazer and the City of Norco. Approximately 5 months after the homeowner moved in a street light was placed on the opposite side of the electrical pad box. The safety concerns are as follows:

- 12 foot space at the widest point for ingress and egress.
- Trash trucks routinely use the driveway as a turn around point to exit the cul-de-sac.
- Lack of protection should a truck or vehicle have a loss of control and hit the box.
- Potential for high voltage electrocution from children playing on or near.
- High voltage arching from cars parked in driveway adjacent to box in the event of a malfunction or electrical storm.
- Lack of space for removal of vehicles or evacuation should the box experience an overload or explosion.

Homeowner: Labrada provide an overview of the problem and a 3 page reference listing the timeline in addressing the problem and photos of similar boxes placed near driveways. Although the homeowner located 2 boxes with similar proximity to the driveway, it was noted that those driveways are between 20 and 30 feet in width and provide a significant cushion for correction during potential loss of control

Mr. Davis: Discussed the procedure in the planning and construction phase of Electrical work within the Beazer development. He advised that Edison provides the best placement the equipment to provide effective electrical service to the customers of Edison. The box in question provides electrical power to 5-7 homes and the placement is mathematically placed to provide better service to electrical customers. He stated that safety and minimum standards are ensured once the engineering is complete.

Edison would then submit the plans to Beazer and finally the City of Norco for approval prior to construction. Once the approval is complete the equipment is installed based on the approval from the City.

Mr. Davis stated that the electrical box in most likely hood would not explode during a natural disaster. He further stated that in most likely hood if a truck or vehicle struck the box it would most likely trip the breaker at the bottom of the hill causing the power to the 5-7 homes serviced by this box to lose power.

He further stated in regards to the children playing on the box his suggestion as he used his example from his children that the homeowner admonish the kids from playing on it to avoid any electrocution danger.

The homeowner recommended movement of the box to the opposite end of the yard where it would not be in the path of the driveway cars and would limit exposure to impact. Mr. Davis stated that a move of the equipment would cost between $15,000 and $25,000 and Edison would not incur the cost.

Mr. Bergeson: Is the development manager for Beazer and acknowledged his involvement in the planning and approval process of this Beazer development. Bergeson stated that Joanne Haberman who previously worked the sales office is no longer employed by Beazer.

He stated that Beazer homes is reliant on Edison to ensure the placement of the equipment and safety of work is consistent with State standards. He stated that Beazer would review the plans for placement of equipment and the standards of such equipment are reviewed and to ensure they are within the proper safety code.

When asked by the homeowner if efforts were put in place by Beazer to check on the safety of those installations he acknowledged that the final months of this phase was hectic and "things were all over the place". Mr. Bergeson did not identify any further efforts to identify safety concerns as related to the installation of equipment and stated that responsibility falls on the installer of the equipment being put in. Bergeson acknowledged that the driveway was very narrow and watched as Bill Thompson (Director of public Works) measured the 12 foot narrow distance from electrical box to light pole.

Bergeson also acknowledged that the street light pole was put in after the street and curbing due to the difference in the concrete line.

Mr. Bill Thompson: Acknowledged that the proximity of the electric box to the driveway and access to the driveway was unusual but met standards of the State for this type of equipment. He also acknowledged that the light was put in after the street and curbing.

Mr. Thompson defaulted to Edison and said he would consider the recommendations of Edison.

Mr. Davis at approximately 1605 hours stated he had to leave to another meeting and would follow up with me at a later time. He suggested the homeowner continue discussions with Beazer and the City to try and find a resolution.

Mr. Thompson and Mr. Bergeson remained at the house and acknowledged that something can be done. They both suggested that Edison should be able to move the box even if only a short distance and just sufficient to put a block wall between the driveway and the electrical box. They both acknowledged that they would continue to discuss wit with me and would assist in trying to find a resolution.

Email tracking of correspondence with the following:

- ***Louis Davis SCE***
- ***City of Norco***
- ***Southern California Edison***
- ***Beazer Homes***

The email tracking demonstrates a consistent effort to resolve the issue.

FROM:

- Al Labrada

TO:

- Louis.Davis@sce.com

Message flagged
Thursday, January 26, 2012 12:36 PM

Hello Mr Davis I hope all is well with you. I had previously sent you a recommendation regarding the use of Capital project improvements through the public utilities commission. Has that been considered as an option and would this be a viable solution to the effort of finding a reasonable solution to my ongoing situation.

This may be a great opportunity for Edison to utilize the Capital project improvements instead of maintenance project funds to repair or replace this box. Making it a capital project effort through the public utilities commission would be a win win for all since Edison may profit from this and can be seen as a major improvement for a community.

I urge you to perhaps look at one of these fake rocks as an option to prevent long term reoccurring problems with the large electrical box.

As always thank you in advance for your understanding.

From: "Louis.Davis@sce.com" <Louis.Davis@sce.com>
To: Al Labrada <labradaal@yahoo.com>
Sent: Saturday, January 7, 2012 6:04 PM
Subject: Re: photos

The only alternative I still have available is the ballard.
From: Al Labrada [labradaal@yahoo.com]
Sent: 01/07/2012 02:31 PM PST

To: Louis Davis
Subject: Re: photos

Thank you sir do we have any alternatives for the box?

Sent from my iPhone

On Jan 7, 2012, at 1:33 PM, Louis.Davis@sce.com wrote:

Afternoon Mr. Labrada. Yes, did receive the photos. Really appreciate you sending them over. If you are available, I would like to call upon you on Tuesday of next week to finalize the streetlight relocation.

Also thanks for your kind thoughts regarding the resent tragedy involving Edison personnel. The company is still working its way through all the collateral issues.

Best,

Louis Davis
Region Manager
Local Public Affairs
Southern California Edison
951 505-9097

From: Al Labrada [labradaal@yahoo.com]
Sent: 01/06/2012 10:49 PM PST
To: Louis Davis
Subject: Re: photos

Hello Mr. Davis hope all is well with you. I am sorry to hear abou the recent tragedy at your Irwindale site. I sent the emails on December 10th with the photos of the issues related to the box. I just wanted to confirm that your recieved the photo's. If you can let me know that would be appreicated.

Al Labrada

From: Al Labrada <labradaal@yahoo.com>
To: "louis.davis@sce.com" <louis.davis@sce.com>
Sent: Saturday, December 10, 2011 9:37 AM
Subject: photos

Mr. Davis it was good seeing you recenlty and hope all is well. I am resending the photos. I sent the others through my wifes email, so I hope you get these new photos. As you can see the photos depict several issues. The first being the white impact marks, although we were uncertain who struck it we believe it was the feed delivery truck that struck the box. The others shows the deterioration of the box, rust and severe cracking. Most recently we have have new families move into the neighborhood. I have warned several of the kids about jumping on the box. The hinges as you can see are very rusted and I am concerned about the safety of the box with kids jumping on it. It appears that the kids find it an easy play box because it lies adjacent to the dirveway. As the other kids ride bikes and scooters along the driveway the other kids cheer on jumping on the box.

I hope this new information helps, please let me know if I can be of further assistance. Thank you and Happy Holidays

FROM:

- Al Labrada

TO:

- louis.davis@sce.com

Message flagged
Tuesday, July 26, 2011 2:14 PM

Mr. Davis thank you for your continued support in solving this 7 year hassle. As per our conversation, I remain concerned about leaving the rusting, spotted and large box without either covering it or moving it. The pole move is still a very positive step but I remain concerned that now with the box rusting away it will become more unstable or unsafe. The patching paint jobs do not appear to be stopping the rust from forming around the edge areas. As I mentioned although I make every effort to keep the neighborhood kids from jumping on the box I am however unable to monitor it at all times. I remain concerned about the long term stability of the box as well as the risk of arched electrocution from the deteriorating box.

Although i understand your explanation of the special order item from other developments but would like you to please make an effort to find a long term solution. The bollard is also a good direction we are moving in but still does not solve the problem of the danger of the box. I have looked on line and found some cities utilizing a fake rock cover that is composite made and may be sturdy yet would not conduct electricity in the event of an accident.

This may be a great opportunity for Edison to utilize the Capital project improvements instead of maintenance project funds to repair or replace this box. Making it a capital project effort through the public utilities commission would be a win win for all since Edison may profit from this and can be seen as a major improvement for a community.

I urge you to perhaps look at one of these fake rocks as an option to prevent long term reoccurring problems with the large electrical box.

As always thank you in advance for your understanding.

Al Labrada 951 403 5273

ELECTRICAL BOX

Thursday, February 10, 2011 1:49 PM

From:

"Al and Jen Labrada" <aljenlabrada@sbcglobal.net>
View contact details

To:

louis.davis@sce.com

Mr. Davis hope all is well. I am sure you are extremely busy with the recent incidents that occured in San Bernardino. Unfortuanely, that situation although different type of equipment increased my concern as to the true safety of the green electrical box in and around not only the cars parked adjacent to it but the kids playing on or near the box. Although, I make every effort to keep the kids off of the box it sill concerns me that it is untested safety of these items in such close proximity to people and parked vehicles.
We had discussed a written agreement regarding the post movement but would like to finalize the green box situation before we get any agreement on the post. I just want to make sure the green box does not fall through the cracks.

Thank you for you understanding.
I just left a message on your cell feel free to call me at home 951 279-8477.

Hello Councilman Bash hope all is well. I Had a meeting on October 20th with Bill Thompson, Louis Davis and Bryan Bergeron from Beazer. Everyone acknowledged that I have an issue to deal regarding teh placement of the electrical box but no one took the lead to resolve or come up with any reasonable solutions. Louis had to leave to a meeting and told me he would ge back to me but has failed to do so since the 20th of October. I have emailed him twice with no respoonse. During the meeting he asked why I bring this issue up 6 years later, however I gave him a copy of the timeline and chain of emails that went unanswered. It appears they may be on that path again so I will continue my documentation of my efforts through emails. I have a attached a short synposis of our meeting that was also sent to the 3 that met with me. Thanks again. Al

Al and Jen Labrada

--- On **Mon, 11/15/10, Kevin Bash <*kbash@ci.norco.ca.us*>** wrote:

From: Kevin Bash <kbash@ci.norco.ca.us>
Subject: Re: ELECTRICAL BOX
To: aljenlabrada@sbcglobal.net
Date: Monday, November 15, 2010, 6:05 AM

Hi,

I was not aware you were speaking with Louis, how can I assist here? I had thought this resolved.

Kevin

>>> Al and Jen Labrada 11/14/10 4:18 PM >>>

Gentlemen this is a follow up email from my October 23rd email regarding the electrical box located at 180 Haflinger Road in Norco. I have yet to receive any calls from anyone else on this since our October 20th meeting.

As asked in our October 20, 2010 meeting as to why it has been six years with no resolution. The answer as in this case, is that after making the concerns known no action is taken.

I asked that you look at this unsafe situation that my family has to drive by every day coming into our home and help me find a resolution. Please do not let the safety and concerns of my family go unresolved.

Al and Jen Labrada

From: "Bryan Bergeron" <bbergero@beazer.com>
Add sender to Contacts

To: Louis.Davis@sce.com

Cc: aljenlabrada@sbcglobal.net, BTHOMPSON@ci.norco.ca.us

Bill / Al,

Does that work for you?

From: Louis.Davis@sce.com [mailto:Louis.Davis@sce.com]
Sent: Wednesday, October 20, 2010 11:46 AM
To: Bryan Bergeron
Cc: aljenlabrada@sbcglobal.net; BTHOMPSON@ci.norco.ca.us
Subject: RE: 180 Haflinger Road

Bryan,

Is it possible to meet him at 3:00 PM? I have a meeting in Desert Center that I have to attend.

Louis B. Davis
Region Manager Local Public Affairs
Southern California Edison
Wildomar Service Center
(951) 249- 8468 Office,

(951) 505-9097 Cell
19468 PAX

From: Bryan Bergeron <bbergero@beazer.com>
To: <Louis.Davis@sce.com>
Cc: <BTHOMPSON@ci.norco.ca.us>, <aljenlabrada@sbcglobal.net>
Date: 10/20/2010 11:43 AM
Subject: RE: 180 Haflinger Road

Louis,

I have not received a response from you. Can you please let me know if you will be able to make the meeting today at 3:30? I would like to give Mr. Labrada an answer as soon as possible.

Thank you,

Bryan Bergeron
Development Manager
Beazer Homes - Southern California Division
1800 Imperial Hwy, Suite 200
Brea, Ca. 92821
(714) 672-7028 direct
(714) 720-6304 cell
(866) 823-7480 fax
bbergero@beazer.com

From: Bryan Bergeron
Sent: Monday, October 18, 2010 1:18 PM
To: 'Louis.Davis@sce.com'
Cc: 'BTHOMPSON@ci.norco.ca.us'
Subject: 180 Haflinger Road

Louis,

Please let me know if you are able to meet Wednesday at 3:30 at Mr. Labrada residence?

Thank you,

Bryan Bergeron
Development Manager
Beazer Homes - Southern California Division
1800 Imperial Hwy, Suite 200
Brea, Ca. 92821
(714) 672-7028 direct
(714) 720-6304 cell
(866) 823-7480 fax
bbergero@beazer.com

Email to Edison Executives

From: Al and Jen Labrada <aljenlabrada@sbcglobal.net>
Subject: 180 HAFLINGER ROAD
To: hal.conklin@sce.com, lynda.zigler@sce.com
Cc: kazevedo@ci.norco.ca.us, "Malcolm Miller" <mmiller@ci.norco.ca.us>, kbash@ci.norco.ca.us, Raymond.Hicks@SCE.com, Anthony.Aguilar@SCE.com, DWoolem@beazer.com, spatron@maklawyers.com
Date: Wednesday, September 8, 2010, 12:57 PM

Dear Ms. Zigler and Mr. Conklin,

This email is my last ditch effort to address a serious safety concern that has been unresolved for the last 6 years.

I purchased our new home February 2004 during the purchase process I noticed the placement of the pad mount transformer box to the front of our home. I addressed this issue with Joan Haberman of Beazer homes who in an effort to close the sale advised me the box had been placed on accident and would be moved prior to the transfer of rights to the City. Unfortunately, this was not in writing and Beazer homes not only failed to move the box but have refused to call and speak to me regarding this.

As you can see in the photos this transformer was placed adjacent to our driveway placing the safety of anyone driving near the box at risk. Then to make the situation even more unsafe several months after I moved my family in, a light pole was installed directly opposite from the transformer box. In my case I live on a small cul-de-sac that when filled with cars leaves little room for cars let alone trucks to make a turn without using my dirveway as a back up lane to make room for a turn. I have had close calls with trash trucks and landscape trucks backing into my driveway to turn almost colliding with the transformer box or the light pole.

I have had several concerns about the lack of safety planning when this box was placed adjacent to the driveway. The truth of the matter is that I do not have any kind of route of escape in the event this box is hit and or an electrical fire is started as a result of damage or explosion. This driveway is the only way out of my property. In the event of a fire or explosion I would have no other means to evacuate my family and large horses since the driveway is the only route afforded to me to drive out from the garage.

Additionally as you may be able to see from the photographs I have a steep hill on 3 sides of my property which would not allow for any type of emergency escape from the back yard.

I have looked at numerous other pad mounted transformers throughout this and other neighborhoods and have discovered that the one located in my front yard is the only one that is adjacent to the driveway. All the others are placed away from driveways and walksways and are protected from vehicle traffic by either fencing or with an adjacent enclosure that still allows access by SCE yet would not allow a vehicle to collide with it. My front yard has several other areas away from the hazards of the driveway that would be more appropriate and safer for this box. Additionally, a flushed mounted in ground box would also provided significant improvement in safety and provided the recommended clearance from the box to humans and vehicles. Currently the transformer sits within the area my 4 year old son utilizes to play and poses a significant danger to him and any other children playing within the vicinity of this transformer.

I have exhausted all levels to try to obtain a resolution to this from Beazer Homes, City of Norco and SCE with no success. I am turning to your assistance to resolve this issue in movement of the box and or modification to a flush mount in ground transformer. Mr. Raymond Hicks from SCE responded with a potential cost to me the homeowner. Unfortunately, this placement was a cooperative effort in the plannning and approval by the builder, SCE and the City of Norco. Although, in this case no one will accept responsibility for the poor planning in this. My family continues to deal with the fear of the dangers from this high voltage transformer being potentially a blocking force for my families safe escape during an emergency.
I appreciate any assistance in this matter.

I have attached the final responses from those I have asked for assistance in this unsafe situation.

Thank you,

Al Labrada
180 Haflinger Road
Norco, Ca 92860
(951) 279-8477

Emails to Builder

Beazer Homes
A HIGHER MEASURE OF HOME

Dear Jennifer LaBrada:

Thank you for contacting Beazer Homes. We appreciate you taking the time to submit your concerns. We understand your frustrations, and by way of this message, we have copied the appropriate Division Ambassador who will contact you to address your concerns. Thanks, and we appreciate your patience on this matter.

THANK YOU FROM THE BEAZER HOMES

NEW HOME CONTACT CENTER

WWW.BEAZER.COM

9/22/2010
Beazer.com Warranty Request
Hello,

A new warranty request has been received from beazer.com at 9/23/2010 12:13:50 AM.

Details of the request follow below.

Property location:
Inland Empire, CA

Customer:
First name: Al
Last name: Labrada

Address:
180 Haflinger Road
Norco, CA 92860

Phone:
(951) 279-8477

Mobile Phone:

Email:
aljenlabrada@sbcglobal.net

Community (as entered by customer):
Hidden Hills

Lot number:

Home ID: