

**BEFORE THE WASHINGTON  
UTILITIES AND TRANSPORTATION COMMISSION**

In the Matter of the Application of  
SUNRISE ACRES WATER  
SERVICES, LLC,  
Applicant,

For the Sale and Transfer of Assets to  
GREAT BASIN WATER CO  
SUNRISE LLC

DOCKET UW-210019

ORDER 01

APPROVING APPLICATION FOR  
SALE AND TRANSFER OF ASSETS  
AND ADOPTING TARIFF

**BACKGROUND**

- 1 On January 8, 2021, Great Basin Water Co Sunrise LLC (Great Basin - Sunrise) filed with the Washington Utilities and Transportation Commission (Commission) an application for sale and transfer of assets pursuant to the provisions of Title 80.12 RCW (Application).
- 2 Great Basin - Sunrise is purchasing the assets of Sunrise Acres Water Services, LLC (Sunrise Acres or Company; collectively with Great Basin - Sunrise, Companies). Sunrise Acres serves 39 customers near Benton City in Benton County. The Company's system is known as Sunrise Acres (DOH ID# 85630 H).
- 3 Great Basin - Sunrise explains several benefits of the sale and transfer of assets. First, Great Basin - Sunrise desires to own and operate water systems on an ongoing basis and Sunrise Acres' current owners no longer desire to own and operate the water system. Second, Great Basin - Sunrise will be able to bring economies-of-scale benefits to the Company in certain areas, such as billing, collecting, and insurance. Great Basin - Sunrise performed a review as outlined in its Application that looks at "no harm" to Sunrise Acres customers and "no harm" to Great Basin's parent company, Great Basin Water. Finally, Great Basin - Sunrise has performed operations and billing, and its staff is familiar with the Company's operations.
- 4 Sunrise Acres notified its customers of the sale and transfer of assets in a mailing on January 12, 2021. Great Basin - Sunrise filed with the Commission the journal entries by which it proposes to record on its books the transfer of water system assets authorized herein. The effective date for accounting purposes will be January 1, 2021.

5 Commission staff (Staff) has reviewed the application and determined that the  
Companies have sufficiently demonstrated there are substantial benefits to the  
transfer. Accordingly, Staff recommends the Commission approve the Application.

### DISCUSSION

6 Pursuant to RCW 80.12.020 and WAC 480-143-170, applicants proposing a transaction  
of this sort must “at least demonstrate no harm to the public interest.”<sup>1</sup> The Commission  
also looks to the new Company’s financial and managerial fitness to run the operations.<sup>2</sup>

7 We agree with Staff’s recommendation and approve the Application. We find that the  
transaction exceeds the “no harm” standard and is consistent with the public interest.  
We note that this Order approves only the sale and transfer of assets, and neither  
approves nor disapproves the reasonableness of the purchase price or any fees, charges,  
rates, or accounting allocations related to the transaction. The Commission reserves the  
right to review those fees, rates, or accounting allocations in a future rate proceeding.

### FINDINGS AND CONCLUSIONS

- 8 (1) The Commission is an agency of the State of Washington vested by statute with  
the authority to regulate the rates, rules, regulations, practices, accounts,  
securities, transfers of property, and affiliated interests of public service  
companies, including water companies.
- 9 (2) Sunrise Acres is an investor-owned water company and is a public service  
company subject to Commission jurisdiction.
- 10 (3) Great Basin - Sunrise is an investor-owned water company and is a public service  
company subject to Commission jurisdiction.
- 11 (4) Sunrise Acres notified its customers of the sale and transfer of assets in a mailing  
on January 12, 2021.
- 12 (5) Great Basin - Sunrise will acquire the water system assets of Sunrise Acres.

---

<sup>1</sup> *In Re Application of PacifiCorp & Scottish Power, LLC*, Docket UE-981627, Third  
Supplemental Order on Prehearing Conference at 2-3 (April 2, 1999).

<sup>2</sup> *Id.*

- 13 (6) As a result of this sale and transfer of water systems assets, Great Basin - Sunrise will adopt Sunrise Acres' rates into its tariff rates.
- 14 (7) This matter was brought before the Commission at its regularly scheduled meeting on February 25, 2021.
- 15 (8) The proposed transfer and tariff rate adoption will have an effective date of February 25, 2021. For accounting purposes, the Company's accounting records will be transferred and effective on January 1, 2021.
- 16 (9) The Application meets the requirements of RCW 80.12 and the rules and regulations of the Commission. See Chapter 480-143 WAC.
- 17 (10) After reviewing the Application Sunrise Acres filed in Docket UW-210019 on January 8, 2021, and giving due consideration, the Commission finds that the Application of the Sale and Transfer of Assets by Sunrise Acres to Great Basin - Sunrise is consistent with, and demonstrates no harm to, the public interest and should be approved.

**ORDER**

**THE COMMISSION ORDERS:**

- 18 (1) The Commission authorizes the Sale and Transfer of the assets of Sunrise Acres Water Services, LLC, to Great Basin Water Co Sunrise LLC, consistent with the joint application filed on January 8, 2021, and consistent with RCW 80.12.020. No material change, revision, or amendment to the joint application and agreement shall become effective without the Commission's prior written approval.
- 19 (2) The Commission approves Great Basin Water Co Sunrise LLC's adoption of the tariff of Sunrise Acres Water Services, LLC, to be effective on the date of the transfer, February 25, 2021.
- 20 (3) This Order shall not affect the Commission's authority over rates, services, accounts, valuations, estimates, or determination of costs, on any matters that may come before it. This Order shall not be construed as an agreement to any estimate or determination of costs, or any valuation of property claimed or asserted.

- 21 (4) The Commission retains jurisdiction over the subject matter and Sunrise Acres Water Services, LLC, and Great Basin Water Co Sunrise LLC, to effectuate the provisions of this Order.

The Commissioners, having determined this Order to be consistent with the public interest directed the Secretary to enter this Order.

DATED at Lacey, Washington, and effective February 25, 2021.

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

MARK L. JOHNSON  
Executive Director and Secretary