

Appendix K
**Los Angeles Department of
Water and Power
Correspondence**



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners

Mel Levine, President

William W. Funderburk Jr., Vice President

Jill Banks Barad

Christina E. Noonan

Aura Vasquez

Barbara E. Moschos, Secretary

David H. Wright, General Manager

July 28, 2018

Mr. Ed Melo
Brandow & Johnston
700 South Flower Street, Suite 1800
Los Angeles, California 90017

Dear Mr. Melo:

Subject: Tract No. 82227

Enclosed is a copy of the Water Services Organization's (WSO) letter to the Department of City Planning setting forth the conditions under which water service can be provided to this tract. This response relates to the WSO's conditions only. The Energy Services Organization may have additional conditions and will mail their requirements to the City Engineer directly during the final tract map review process.

If improvements are proposed within existing dedicated streets, we must review your preliminary street improvement plans. If adjustments to water facilities are necessary, the developer may be required to pay for the cost of such adjustments. Please submit a copy of your street improvement plans after they have been signed by the City's District Engineer so that we can expedite determination of the need for adjustments.

After we receive the final plans and payment for the necessary adjustments, it will take us a minimum of 60 days to complete the design of the water facility adjustments and begin construction. Depending on our workload and permitting requirements, additional time may be required.

For additional information regarding the subdivision process, please refer to the enclosed fact sheet titled "Subdivisions" or contact WSO at (213) 367-1120. Correspondence may be addressed to:

Los Angeles Department of Water and Power
Water Distribution Engineering
P.O. Box 51111, Room 1425
Los Angeles, CA 90051-5700

Sincerely,

A handwritten signature in red ink, appearing to read 'J. Gonzalez', is written over a faint, large watermark of the Los Angeles Department of Water & Power logo.

Jesus M. Gonzalez, P.E.
Engineer of Central District
Water Distribution Engineering

RW:ak
Enclosures



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July 28, 2018

Mr. Vincent Bertoni
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, California 90012

Dear Mr. Bertoni:

Subject: Tract No. 82227
South of Bernard Street and East of North Broadway

This is in reply to your letter dated June 6, 2018. This tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and upon payment of regular service connection charges. All required water mains have been installed.

On the basis of the map submitted with your form letter, the LADWP's Water Services Organization (WSO) will not object to the recording of the subdivision map.

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

Sincerely,

Jesus M. Gonzalez, P.E.
Engineer of Central District
Water Distribution Engineering

RW:ak

Enclosure

c: Bureau of Engineering (2)
Land Developing and Mapping Division
District Engineer
Map No. 136-216

Ed Melo/Brandow & Johnston ✓
Los Angeles City Fire Department
Water Service Representative

**CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
SUBDIVISIONS**

The Department of Water and Power (DWP) receives copies of final tract maps submitted to the City Engineer's Office for review and determination of required facilities. The tract engineer will receive a copy of the letter DWP sends to the City Engineer detailing Water System requirements.

Arrangements for any required water facilities must be concluded before the DWP can release a tract for recordation. The Water System's Distribution Engineering Section can be contacted for any additional information regarding Water System requirements for your development. The telephone number is listed below.

	<u>TELEPHONE NUMBER</u>
QUESTIONS REGARDING SUBDIVISIONS	(213) 367-2130
GENERAL INFORMATION	(213) 367-1182
FAX	(213) 367-4434
STATIC WATER PRESSURE INFO.	(213) 367-0973

Water System clearance for recordation will be issued upon the conclusion of arrangements for the installation of required facilities and payment of applicable charges.

Charges that may be due include those for new and existing water mains, new or existing extraordinary pump and storage facilities, new water services, and meters.

For tracts requiring a water main extension or replacement of a portion of the distribution system, the developer will be required to make financial arrangements with the DWP for design and installation of required facilities before tract recordation. Depending upon the Water System requirements for your tract, 2 to 6 months should be allowed to complete design, obtain permits, and schedule and complete construction of required installations for most tracts requiring new Water System facilities.

Should you wish to correspond with or visit the Distribution Engineering's main office, the address is:

**LOS ANGELES DEPARTMENT OF WATER AND POWER
DISTRIBUTION ENGINEERING SECTION - WATER
111 NORTH HOPE STREET, ROOM 1425
LOS ANGELES, CALIFORNIA 90012**

BUSINESS HOURS: 8:00 A.M. TO 5:00 P.M. (MONDAY – FRIDAY, EXCLUDING HOLIDAYS)

WATER SERVICE FOR MULTI-UNIT RESIDENTIAL STRUCTURES

Background on California Senate Bill 7

On September 26, 2016, Governor Jerry Brown signed Senate Bill 7. Generally, this law requires new multi-unit residential structure or new mixed-use residential and commercial structures that submit a water service application after January 1, 2018, to include meters or sub-meters for every unit, so that tenants can be billed for their water usage accordingly.

Purpose and Benefit of Individual Water Meters

Water is a precious resource and the Los Angeles Department of Water and Power (LADWP) has taken a leadership role to protect and foster the sustainability of the City's limited water resources. Responsible development in the City of Los Angeles will contribute to a sustainable environment and future. Past studies have shown that an effective way to encourage individuals to conserve water is if they receive a bill for their actual water use. By metering each dwelling unit, the power of conservation is placed in the hands of tenants who will make better decisions on their water use.

Many multi-unit complexes have one master water meter from which service is received. Water usage for these complexes is mostly bundled into the monthly rent and tenants never see their usage or associated cost. By installing sub-meters in new multi-unit residences, tenants can track and make adjustments to their water use with the goal of saving water and minimizing their monthly water bill.

Los Angeles Municipal Code Requirements

Effective June 6, 2016, Los Angeles Municipal Code Section 99.04.303.3 requires the installation of separate meters or sub-meters within each individual dwelling unit and within common areas (such as recreation and laundry rooms) for multi-family dwellings not exceeding three stories and containing 50 units or less.

LADWP Requirements for Installation of Water Service for Multi-unit Residential Structures

LADWP will approve water service only if customers are in good billing payment standing. Additionally and as a result of SB7, LADWP updated its process for approving water service application requests for new multi-unit residential structures for new construction starting January 1, 2018.

Location of Water Service and Meter: Requests for water service will need to be submitted with building plans and/or verification from City of Los Angeles Department of Building and Safety that the development will comply with Los Angeles Municipal Code Section 99.04.303.3 and SB 7 requirements. Location requirements for the water service and meter are as follows:

- Located within private property, not enclosed, and accessible to LADWP at all times
- Adjacent to property line nearest to water main serving the property
- Not located in driveways
- Cannot be inside of any buildings

Quantity of Meters: LADWP may provide up to a maximum of five (5) meters, as allowable by space within private property and as required by law. Developments requiring more than five meters will require a master meter from LADWP, and will require sub-metering by the property owner for each dwelling unit. Cost information can be found on the Schedule of Charges at www.ladwp.com.

Space Requirement: To expedite the request for water service, developers are encouraged to consult with LADWP to establish space requirement and location of water service meter(s). As a point of reference, space required for five 1-inch meters is approximately 15-feet long by 5-feet wide and adjacent to property line nearest to the water main that will provide service to the property.

Access Requirement: LADWP will require from the property owner access for the construction, operation and maintenance of the water service, meter, and appurtenant facilities. The property owner must execute a Service Access Agreement with LADWP.

Other Requirements: LADWP is not responsible for the restoration of any decorative paving or for maintenance of private property where water service is installed. LADWP will use asphalt or concrete for repaving after installation and maintenance of water service, meter, and appurtenant facilities.

LADWP employees will have access to the property at all times to perform repair and maintenance of meters and other appurtenance.

Questions or Comments: For questions or comments, please contact LADWP Water New Business Arrangements Group at 213-367-1178. SB7 Bill: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB7