

Los Angeles



Department of Water & Power

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*General Manager*

December 10, 2014

Mr. Michael S. Y. Young  
Department of City Planning  
200 North Spring Street, Room 721  
Los Angeles, California 90012

Dear Mr. Young:


Subject: Tract No. 72370  
South of Sunset Boulevard and West of Crescent Heights Boulevard

This is in reply to your letter dated October 7, 2014. 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 requirements set forth in the enclosed report.

Upon compliance with these conditions and requirements, the LADWP's Water Services Organization (WSO) will forward the necessary clearances to the Bureau of Engineering after we receive the final tract 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) 367-1218.

Sincerely,



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

ES:ch

Enclosure

c: Bureau of Engineering (2)  
Land Developing and Mapping Division  
District Engineer  
Map No. 148-177

John Chiappe/PSOMAS  
Los Angeles City Fire Department  
Water Service Representative

Los Angeles Aqueduct Centennial Celebrating 100 Years of Water 1913-2013

111 N. Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles, CA 90051-5700  
Telephone: (213) 367-4211 www.LADWP.com

ITEMS CHECKED APPLY TO THIS TRACT

1. DEVELOPER MUST COMPLETE THE FOLLOWING FINANCIAL ARRANGEMENTS PRIOR TO TRACT RECORDATION:

- a. Supply System: Acreage Supply Charge  \_\_\_\_\_
- b. Water Mains: Existing  Proposed  \_\_\_\_\_
- c. Relocation, Removal, or Abandonment of Existing Water System Facilities \_\_\_\_\_
- d. **Install new fire hydrant** \_\_\_\_\_ **X**  
**1-2 1/2"X4" DFH on Westside Crescent Height Blvd, 280' S/O Sunset Blvd**

2. ENGINEERING REQUIREMENTS PRIOR TO TRACT RECORDATION:

- a. An accurate street and site grading plan must be furnished this Department: \_\_\_\_\_
  - 1) To determine the safety or accessibility of existing or proposed facilities. \_\_\_\_\_
  - 2) To determine accurately the conditions or limitations of service. \_\_\_\_\_
- b. \_\_\_\_\_

3. PRIOR TO RECEIVING WATER SERVICE THE DEVELOPER MUST:

- a. Enter into an "Agreement for the Installation and transfer of Title of Water Facilities" and provide a letter of credit to assure the installation of these facilities. \_\_\_\_\_
- b. Pay appropriate Engineering and Administrative fees and/or charges for supplying materials and installing facilities. \_\_\_\_\_
- c. Prepare plans for Department approval and install the following facilities  
 Water Mains  Fire Hydrants   
 Connections to Existing Supply System  Services   
 Other \_\_\_\_\_
- d. Install the following Department designed facilities:  
 Water Mains  Fire Hydrants  Meters   
 Connections to Existing Supply System  Services   
 Other \_\_\_\_\_
- e. **Arrange for the Department to install the following:** \_\_\_\_\_ **X**  
 Water Mains  **Fire Hydrants X** Meters   
 Connections to Existing System  Services   
 Top change fire hydrant

4. OTHER CONDITIONS OR REQUIREMENTS APPLICABLE TO THIS TRACT ARE DESCRIBED BELOW:

X

Separate water service will be required to supply each lot. All lots can be supplied with water directly from meters and services installed on street surface frontage or, in the absence of street surface frontage, through proposed recorded private utility horizontal and vertical onsite easements in favor of the lot owner and encumbering the lots/properties thru which they pass. These easements must be in a form satisfactory to the Department and are required for release of this tract map for recordation.

5. CONDITIONS UNDER WHICH WATER SERVICE WILL BE RENDERED:

a. Plumbing for the following lot(s) must be sized in accordance with the Los Angeles City Plumbing Code for a minimum pressure range of 30 to 45 psi at the building pad elevation:

\_\_\_\_\_

b. Water Service Elevation Agreements will be required for the following lot(s) because the minimum pressure on some portion of the lot(s) is less than 35 psi:

c. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lot(s) where pressures exceed 80 psi at the building pad elevation:

\_\_\_\_\_

X

6. EXISTING WATER MAINS ARE LOCATED IN OR ADJACENT TO THIS TRACT AS FOLLOWS:

a. The following water mains may be inadequate to serve this tract and may need to be enlarged at the Developer's expense.

\_\_\_\_\_

7. LOS ANGELES CITY FIRE DEPARTMENT REQUIREMENTS:

a. **New fire hydrants** and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code.  
**1-2 1/2"X4" DFH on Westside Crescent Height Blvd, 280' S/O Sunset Blvd**

X

b. Replacement of the following existing mains:

\_\_\_\_\_

8. PROPOSED WATER MAINS IN PRIVATE STREETS:

The Los Angeles Department of Water and Power will approve main installations in private streets only if Condition 9(a) below and the following conditions are met:

- a. City Engineer's standard concrete curbs and gutters are required on streets where main is to be installed for protection of meters and to adequately drain the water should there be a water main break or leak.
- b. Department of Water and Power personnel and equipment shall have access to the easement at all times by use of a standard Department padlock for operation and maintenance of our facilities.
- c. Department of Water and Power is not responsible for maintenance of the private street.

9. EASEMENT AND WATER MAIN RIGHTS REQUIREMENTS:

- a. **New Easements Are Required:** It is required that the following easements be dedicated for water line purposes to the City of Los Angeles for the use of the Department of Water and Power and shown as such on the subdivision map:

X

**See attached required Declaration and Note (Note goes on page 1 of Tract Map; Declaration to be notarized and recorded)**

The Department's standard Dedication Certificate must be incorporated as part of the Ownership Certificate and executed by the owner of the subdivision prior to the recording of the subdivision map. A copy of the Dedication Certificate has been forwarded to the subdivision engineer.

- b. **Existing Easements Must Be Delineated On Record Map:** The Water System owns and operates water mains in recorded easements within this tract. The location of these easements must be delineated on the record map and designated as "Easement to the City of Los Angeles for use of Department of Water and Power for water line purposes, as described in Book \_\_\_\_\_, Page \_\_\_\_\_, of Official Records of Los Angeles County.
- c. **Existing Main Must Be Delineated On Record Map:** The Water System owns and operates water mains without recorded easements in the following described areas:

It is required that the locations of these mains be delineated on the record map and designated as "Rights for Water Main Purposes Owned by the City of Los Angeles for the Use of Department of Water and Power".

## **Procedures for Air Space Lots**

Two requirements:

1. Declaration of Establishment of Water Supply Easements
2. NOTE for Air Space
  - Declaration must be notarized and recorded  
May be recorded prior to recordation of final map.
  - Note goes on Sheet 1 of final tract  
Sheet 1 with Note must be submitted to DWP for approval

### Final tract map review

- Applicant emails back completed Declaration
- DWP reviews and approves Declaration
- DWP prints formal Declaration, signs it (2 copies) and mails back to applicant
- Applicant gets Declaration signed by owner, notarized and recorded, and mails back one “original” copy
- DWP issues clearance letters

# Declaration of Establishment of Water Supply Easements

The undersigned, \_\_\_\_\_ (“Declarant”), makes this Declaration of Establishment of Water Supply Easements (“Declaration”) effective this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ with reference to the following.

## RECITALS:

A. Declarant is the Owner of real property described as Lots \_\_ and \_\_ of Tract No \_\_\_\_\_ MB \_\_\_ - pages \_\_ and \_\_ in the City of Los Angeles, County of Los Angeles, State of California as per map filed in Book \_\_\_\_\_, Page \_\_, inclusive, of official records of said County. (legal description from pg. 1 of tract map)

B. The map of Tract No. \_\_\_\_\_, being a merger and subdivision of lots \_\_ and \_\_ and Airspace Portions of Tract \_\_\_\_\_ contains the following:

“IRREVOCABLE EASEMENTS FOR WATER SUPPLY FACILITIES SHALL BE GRANTED WITHIN LOTS \_\_ THROUGH \_\_, INCLUSIVE, FOR THE PURPOSE OF PROVIDING A WATER SUPPLY TO LOTS \_\_ THROUGH \_\_, INCLUSIVE, IN THIS TRACT. THE EASEMENTS SHALL RUN FROM LADWP SERVICE FACILITIES AT THE STREET TO EACH INDIVIDUAL LOT. THE EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO INSTALL, OPERATE, REPAIR, REPLACE, RELOCATE, ABANDON AND/OR REMOVE WATER SUPPLY FACILITIES, INCLUDING WITHOUT LIMITATION, WATER MAINS, PIPELINES, METERS, VAULTS, AND ALL OTHER APPURTENANT FIXTURES AND EQUIPMENT REASONABLY NECESSARY TO SUPPLY WATER FROM LADWP SERVICE FACILITIES TO EACH LOT. SAID EASEMENTS SHALL BE WITHIN AND THROUGHOUT LOTS \_\_ – \_\_ AND ACCEPTABLE TO THE LOS ANGELES DEPARTMENT OF WATER AND POWER (LADWP). AND RECORDED WITHIN THE SUBDIVISION OF TRACT NO. \_\_\_\_\_.”

C. This Declaration is being recorded in the official records of the County of Los Angeles, State of California substantially concurrently with the filing of the map of Tract No. \_\_\_\_\_ in the official records of the County of Los Angeles, State of California in satisfaction of the requirement referred to in Recital B above.

**NOW, THEREFORE,** Declarant declares as follows:

1. The Declarant hereby establishes, declares and grants to the owner of each of Lots \_\_ through \_\_, inclusive, of Tract No. \_\_\_\_\_ irrevocable easements for a water supply facility within Lots \_\_ through \_\_, inclusive, of such Tract No. \_\_\_\_\_ for the purpose of providing water supply to such owner’s Lot in said Tract.
2. The easements referred to above shall run from the Los Angeles Department of Water and Power (“LADWP”) service facilities located under street and street to each individual Lot in Tract No. \_\_\_\_\_
3. The easement rights shall include the right of the owner of each of Lots \_\_ through \_\_, inclusive, of Tract No. \_\_\_\_\_ to install, operate, repair, replace, relocate,

abandon and/or remove the water supply facilities serving its Lot, including, without limitation, water mains, pipelines, meters, vaults, and all other appurtenant fixtures and equipment reasonably necessary to supply water from the LADWP service facilities described in Section 2 above to each such Lot,

4. Such water supply facilities have been or shall be installed as required within, on or beneath the floors, walls and/or ceilings of the buildings located within the Lots of Tract No. \_\_\_\_\_.
5. The owners of the Lots within Tract No. \_\_\_\_\_ shall bear the total cost for repairing, maintaining and replacing the improvements installed in the easements in accordance with the terms of the Declaration of Master Covenants, Conditions and Restrictions, Reciprocal Easements and Operating Agreement for (property address) to be recorded in the Official Records of Los Angeles County substantially concurrently herewith (the "REA").
6. This Declaration of Establishment of Water Supply Easements and each and every provision hereof, shall be binding upon and shall inure to the benefit of the owners of Lots \_\_ through \_\_, inclusive, of Tract No. \_\_\_\_\_ and their respective heirs, personal representatives, successors, transferees, assignees, lessees, and sublessees. The provisions hereof shall also be binding upon and effective against any owner of all or any portion of said real property whose title is acquired by trustee sale, foreclosure, Sheriff's sale or otherwise. The covenants herein contained shall run with the land, the benefits and burdens of which shall inure to the benefit of and be binding upon the undersigned and all subsequent owners of any of Lots \_\_ through \_\_, inclusive of Tract No. \_\_\_\_\_.

APPROVED FOR RECORDING

\_\_\_\_\_ (Owner)

By: \_\_\_\_\_  
FOR: DEPARTMENT OF WATER AND POWER

By: \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

**NOTE:**

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES. AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. AND WE HEREBY ACKNOWLEDGE THE DEDICATION TO THE OWNER OF EACH OF LOTS \_\_ THROUGH \_\_, INCLUSIVE, IRREVOCABLE EASEMENTS FOR WATER SUPPLY FACILITIES WITHIN AND THROUGH LOTS \_\_ THROUGH \_\_ IN ACCORDANCE WITH DECLARATION OF ESTABLISHMENT OF WATER SUPPLY EASEMENTS RECORDED ON \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_, RECORD OF LOS ANGELES COUNTY.