



Appendix I Utilities Waiver



Memorandum

Date: April 20, 2020

To: Tod Ridgeway, Newport Center Anacapa Associates, LLC

From: Mark Vukojevic, Utilities Director *M.V.*

Subject: Request for Waiver of Individual Water and Sewer Connections
Residences at Newport Center – 150 Newport Center Drive

Mr. Ridgeway,

This letter is in response to your letter dated March 9, 2020, where your firm requested a utilities waiver under Section 19.64.080 (Modification or waiver of Conversion). After review of your request/proposal we have concluded the following:

The Utilities Department will allow the waiver of water and wastewater conversion providing the property owner(s) ensure that the common water and sewer connection use will not be detrimental to the residents or tenants of the property or surrounding properties. City understands that a Homeowners Association is being formed and will be responsible for the cost of service provided by the City of Newport Beach.

Domestic Water Service

The Utilities Department will allow one (1) above ground 6-inch compound meter to serve the project's 28 units, as proposed. The compound meter shall be a Neptune Tru/Flo compound water meter with cubic feet R900i registers and 6-inch solid bronze strainer from a Neptune water meter authorized dealer. The meter must be stamped with an 8-digit meter ID. (The Utilities Department is in the process of upgrading meter reading technologies, please contact Chris Auger at (949) 644-3019 prior to purchasing meter for final approval.)

Contact information for Neptune's authorized dealer is as follows:

Adam Milauskas
Equarius Waterworks
20655 S. Western Avenue #108
Torrance, CA 90501
Phone: (424) 271-2895

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Fax: (310) 318-1843

Additionally, the backflow assembly to be installed on the domestic water line shall be a Reduced Pressure backflow assembly, to be located as close to the meter as physically possible, at the cost of the property owner. City agrees with the designated responsibilities as proposed.

Irrigation Service

Your letter mentioned a separate service and meter for landscaping irrigation purposes. Please note that if the proposed irrigation is 2-inch or smaller, the meter may be purchased through the City. Additionally, this irrigation meter shall be installed with a corresponding above ground Reduced Pressure Backflow Assembly, at the cost of the property owner. Said backflow assembly shall be on private property and installed as close to the meter as physically possible.

Fire Service

Your letter makes no mention of how the fire services for these units will be handled. However, as we have approved previously for other projects, the City will allow for one (1) fire service connection to the buildings, which may have multiple owners in the future, with the understanding that the Association will be responsible for all fees and maintenance associated to this system. The fire line shall be protected with a double Check Detector Assembly, at the expense of the property owner. Project's engineer is responsible for providing the proper fire service sizing to meet the City's Fire Department requirements. Once construction is complete, the City agrees to own and maintain the fire service line from the 12-inch water main up to the front side of the Double Check Detector Assembly, as well as the meter that is on the assembly. The association shall be responsible for and maintain the Double Check Detector Assembly and remaining water facilities. If project proposes to handle the fire service in another manner, please provide a response to this letter. Otherwise, property owner agrees to install a fire system as described above.

Wastewater Service

The Utilities Department will allow for one (1) 6-inch, or larger, lateral to be connected to the City's sewer main along Anacapa Drive and Newport Center Drive to serve the 28 units. Instead of the proposed cleanouts, a City manhole shall be installed on the public side of the property line collecting each of the proposed four (4) separate sewer lateral lines. City will maintain the sewer from the sewer main to the new manhole. The project's Homeowners Association will maintain the private sewer running from the City manhole to (and within) the building.

All water and sewer connections for this project will be reviewed for compliance with current City standards and require approval from the Utilities Department through the Building plan check process.

If you have any further questions regarding this matter, please contact me at (949) 644-3011.

Sincerely,



Mark Vukojevic
Utilities Director

*Attachment: March 9, 2020 Request for Waiver letter
from Tod Ridgeway*

Newport Center Anacapa Associates, LLC
901 Dove Street, Suite 270
Newport Beach, CA 92660

March 9, 2020

Kathryne Cho-Public Works Department
City of Newport Beach
100 Civic Center Drive
Newport Beach, Ca 92658

Subject: Request for Waiver of Individual Water and Sewer Connections
Residences at Newport Center-150 Newport Center Drive
Ms. Cho,

I am hereby requesting a waiver of the City's requirement to provide individual water and sewer services to each of the 28 condominium units at the Residences at Newport Center. The Residences are a podium type development wherein the 28 units will be constructed over a subterranean garage. This waiver is being requested in order to minimize the number of street cuts required for connecting to the existing sewer and water lines in Newport Center Drive and Anacapa Drive and to minimize the number of water meters, backflow preventers and sewer lateral lines and cleanouts requiring maintenance. This waiver is also being requested to reduce the impact of the utility services on the landscaping between the street curb and the proposed building.

Water service to each of the units and the building amenities will be provided by a single 6" service, meter and backflow preventer. This line will connect to the building where water lines will be distributed to each of the condominium units and building amenities. A separate service and meter will be provided for landscape irrigation. There will be 4 separate sewer lateral lines running from the building to the sewer main in street, each serving an average of approximately 7 units. Waste water will be collected from each of the units and combined in a pipe inside the garage. It is then conveyed to a point of connection outside the garage to a sewer lateral which connects to the main line in the street.

The City will maintain the water line within the Newport Center Drive right-of-way and up the meter located behind the public sidewalk. The City will maintain the sewer from the main line in the streets to the cleanout located at the right-of way. Maintenance of the private sewer and water lines running from the termination of the City's maintenance to and within the building will be the responsibility of the project's Homeowners Association.

The Homeowners Association will be responsible for the payment of the sewer and water fees. It is hereby acknowledged that any delay in payments and any issues with the master water meter will directly affect all residence due to the fact that they are being serviced by one meter/service. Additionally, it is hereby acknowledged that any clogs and back-ups of a sewer lateral line will directly affect all residences being served by that line.

Best Regards,



Tod Ridgeway
Newport Center Anacapa Associates, LLC