



MONTABELLO LAND & WATER COMPANY

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Dear Water Customer:

If you are in the process of adding an Auxiliary Dwelling Unit (“ADU”) to your property, or are considering adding one, Montebello Land and Water Company (“MLWC”), as your water utility, wishes to assist you to ensure that any additional associated utility costs do not come to you as a surprise.

MLWC was incorporated in 1900, and MLWC is a mutual water company which means it is a corporation whose customers/shareholders are the owners of the properties within its service area. MLWC’s purpose is to supply water for domestic purposes *at cost*. MLWC assesses its customers/shareholders for the cost of providing potable water, which includes the cost of maintaining the required wells, pipelines, service connections, and treatment facilities.

Just as when new businesses and housing projects are built within MLWC’s service area, ADUs also increase the demand on MLWC’s system for potable water. While MLWC’s system as a whole is designed and maintained to ensure adequate water is available, one of the local effects of increased water demand is water flowing through a service connection at a rate for which it was not designed. Water flow in excess of a pipe’s capacity creates *cavitation* which eats away at the pipe from the inside and inevitably leads to a rupture in the pipe and the uncontrolled release of water under pressure below ground. Water leaks from failed pipes cause damage to our streets and other surface structures, and require emergency repair work.

A new ADU on a property with a MLWC service connection can increase the burden on that service connection to the point of failure if the connection is not properly sized to meet the additional demand added by the ADU’s water fixtures. Pursuant to MLWC’s Rules and Regulations, which are established by the Board of Directors in accordance with the Company’s Bylaws, MLWC requires that the size of the service connection and meter be adequate to the demands on the connection in accordance with the procedures in Appendix A, Recommended Rules for Sizing the Water Supply System, of the 2001 California Plumbing Code (the “Code”).

According to Section IV.2.c. of MLWC’s Rules and Regulations:

Water demand to be served through a water meter shall be determined from the total fixture units utilizing Table A103.1 of Appendix A, and Charts A103.1(1) and A103.1(2) of Appendix A of the Code. The velocity through the water meter and the service pipe from the Company’s main pipeline to the water meter shall not exceed seven (7) feet per second. Service pipe size and meter size shall be increased, if needed, to be able to accommodate demand at proper pressures. All Company shareholders shall abide by the General

Manager's determinations as provided herein regarding the minimum size of water meters. Shareholders planning construction, reconstruction, renovations, or the addition of an Accessory Dwelling Unit to a property are responsible for advising the Company of such plans to ensure that the necessary service pipe and meter size for the service connection is maintained.

Consequently, if a new ADU increases the number of water fixture units that are attached to the service connection, then the size of the service connection may need to be increased. If the meter size needs to increase, then the property owner will have a related cost due to that increase.

According to Section IV.2.d. of MLWC's Rules and Regulations:

d. The Company's cost of installing and connecting new meters for new auxiliary or multi-unit dwellings on a shareholder's property (including Accessory Dwelling Units), or upon construction, reconstruction or renovations on a property, or due to increase demand upon an existing connection that the Company's General Manager determines has caused or may cause damage to the Company's system as the result of new construction, reconstruction, or renovations, including the addition of an Accessory Dwelling Unit, on or after July 1, 2023, shall be assessed to the shareholder. Assessments for the foregoing costs shall be added to the customer/shareholder's water bill and such assessments shall be collected in accordance with these Rules and Regulations, the Company's Bylaws, Article VIII, Sections 7, 8, 9 and 10, and Corporations Code §14304.

Therefore, if you are a customer/shareholder who is in the process of planning or building a new ADU on your property, please contact MLWC so that we can assist you.

Sincerely,
Korey Bradbury
General Manager