

APPENDIX K

Service Request Correspondence Letters

October 28, 2022

Mr. Jesse Rocha
Natural History Museums of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

Dear Mr. Rocha:

Subject: Los Angeles Department of Water and Power
Water and Electricity Connection Services Request
La Brea Tar Pits Master Plan Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated September 30, 2022, requesting LADWP's ability to provide water and electric services for the La Brea Tar Pits Master Plan Project (Project). Below your request has been broken out into separate questions for Water and Power to ensure a thorough response. LADWP's response to each question is in bold.

Project Description:

The La Brea Tar Pits property is located at 5801 Wilshire Boulevard within the 23-acre Hancock Park (Assessor's Parcel Number 550-801-6902) (Thomas Brothers Map: 633-C2).

The Project site includes 13 acres of the eastern and northwestern portions of Hancock Park, as shown on Figure 1 (enclosed). The Project would result in a reimagined site design, expansion, and upgrades for the La Brea Tar Pits complex and portions of Hancock Park, including renovations to the George C. Page Museum (Page Museum).

Construct a new two-story 40,000 gross-square-foot (gsf) museum building northwest of the Page Museum including two new theaters. Renovate existing building in same footprint (approximately 63,200 sf). Demolish existing maintenance building and service facilities along the northern boundary, directly west of the parking lot. Construct new 2,000 gsf satellite maintenance and support building.

As shown on Figure 2 (enclosed) the Project would require installing a new three-inch water line and a new three-inch fire line at the northeast corner of the site beneath the parking lot, which would connect to the existing water meter in the sidewalk on South Curson Avenue. New above grade backflow preventer devices would be located just inside the property line adjacent to the meter. Due to the high corrosivity of the on-site soils, the piping infrastructure has deteriorated and appears to be near the end of its service life. All existing site water piping would be replaced. To prevent future corrosion of the pipe material, new pipes would be polyvinyl chloride (PVC) C-900 material and metal fittings would be wrapped and protected from contact with soil material according to geotechnical recommendations. Lastly, water service to both the Observation Pit, as well as, Project 23 currently is provided by the Los Angeles County Museum of Arts (LACMA). Due to the relatively remote location of these service points compared to their proximity to LACMA it is practical to assume that those demands would continue to be served by and coordinated with LACMA.

We are providing information for consideration and incorporation into the planning, design, and development efforts for the proposed Project. Regarding water needs for the proposed Project, this letter does not constitute a response to a Water Supply Assessment (WSA) pursuant to California State Water Code Sections 10910-10915 for development projects to determine the availability of long-term water supply. Depending on the Project scope, a WSA by the water supply agency may need to be requested by the California Environmental Quality Act Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report.

If a Lead Agency determines that the proposed Project parameters (e.g., development details such as type, square footage, anticipated water demand, population increase, etc.) are such that they are subject to state law requiring a WSA, a separate request must be made in writing and sent to:

Mr. Anselmo G. Collins
Senior Assistant General Manager – Water System
Los Angeles Department of Water and Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012

If you have any further questions regarding the water supply assessment process, please contact Mr. Delon Kwan, at (213) 367-2166 or via email at Delon.Kwan@ladwp.com.

Water Needs

As the Project proceeds further in the design phase, we recommend the Project applicant or designated Project Management Engineer contact Mr. Hugo Torres, at (213) 367-2130 or via email at Hugo.Torres@ladwp.com to make arrangements for water supply service needs.

The following responses are provided regarding impacts to water service.

- 1) Please describe sizes and capacities of existing water mains that would serve the Project Site.
 - a) **The project site is served by eight-inch AC pipe Wilshire Blvd, eight-inch AC pipe Curson Avenue and eight-inch CI pipe on 6th Street as shown on the enclosed water service maps 134-177, 134-180, 136-177, 136-180.**
- 2) Are there any existing water service problems/deficiencies in the Project area?
 - a) **There are no known water service problems/deficiencies.**
- 3) Would LADWP be able to accommodate the Project's demand for water service with the existing infrastructure in the Project area? If not, what new infrastructure or upgrades to infrastructure would be needed?
 - a) **LADWP should be able to provide the domestic needs of the project from the existing water system. LADWP cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed.**
- 4) Does LADWP have sufficient capacity to support the Project's water demand?
 - a) **LADWP works closely with the City of Los Angeles, Department of City Planning to develop and update our Urban Water Management Plan (UWMP) every five years. The UWMP is the planning document for future water demands for the City. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 25-year horizon. The City's water demand projection in the UWMP was developed based on the Regional Transportation Plan (RTP) demographic projection by the Southern California Association of Governments (SCAG).**

- b) See the following link to the 2020 UWMP: <http://www.ladwp.com/uwmp>
- c) In general, projects that conform to the demographic projection from the RTP by SCAG and are currently located in the City's service area are considered to have been included in LADWP's water supply planning efforts; therefore, the projected water supplies would meet projected demands.

Power Needs

It should be noted that the Project Applicant may be financially responsible for some of infrastructure improvements (e.g., installation of electric power facilities or service connections) necessary to serve the proposed Project.

As the Project proceeds further, please contact one of our Engineering Offices, as listed on Pages 1-4 of the Electric Service Requirements (available on-line at www.ladwp.com) for dealing with power services and infrastructure needs.

- 1) Please describe the sizes and voltages of existing electrical distribution lines and facilities that would serve the project site and the surrounding area.
 - a) There are three underground 4.8KV circuits in proximity of project site which one runs along West Wilshire Boulevard, second one runs along South Spaulding Avenue and third one runs along West Wilshire Boulevard and South Ogden Drive.
 - b) There are three underground 34.5KV circuits adjacent to project site which run along West Wilshire Boulevard.

LADWP does not release/provide electrical distribution maps.

- 2) Would LADWP be able to accommodate the proposed Project's demand for electricity service with the existing infrastructure in the Project area? If not, what new infrastructure would be needed to meet the proposed Project's demand for electricity?
 - a) This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other Projects in the area will require the LADWP to construct additional distribution facilities in the future. This Project will require on-site transformation and may require underground line extension on public streets.

- 3) Would LADWP be able to accommodate the proposed Project's demand for electricity with existing electricity supplies?
- a) **Electric Service is available and will be provided in accordance with the LADWP's Rules Governing Water and Electric Service (available on-line at <https://www.ladwp.com> under Commercial/Customer Service/Electric Services/Codes and Specifications). The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed Project is part of the total load growth forecast for the City of Los Angeles and has been taken-into account in the planned growth of the City's power system.**
- b) **LADWP's load growth forecast incorporates construction activity and is built into the commercial floor space model; the McGraw Hill Construction report identifies all large projects. In planning sufficient future resources, LADWP's Power Integrated Resource Plan incorporates the estimated power requirement for the proposed Project through the load forecast input and has planned sufficient resources to supply the electricity needs.**

Water Conservation

LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program (WCTAP, https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_adf.ctrl-state=h8fsat92s_4&_afLoop=3392823718109) for commercial, industrial, institutional and multi-family residential customers up to \$250,000 for the installation of pre-approved equipment which demonstrates water savings. Mr. Mark Gentili is the Water Conservation Program Manager and can be reached, at (213) 367-8556 or via email, at Mark.Gentili@ladwp.com. See the following link for LADWP water conservation rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation>

Energy Efficiency

LADWP suggests consideration and incorporation of energy- efficient design measures (enclosed) for building new commercial and/or remodeling existing facilities. Implementation of applicable measures would exceed Title 24 energy efficiency requirements. LADWP continues to offer a number of energy efficiency programs to reduce peak electrical demand and energy costs. For further information please contact Ms. Lucia Alvelais, Utility Services Manager, at (213) 367-4939 or via email at Lucia.Alvelais@ladwp.com. See the following link for LADWP energy efficiency rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-energyefficiencyandrebrates>

Solar Energy

Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Arash Saidi is the Solar Energy Program Manager and can be reached, at (213) 367-4886 or via email at Arash.Saidi@ladwp.com.

For more information about the Solar Programs, please visit the LADWP website: www.ladwp.com/solar or www.ladwp.com/fit regarding the Feed-In Tariff Program. To begin the process of integrating a net-metered solar system, please visit this website: www.ladwp.com/NEM.

For more information on other rebates and programs, please visit the LADWP website: <https://www.ladwp.com/ladwp/faces/ladwp/commercial/c-savemoney/c-sm-rebatesandprograms>

Electric Vehicle Transportation

LADWP is encouraging the installation of convenient electric vehicle (EV) charging stations for the home, workplace, and public charging to support the adoption of EVs in the City. Mr. Yamen Nanne is the Electric Vehicle Program Manager and can be reached, at (213) 367-2585 or via email at Yamen.Nanne@ladwp.com.

For more information on LADWP EV discount rates and charging incentives for residential and business customers, please visit the website: www.ladwp.com/ev. If you would like a Customer Service Representative to answer your questions or review your account and help you decide on the best option, please call us at 1 (866) 484-0433 or email us at PluginLA@ladwp.com.

Mr. Jesse Rocha
Page 7
October 28, 2022

Please include LADWP in your mailing list and address it to the attention of Mr. Charles C. Holloway for review of the environmental document for the proposed Project.

Mr. Charles C. Holloway
Manager of Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 North Hope Street, Room 1044
Los Angeles, CA 90012

If there are any additional questions on this utility services request, please contact Mr. Marshall Styers, of the Environmental Assessment Group, at (213) 367-3541.

Sincerely,

Charles C. Holloway
Manager of Environmental Planning and Assessment

MS:gn

Enclosures

c/enc: Mr. Anselmo G. Collins

Mr. Delon Kwan

Mr. Hugo Torres

Mr. Mark Gentili

Ms. Lucia Alvelais

Mr. Arash Saidi

Mr. Yamen Nanne

Mr. Peter Liang

Ms. Selamawit Azage

Mr. Nathaniel Hermosura Bautista

Mr. Marshall Styers

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2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

November 22, 2022

Mr. Richard Hayden, Assistant Deputy Director
Natural History Museums of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

Dear Mr. Hayden,

**LA BREA TAR PITS MASTER PLAN PROJECT - REQUEST FOR WASTEWATER
SERVICE INFORMATION**

This is in response to your September 30, 2022 letter requesting a review of your proposed museum building project located at 5801 Wilshire Boulevard, Los Angeles, CA 90036. The project will consist of a new two story museum with two new theaters. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

zero waste • zero wasted water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Projected Wastewater Discharges for the Proposed Project:

| Type Description | Average Daily Flow per Type Description (GPD/UNIT) | Proposed No. of Units | Average Daily Flow (GPD) |
|----------------------|--|-----------------------|--------------------------|
| Proposed | | | |
| Museum Building | 30 GPD/1000 SQ.FT | 42,000 SQ.FT | 1,260 |
| Lobby | 50 GPD/1000 SQ.FT | 4,000 SQ.FT | 200 |
| Exhibit Spaces | 50 GPD/1000 SQ.FT | 24,000 SQ.FT | 1,200 |
| Theater #1 | 3 GPD/ 1 Seat | 70 Seats | 210 |
| Theater #2 | 3 GPD/ 1 Seat | 190 Seats | 570 |
| Research Room | 50 GPD/1000 SQ.FT | 21,030 SQ.FT | 1,052 |
| Administration Space | 120 GPD/1000 SQ.F | 11,090 SQ.FT | 1,331 |
| Total | | | 5,823 GPD |

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 12-inch line on Curson Ave. The sewage from the existing 12-inch line feeds into an 18-inch line on Wilshire Blvd then into a 39-inch line on Crescent Heights Blvd before discharging into a 48-inch sewer line on Crescent Heights Blvd. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 12-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

| Pipe Diameter (in) | Pipe Location | Current Gauging d/D (%) | 50% Design Capacity |
|--------------------|-------------------------|-------------------------|---------------------|
| 12 | Curson Ave. | * | 478,089 GPD |
| 18 | Wilshire Blvd. | 16 | 4.13 MGD |
| 18 | Wilshire Blvd. | 18 | 4.18 MGD |
| 21 | Alley E/O Hayworth Ave. | 46 | 3.01 MGD |
| 21 | Crescent Heights Blvd. | 36 | 2.85 MGD |
| 21 | Crescent Heights Blvd. | 48 | 2.85 MGD |
| 39 | Crescent Heights Blvd. | 30 | 16.43 MGD |
| 39 | Crescent Heights Blvd. | 51 | 16.43 MGD |
| 39 | Crescent Heights Blvd. | 35 | 16.43 MGD |
| 39 | Crescent Heights Blvd. | 51 | 16.43 MGD |
| 48 | Crescent Heights Blvd. | 31 | 28.91 MGD |

* No gauging available

Based on estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30

GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local groundwater basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: <https://eng2.lacity.org/techdocs/stdplans/index.htm>

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb

more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers a Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from the Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,



Rowena Lau, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

RL/CD: sa

Attachment: Figure 1 - Sewer Map

c: Julie Allen, LASAN
Michael Scaduto, LASAN
Christine Sotelo, LASAN
Christopher DeMonbrun, LASAN



Legend

- Project Location
- Discharge
- Secondary Lines
- Primary Lines

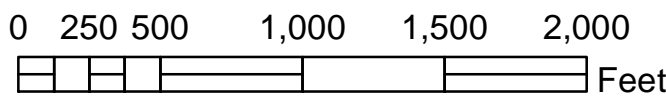
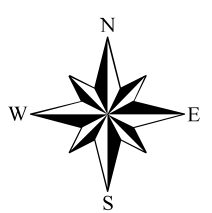
Gauges, d/D

DD

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
La Brea Tar Pits Master Plan
Sewer Map



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