

# **Appendix M**

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## Energy Infrastructure

# **Appendix M.1**

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## Dry Utility Overview



**DATE:** October 19, 2018

**FROM:** Steve Lynn

**TO:** **Sares-Regis Group**  
**Attn: Tom Guiteras**  
**140 Pine Street, Suite 300**  
**Long Beach, CA 90802**  
**RE: Paseo Marina – Dry Utility Overview**

Tom,

As it pertains to the proposed improvements, we have assembled the following information. I believe there is more information to be discovered with additional coordination and utility meetings. I have included a site overview with markups from a site walk previously performed. (Exhibit 'A')

As of today, below is what we are seeing/expecting from each utility:

**Communications**

- There are communication facilities immediately adjacent to the project and new service will be brought onsite via a joint trench between buildings 2 and 3.
- Available communications companies are Spectrum and Frontier.

**Gas**

- There is an existing Medium Pressure main in Glencoe Ave serving as our tie-in point for onsite gas services.
- SoCal Gas would extend a main onsite with service stubs to each building/meter area.
- Master metering will not be allowed, and each unit will need to have its own meter.
- Gas will be extended onsite via a joint trench with communications between buildings 2 and 3.
- Any existing gas services and/or lines not being reused will need to be abandoned and wrecked out. This is an 8-10 month process for planning.

**Electrical**

As of March 3, 2017, the LADWP planning office was still studying our proposal for a best method of service determination.

As background, DWP stated the original, low density mall had a double transformation “scheme” installed by DWP. Our project site (existing buildings) was included in its service area. This method had DWP bring in High Voltage feeder (35kV) and install an intervening step-down transformer station (35kv to 4.8kV) and ran feeder at this lower voltage throughout the mall to additional transformers. These 2nd level transformers are very small in relative capacity. (DWP then noted, “This was a very costly method to DWP with high initial costs and high ongoing maintenance costs annually.”) We were told this “scheme” was the standard in the 60s thru the early 80s. Now it can only occur with special permission. Management wants the customers to bear their own costs of onsite distribution.

Per DWP rules for Electric Service, they offer higher service voltages for connected loads of this large aggregate size, and the customer takes the higher voltage and steps it down themselves for tenant use. This is all predicated on the definition of a premises (Exhibit 'B')

DWP provided these initial possible options for our development:

- We might be able to add more feeder from existing main station and have multiple transformers at each building.
  - If feasible, this may require upsizing or replacing the master station (we will want to avoid this)
- Installing new conduit and cable systems on site to your project from old station.
- All costs to be paid by customer depending on scope (to be determined by planning group)
- Might have effects on the rest of the mall with outages, etc.
- Separate the site from the rest of the mall and bring in a new high voltage source if new loads exceed ultimate capacity of old station. (to be determined by planning group)
- Creates a variance since we would be serving the "premises" a second time

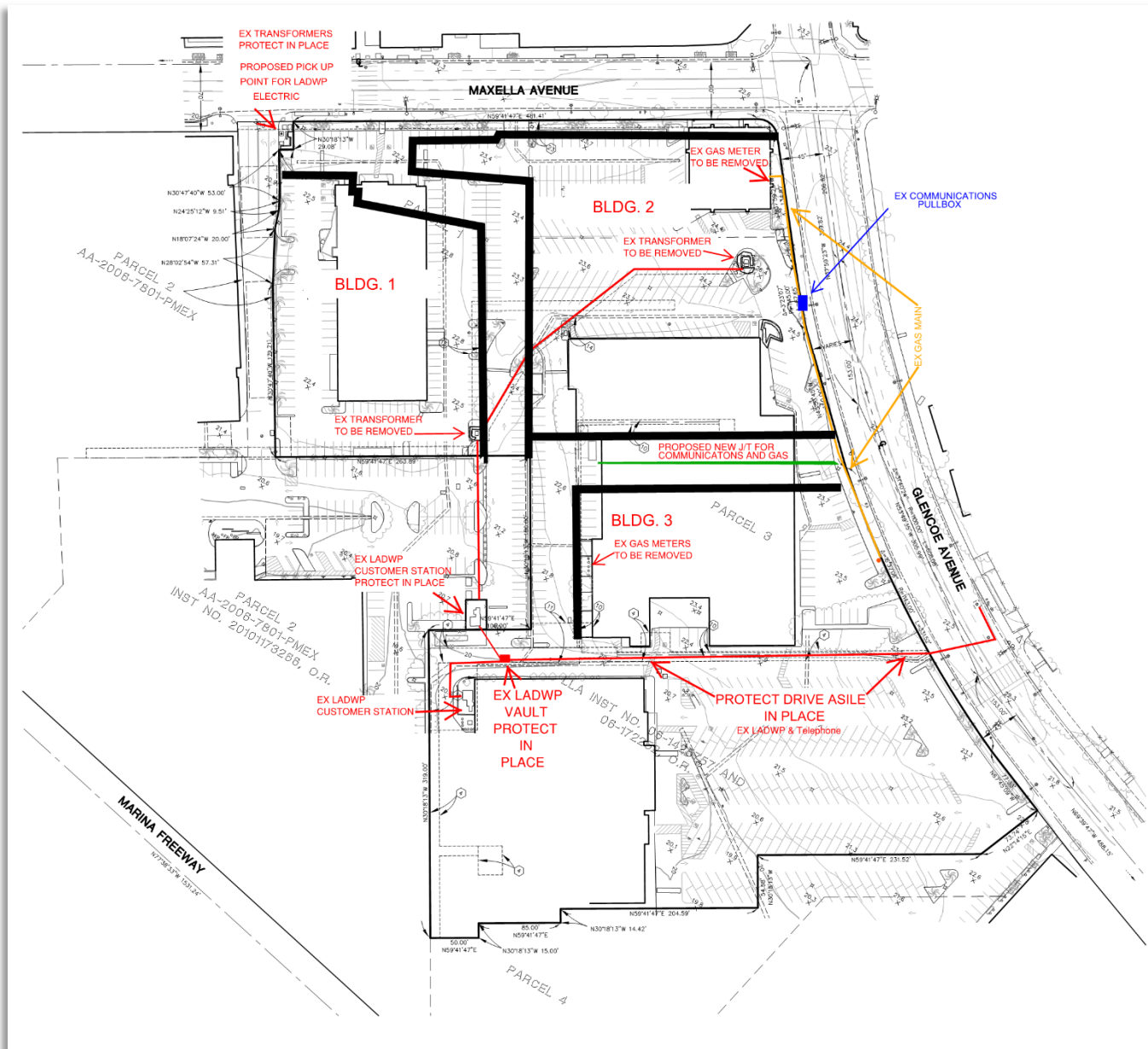
So as of now there are no clear-cut answers, but DWP will allow us to meet with them to further discuss options.

All told, we assume there is sufficient capacity to the adjacent dry utility infrastructure, and no additional bring ups will be needed. DWP will be the most difficult company to work with on our efforts, but we have some good information to work with for now. Please review the information above and advise if additional information is needed. We will need to request updated Facility Maps from each company and will do so once given the green light from SRG. I would also like to propose a team meeting to re-kickoff efforts, so we are able to efficiently reengage. Thank you.

A handwritten signature in blue ink, appearing to read "Steve Lynn", enclosed in a blue oval.

**Steve Lynn | Project Manager**  
**27127 Calle Arroyo, Suite 1907**  
**San Juan Capistrano, CA 92675**  
**O | 949.429.5566 x:10**  
**C | 714.206.8224**  
**E | [slynn@moranutility.com](mailto:slynn@moranutility.com)**

### Exhibit A





## Exhibit B

**Department's Operating Convenience:** The utilization by the Department under certain circumstances, of facilities or practices not ordinarily employed which contribute to the overall efficiency of the Department's operations, as distinguished from (i) Customer convenience and from (ii) the use of facilities or adoption of practices required to comply with applicable laws, ordinances, Rules or regulations, or similar requirements of public authorities other than the Department.

**Domestic Service:** Service supplying water or electricity to single-family, multi-family units, mobile homes or other similar living accommodations used primarily for household and related purposes, as distinguished from commercial, professional, and industrial purposes.

**Facilities Installation Charge:** The actual cost of installing a new facility or of changing an existing facility; it may be an average, determined by the General Manager from time to time, based on cost experienced by the Department for the size and type of facility to be installed or changed, and according to conditions of installation or change.

**Flat Rate Service:** Unmetered Service for which the charges are based on the type of service, number of units or rating of equipment served, or as estimated by the Department.

**General Manager:** The General Manager of the Department of Water and Power.

**Industrial Service:** Water or electric service for Premises where the use is primarily in activities which create products or change material into other forms or products.

**Legal Requirement:** Whenever such wording appears in the Rules, it shall be construed as compliance with any applicable Rules, regulations, ordinances or other laws adopted or enforced by any governmental agency, whether local, state, or federal, having jurisdiction over the activity, operation or location to which the term Legal Requirement refers.

**Master Meter:** A meter used for billing purposes serving a group of otherwise unmetered dwelling units or other establishments or a group of subordinate meters.

**Meter:** A device used for the measurement of water quantity (cubic feet), energy (kilowatt-hours), or demand (kilowatts) for billing or other purposes.

**Metered Service:** Water or electric service for which charges are based on measured quantities of water or electricity.

**Minimum Charge:** A fixed charge for water or electric service per month or multiple or fraction thereof; the smallest charge a Customer may receive under any given rate schedule.

**Permanent Service:** Service which, in the opinion of the Department, is of a permanent or established character. Permanent service may be continuous, intermittent, or seasonal in nature.

**Premises:** Integrated land area including improvements thereon, undivided by public thoroughfares or railroads and where all parts of the Premises are operated under the same management or for the same purpose. A division of the integrated land area may be permitted for electric service to industrial, agricultural, oil fields, resort enterprises, and public or quasi-public institutions. "Public or quasi-public institutions" include public utilities, publicly owned educational institutions, privately owned universities, colleges, and hospitals. Indications of "Same Management" include, but are not limited to, common access, parking, lighting, landscaping, and combined maintenance of common areas. A single premises may consist of several lots, properties and/or joint/multiple owners and/or several businesses.

**Protective Structures:** Fences, retaining walls, sound barriers, posts, or barricades and other structures as required by the Department to protect distribution equipment.

**Residential Service:** Service supplying water or electricity to single-family accommodations or to a grouping of single-family accommodations. This service is used primarily for household and related purposes, as distinguished from commercial, professional, and industrial purposes.

## **Appendix M.2**

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LADWP and SoCalGas Will-Serve Letters



BUILDING A STRONGER L.A.

Eric Garcetti, Mayor

Board of Commissioners  
Cynthia McClain-Hill, President  
Cynthia M. Ruiz, Vice President  
Jill Banks Barad-Hopkins  
Mia Lehrer  
Nicole Neeman Brady  
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

July 15, 2022

Mr. Steve Lynn  
Moran Utility Services, Inc  
27127 Calle Arroyo, Suite 1907  
San Juan Capistrano, CA 92675

Dear Mr. Lynn:

Subject: Will Serve  
4325 Glencoe Avenue, Marina Del Rey, CA 90292 - Proposed Improvements

This is in response to your letter dated on July 7, 2022 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Mr. Rafi Meguerdijian, at 213.367.8037.

Sincerely,

A handwritten signature in blue ink that reads 'Ed Allingworth/DR'.

Daniel Rostom  
Electrical Engineer, Customer Station Design

c: DR:rm





701 N. Bullis Rd.  
Compton, CA 90224-9099

June 2, 2022

Fusco Engineering, Inc.  
16795 Von Karman, Suite 100  
Irvine, CA 92606  
Attn: Sue Williams

**Subject: Will Serve - 4325 Glencoe Avenue, Marina del Rey, CA 90292**

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Jason Sum

Planning Associate

SoCalGas - Compton HQ