APPENDIX D.1

Energy Report

700 South Flower St., Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

MORRISON HOTEL PROJECT
(1220 – 1246 SOUTH HOPE STREET)
UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY
SEPTEMBER 23, 2020

PREPARED BY:

KPFF Consulting Engineers

700 South Flower St., Suite 2100

Los Angeles, CA 90017

213-418-0201

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Appendix

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Project would involve the demolition of approximately 32,550 square feet of existing commercial industrial buildings, the adaptive reuse and expansion of an existing 46,626-square-foot, 111-unit single-resident occupancy (SRO) hotel (Existing Hotel) by approximately 174,481 square feet (Hotel Expansion), and construction of an approximately 186,115-square-foot, hotel/residential building (Hotel/Residential Tower). The adaptive reuse of the Existing Hotel would include demolition of an approximately 12,280-square-foot inner wing creating a 29,187-square-foot hotel and 5,155-square-foot ground floor restaurant. The Hotel Expansion would include 165,800 square feet of hotel uses, a 2,838-square-foot lobby/bar, and 11,091-square-foot immersive museum. The Hotel/Residential Tower would include 150,366 square feet of residential uses above 32,997 square feet of hotel uses and a 2,792-square-foot restaurant. The total floor area of the Project would be approximately 420,303 square feet, with 136 dwelling units and 444 guest rooms. The Project includes 222 parking spaces to be located within three subterranean levels.

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project to the existing energy infrastructure systems.

2. REGULATORY FRAMEWORK

2.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan* (SLTRP) [1] document serves as a comprehensive 20 year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. The 2017 SLTRP re-examines and expands its analysis on the 2016 IRP recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

The 2017 SLTRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, the SLTRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

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[1] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

The SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. While this assessment will not be as detailed and extensive as the financial analysis to be completed for the ongoing rate action for the 2018/19 fiscal year and beyond, it clearly outlines the general requirements. As a long-term planning process, the SLTRP examines a 20-year horizon in order to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including AB 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. This year's SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.[2]

2.2. NATURAL GAS

The *2018 California Gas Report*[3] presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

California natural gas demand, including volumes not served by utility systems, is expected to decrease at a rate of .5 percent per year from 2018 to 2035. The forecast decline is a combination of moderate growth in the Natural Gas Vehicle (NGV) market and across-the-board declines in all other market segments: residential, commercial, electric generation, and industrial markets.

Residential gas demand is expected to decrease at an annual average rate of 1.4 percent. Demand in the commercial and industrial markets are expected to decline at an annual rate of 0.2 percent. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets. For the purpose of load-following as well as backstopping intermittent renewable resource generation, gas-fired generation will continue to be the primary technology to meet the ever-growing demand for electric power.

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The

[2] Ibid

[3] California Gas and Electric Utilities, 2018 California Gas Report, 2018.

first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as Senate Bill (SB) 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change, and deliver cost-effective savings for ratepayers. Last, the Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.[4]

3. EXISTING CONDITION

3.1. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with Local, State, and Federal regulations.

3.1.1. REGIONAL

LADWP's Power system is the nation's largest municipal electric utility, and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.5 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 6,502 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 6,752 miles of overhead distribution lines and 3,626 miles of underground distribution cables.[5]

3.1.2. LOCAL

Based on available substructure maps from the City of LA Bureau of Engineering's online Navigate LA database, the Project Site receives electric power service from LADWP via existing underground conduits in South Hope Street and West Pico Boulevard. LADWP confirmed that the operating voltage in the Project vicinity is 4.8kV.

[4] Ibid
[5] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

3.1.3. ON-SITE

The Project Site is approximately 56,325 sq. ft. (1.29 acres) and is currently occupied by multiple commercial buildings and a four-story residential building. Electricity demand estimates have been prepared based on the existing building program, and are summarized in Table 1 below.

Table 1 - Estimated Existing Electricity Demand

Connection To:	Facility	Electricity Demand[(a)] (kWhr/year)[(b)]
Existing Project Site	Commercial	422,824
	Hotel	0[(c)]
Total Existing Electricity Demand for Project Site		**422,824**

[(a)] CalEEMod was used to generate the estimated energy demand.
[(b)] 1 kW (kilowatt) = 1,000 Watts.
[(c)] Hotel has been vacant for more than 10 years

3.2. NATURAL GAS

SoCalGas is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.2.1. REGIONAL

Southern California Gas Company (SoCalGas) is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. SoCalGas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCalGas's natural gas system is the nation's largest natural gas distribution utility, and serves a 20,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.[6]

3.2.2. LOCAL

Based on substructure maps provided by the City, it appears that the Project Site receives natural gas service via a Southern California Gas Company (SoCalGas). The substructures maps show a 4-inch gas main fronting the Project along Hope Street, and a 3-inch gas main fronting the Project along Pico Boulevard.

[6] California Gas and Electric Utilities, 2018 California Gas Report, 2018.

3.2.3. ON-SITE

As described above, the Project Site is currently occupied by multiple commercial buildings and surface parking lots.

Natural gas demand estimates have been prepared based on the existing equipment program, and are summarized in Table 2 below.

Table 2 - Estimated Existing Natural Gas Demand

Connection To:	Facility	Natural Gas Demand[(a)] (cf/yr)
Existing Project Site	Commercial	338,846
	Hotel	0[(b)]
Total Existing Natural Gas Demand for Project Site		**338,846**

[(a)] CalEEMod was used to generate the estimated gas demand.

[(b)] The Hotel has been vacant for over 10 years.

4. SIGNIFICANCE THRESHOLDS

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an EIR. Environmental impacts, as noted in Appendix F, may include:

- The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. if appropriate, the energy intensiveness of materials may be discussed;
- The effects of the project on local and regional energy supplies and on requirements for additional capacity;
- The effects of the project on peak and base period demands for electricity and other forms of energy;
- The degree to which the project complies with existing energy standards;
- The effects of the project on energy resources; and
- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Appendix G of the CEQA Guidelines has the following questions:

- Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction.

- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

In the context of the above thresholds, the *L.A. CEQA Thresholds Guide* states that a determination of significance shall be made on a case-by case basis, considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity enhancing alterations to existing facilities;

- Whether and when the needed infrastructure was anticipated by adopted plans; and

- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on these factors, the Project would have a significant impact on energy resources if the project would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities, or the design of the project fails to incorporate energy conservation measures that go beyond existing requirements.

5. METHODOLOGY

The methodology for determining the significance of a project as it relates to a project's impact on energy is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of the electricity and natural gas supply and distribution infrastructure serving the project site. Include plans for new transmission facilities or expansion of existing facilities; and

- Summary of adopted energy conservation plans and policies relevant to the project

Project Impacts

- Evaluation of the new energy supply and distribution systems which the project would require.

- Describe the energy conservation features that would be incorporated into project design and/or operation that go beyond City requirements, or that would reduce the energy demand typically expected for the type of project proposed.

- Consult with the DWP or The Gas Company, if necessary to gauge the anticipated supply and demand conditions at project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. Will-serve letters from LADWP and SoCalGas (Exhibits 1 and 2) demonstrate the availability of sufficient energy resources to supply the Project's demand.

In addition, potential energy impacts were analyzed by evaluating the energy demand and energy conserving features of the Project to determine whether the Project would involve the wasteful, inefficient, and unnecessary use of energy resources.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Electrical power would be consumed to construct the new buildings and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand is typically supplied from existing electrical services within the Project Site and would not affect other services. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City of LA requirements, which are expected to and would in fact limit the impact to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts during off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant.

6.2. OPERATION

A will serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 1), impacts related to electrical services would be less than significant.

The Project will increase the demand for natural gas resources. A will serve letter was sent to the gas company to determine if there is sufficient capacity to serve the Project. Based on the response from the Southern California Gas Company (see Exhibit 2), impacts related to gas would be less than significant.

6.2.1. ELECTRICITY

Based on the proposed use, the estimated electrical loads are provided in Table 3 below.

Table 3 - Estimated Proposed Electricity Demand

Connection To:	Facility	Quantity	Electricity Demand[(a)] (kWhr/yr)[(b)]
Proposed Project Site	Residential	136 DU	538,571
	Hotel	444 Rooms	4,887,000
	Museum	11,091 SF	123,099
	Ballroom, Lobbies, Meeting Rooms, and Amenities	42,118 SF	547,113
	Restaurant and Bar	20,369 SF	899,088
	Gym	2,476 SF	27,484
	Parking	81,951 SF	480,233
Total Proposed Electricity Demand for Project Site			**7,502,588**
Existing Total Electricity Demand for Project Site			**422,824**
Net Increase in Electricity Demand for Project Site Due to Project			**7,079,764**

[(a)] CalEEMod was used to generate the estimated electrical demand

[(b)] 1 kW (kilowatt) = 1,000 Watts.

As stated above, a will serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 1), impacts related to electrical services would be less than significant.

6.2.2. NATURAL GAS

The Project will increase the demand for natural gas resources. Based on the proposed use, the estimated natural gas loads are provided in Table 4 below.

Table 4 - Estimated Proposed Natural Gas Demand

Connection To:	Facility	Quantity	Peak Natural Gas Demand[(a)] (cf/yr)
Proposed Project Site	Residential	136 DU	1,253,500
	Hotel	444 Rooms	15,459,600
	Museum	11,091 SF	200,729
	Ballroom, Lobbies, Meeting Rooms, and Amenities	42,118 SF	438,448
	Restaurant and Bar	20,369 SF	4,700,350
	Gym	2,476 SF	44,816
Total Proposed Natural Gas Demand for Project Site			**22,097,443**
Existing Total Natural Gas Demand for Project Site			**338,846**
Net Increase in Natural Gas Demand for Project Site Due to Project			**21,758,597**

[(a)] CalEEMod was used to generate the estimated gas demand.

[(b)] The New Parking Facility is not expected to generate any natural gas demand.

A will serve letter was sent to the gas company to determine if there is sufficient capacity to serve the Project. Based on the response from the SoCalGas (see Exhibit 2), impacts related to gas would be less than significant.

6.3. CUMULATIVE IMPACTS

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCalGas's service area. The geographic context for transportation energy use is the City of Los Angeles. Growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation energy, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its net energy for load

in the 2023 fiscal year (the project buildout year) will be 23,033 GWhr of electricity.[7] Based on the Project's estimated net new electrical consumption of 7.00 GWhr and LADWP's forecast of 23,033 GWhr, the Project would account for approximately 0.03 percent of LADWP's projected net energy load for the Project's build-out year. Futhermore, there are 171 related projects, which consist of, but are not limited to, residential, schools, retail, restaurants, museums, hotels, offices, industrial, medical offices, gyms, cinemas, pharmacies, manufacturing, bowling alley, bus maintenance, and event space. The total increase in energy demand for the related projects is approximately 369.75 GWhr. Combined with the proposed project, the net increase in energy demand is approximately 376.75 GWhr. The estimated net increase in energy demand resulting from the build-out of related projects combined with the proposed project, would represent approximately 1.63 percent of the LADWPs forecast for the net energy load in the fiscal year 2023. Refer to Exhibit 3 for a breakdown of the related projects and associated energy consumption. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 Power Strategic Long-Term Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Strategic Long-Term Resource Plan incorporates the estimated electricity requirement for the Project. The Power Strategic Long-Term Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site- specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the Project and related projects in SoCal Gas' service area is expected to increase natural gas consumption during project construction and operation and, thus,

[7] LADWP, 2017 Power Strategic Long-Term Resource Plan, Appendix A, Table A-1.

cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2018 California Gas Report, the California Energy Commission estimates the total capacity available within SoCal Gas' planning area will be approximately 3,775 million cubic feet per day in 2023. After subtracting the estimated 2,480 million cubic feet per day that is anticipated to be used, the remaining available gas supply would be 1,295 million cubic feet per day.[8] Based on the Project's estimated net new daily natural gas consumption of approximately 21.76 million cubic feet per year (58,520 cubic feet per day), and SoCal Gas' projected 1,295 million cubic feet availability per day in 2023, the Project would account for approximately 0.0045 percent of SoCal Gas projected additional capacity for the Project's build-out year. There are 171 related projects, which consist of, but are not limited to, residential, schools, retail, restaurants, museums, hotels, offices, industrial, medical offices, gyms, cinemas, pharmacies, manufacturing, bowling alley, bus maintenance, and event space. The total increase in gas demand for the related projects is approximately 863 million cubic feet per year (2,364,562 cubic feet per day). Combined with the proposed project, the net increase in gas demand is approximately 884.76 million cubic feet per year (2,422,904 cubic feet per day). The estimated net increase in gas demand resulting from the build-out of related projects combined with the proposed project, would represent approximately 0.19 percent of the SoCalGas availability in the fiscal year 2023. Refer to Exhibit 3 for a breakdown of the related projects and associated gas consumption. SoCal Gas' forecasts take into account projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCal Gas occur as needed. It is expected that SoCal Gas would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

[8] California Gas and Electric Utilities, 2018 California Gas Report, p. 103.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report this Project would have less than significant impacts related to electricity or gas infrastructure.

EXHIBIT 1

Los Angeles Department of Water & Power
CUSTOMERS FIRST

May 8, 2019

Mr. Kyle Trudeau
kpff
700 South Flower Street, Suite 2100
Los Angeles, CA 90017

Subject: 1220-1246 South Hope Street, Los Angeles, CA 90015

Dear Mr. Trudeau,

This is in response to your submittal regarding electric service for the proposed project located at the above address.

Electric Service is available and will be provided in accordance with the Los Angeles Department of Water and Power's Rules Governing Water and Electric Service. 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.

If you have any questions regarding this matter, please contact me at (213) 367-4290.

Sincerely,

RALPH JARAMILLO
Engineer of Customer Station Design

RJ:mq

C/enc:
ENGR: Mr. Ralph Jaramillo
FileNet

EXHIBIT 2

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

May 24, 2019

KPFF
700 South Flower Street, Suite 2100
Los Angeles, CA 90017
Attn: Jason Jade Pepito

Subject: Will Serve - 1220-1246 S Hope St Los Angeles, CA 90015

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,

William Perez

William Perez
Pipeline Planning Assistant
SoCalGas-Compton HQ

EXHIBIT 3

RELATED PROJECTS – GAS TABLE

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	2.44561e+008	1.3187	11.2690	4.7953	0.0719		0.9111	0.9111		0.9111	0.9111	0.0000	13,050.7018	13,050.7018	0.2501	0.2393	13,128.2556
Arena	1.25793e+007	0.0678	0.6166	0.5180	3.7000e-003		0.0469	0.0469		0.0469	0.0469	0.0000	671.2804	671.2804	0.0129	0.0123	675.2695
Automobile Care Center	1.57687e+006	8.5000e-003	0.0773	0.0649	4.6000e-004		5.8700e-003	5.8700e-003		5.8700e-003	5.8700e-003	0.0000	84.1479	84.1479	1.6100e-003	1.5400e-003	84.6479
Condo/Townhouse High Rise	1.23362e+008	0.6652	5.6843	2.4189	0.0363		0.4596	0.4596		0.4596	0.4596	0.0000	6,583.0559	6,583.0559	0.1262	0.1207	6,622.1757
Gasoline/Service Station	20442.1	1.1000e-004	1.0000e-003	8.4000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.0909	1.0909	2.0000e-005	2.0000e-005	1.0974
General Office Building	3.24862e+007	0.1752	1.5925	1.3377	9.5500e-003		0.1210	0.1210		0.1210	0.1210	0.0000	1,733.5860	1,733.5860	0.0332	0.0318	1,743.8878
Health Club	423178	2.2800e-003	0.0207	0.0174	1.2000e-004		1.5800e-003	1.5800e-003		1.5800e-003	1.5800e-003	0.0000	22.5824	22.5824	4.3000e-004	4.1000e-004	22.7166
High School	2.81454e+006	0.0152	0.1380	0.1159	8.3000e-004		0.0105	0.0105		0.0105	0.0105	0.0000	150.1943	150.1943	2.8800e-003	2.7500e-003	151.0869
High Turnover (Sit Down Restaurant)	9.72907e+007	0.5246	4.7692	4.0061	0.0286		0.3625	0.3625		0.3625	0.3625	0.0000	5,191.8035	5,191.8035	0.0995	0.0952	5,222.6556
Hotel	1.03273e+008	0.5569	5.0624	4.2524	0.0304		0.3847	0.3847		0.3847	0.3847	0.0000	5,511.0425	5,511.0425	0.1056	0.1010	5,543.7918
Manufacturing	5.3757e+006	0.0290	0.2635	0.2214	1.5800e-003		0.0200	0.0200		0.0200	0.0200	0.0000	286.8678	286.8678	5.5000e-003	5.2600e-003	288.5725
Medical Office Building	587645	3.1700e-003	0.0288	0.0242	1.7000e-004		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003	0.0000	31.3590	31.3590	6.0000e-004	5.7000e-004	31.5453
Movie Theater (No Matinee)	1.157e+006	6.2400e-003	0.0567	0.0476	3.4000e-004		4.3100e-003	4.3100e-003		4.3100e-003	4.3100e-003	0.0000	61.7418	61.7418	1.1800e-003	1.1300e-003	62.1087
Pharmacy/Drugstore with Drive Thru	78956.2	4.3000e-004	3.8700e-003	3.2500e-003	2.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004	0.0000	4.2134	4.2134	8.0000e-005	8.0000e-005	4.2384
Regional Shopping Center	2.77816e+006	0.0150	0.1362	0.1144	8.2000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	148.2532	148.2532	2.8400e-003	2.7200e-003	149.1342
Retirement Community	592778	3.2000e-003	0.0273	0.0116	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.6329	31.6329	6.1000e-004	5.8000e-004	31.8209
Supermarket	1.31588e+006	7.1000e-003	0.0645	0.0542	3.9000e-004		4.9000e-003	4.9000e-003		4.9000e-003	4.9000e-003	0.0000	70.2192	70.2192	1.3500e-003	1.2900e-003	70.6365

RELATED PROJECTS – ELECTRICITY TABLE

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	9.03027e +007	0.0000	0.0000	0.0000	0.0000
Arena	7.71439e +006	0.0000	0.0000	0.0000	0.0000
Automobile Care Center	967032	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.84684e +007	0.0000	0.0000	0.0000	0.0000
Gasoline/Service Station	12536.3	0.0000	0.0000	0.0000	0.0000
General Office Building	4.05375e +007	0.0000	0.0000	0.0000	0.0000
Health Club	259518	0.0000	0.0000	0.0000	0.0000
High School	1.60212e +006	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.86099e +007	0.0000	0.0000	0.0000	0.0000
Hotel	3.26443e +007	0.0000	0.0000	0.0000	0.0000
Manufacturing	3.2967e +006	0.0000	0.0000	0.0000	0.0000
Medical Office Building	733285	0.0000	0.0000	0.0000	0.0000
Movie Theater (No Matinee)	709540	0.0000	0.0000	0.0000	0.0000
Pharmacy/Drugstore with Drive Thru	649944	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	2.2889e +007	0.0000	0.0000	0.0000	0.0000
Retirement Community	240369	0.0000	0.0000	0.0000	0.0000
Supermarket	2.22569e +006	0.0000	0.0000	0.0000	0.0000