Appendix F

Energy Utility Report

700 S. Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

OUR LADY OF MT. LEBANON PROJECT
UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY
MAY 4, 2020

PREPARED BY:

KPFF Consulting Engineers

700 S. Flower Street, Suite 2100

Los Angeles, CA 90017

(213) 418-0201

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Project includes the development of new multi-family residential uses and rehabilitation and limited alteration of the existing Our Lady of Mt. Lebanon–St. Peter Maronite Catholic Cathedral. The Project Site is located at 331-333 S. San Vicente Boulevard and 8531-8555 W. Burton Way within the Wilshire Community Plan area of the City of Los Angeles (City). The Project includes (1) the development of a 19-story, multi-family residential building with 153 apartment units (including 17 Very Low Income units) and a maximum height of 225 feet, (2) the deconstruction, reassembly, rehabilitation and limited alteration of the existing cathedral of Our Lady of Mt. Lebanon–St. Peter Maronite Catholic Cathedral, with a resulting floor area of approximately 7,790 square feet, and (3) the removal of three existing ancillary church buildings, including the parish rectory, a building with offices and meeting rooms and a social hall, with an aggregate floor area of 12,370 square feet, and their replacement with a new three-story building with approximately 23,649 square feet of ancillary church uses, including offices, meeting rooms and a multi-purpose room.

The Project also includes 16,800 square feet of open space, including approximately 9,200 square feet of common open space and 7,600 square feet of private open space, in accordance with the requirements of the Los Angeles Municipal Code. The Project includes a total of 397 vehicle parking spaces, including 252 residential parking spaces and 145 church parking spaces, within a five-level subterranean parking structure.

To accommodate excavation and construction activities for the subterranean parking structure, the existing cathedral (other than the front façade, which would remain on the Project Site) would be deconstructed and temporarily relocated offsite. Upon completion of the subterranean parking structure and the partial construction of the new residential and church buildings, the cathedral would be reassembled and rehabilitated in its approximate original location.

Overall, the Project would result in a net increase of approximately 160,862 square feet of floor area on the Project Site. Upon completion of the Project, the total floor area of the buildings on the Project Site would be approximately 180,080 square feet, with a floor area ratio (FAR) of 4.99:1.

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 on energy infrastructure related to electricity and natural gas.

2. REGULATORY FRAMEWORK

2.1. ENERGY

2.1.1. 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.

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 Assembly Bill (AB) 32, Senate Bill (SB) 1368, SB 1, SB 2 (1X), SB 350, SB 32, US Environmental Protection Agency (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]

2.1.2. NATURAL GAS

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1 LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.
2 Ibid

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 0.5 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 first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as 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] California Gas and Electric Utilities, 2018 California Gas Report, 2018.

[4] Ibid

3. ENVIRONMENTAL SETTING

3.1. ENERGY

3.1.1. ELECTRICITY

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

3.1.1.1. 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]

3.1.1.2. LOCAL

Based on available record drawings, existing LADWP power infrastructure around the Project Site includes curved underground conduit in South San Vicente Boulevard located between 34 to 70 feet east of the property line. Furthermore, there are overhead wires connecting a power pole in the alley just north of the Project Site.

3.1.1.3. ON-SITE

The Project Site is currently occupied by an existing cathedral, church uses, paved surface parking lots and landscaped areas. Based on the Project Site survey by KPFF dated May 31, 2017, the Project appears to currently served from the power pole in the alley owned by LADWP.

3.1.2. NATURAL GAS

Southern California Gas Company (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.

3.1.2.1. REGIONAL

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

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.

3.1.2.2. LOCAL

Based on substructure maps provided by the City, the existing SoCalGas infrastructure around the Project Site includes 2-inch gas main in Holt Avenue and a 4-inch gas main in South San Vicente Blvd. There is also a 2-inch abandoned gas main in Holt Avenue and a 3-inch abandoned main in South San Vicente Blvd and Burton Way.

3.1.2.3. ON-SITE

As described above, the Project Site is currently occupied by an existing cathedral, church uses, paved surface parking lots and landscaped areas. The Project appears to currently be served from the 4-inch gas main in South San Vicente Blvd.

4. SIGNIFICANCE THRESHOLDS

4.1. ENERGY

In assessing impacts related to energy infrastructure in this section, the City will use Threshold (a) from Appendix G as the threshold of significance. The factors and considerations identified below from the *L.A. CEQA Thresholds Guide* will be used where applicable and relevant to assist in analyzing the Appendix G significance threshold.

The *L.A. CEQA Thresholds Guide* identifies the following criterion to evaluate impacts to energy infrastructure:

- Would the project result in the need for new (offsite) energy supply facilities, or major capacity enhancing alternations to existing facilities?

- Whether and when the needed infrastructure was anticipated by adopted plan?

Appendix G of the CEQA Guidelines has the following questions:

- Would the project require or result in the relocation or construction of new or expanded electric power or natural gas facilities, the construction of which would cause significant environmental effects

5. METHODOLOGY

5.1. ENERGY

The methodology for determining the significance of a project as it relates to a project's impact on energy is based on Appendix G of the State CEQA Guidelines. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures, if required.

This report analyzes the potential impacts of the Project on existing energy (electricity and natural gas) infrastructure by comparing the estimated maximum energy demand of the Project with the available capacity. Will-serve letters from LADWP and SoCalGas (Exhibits 2 and 4) 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

6.1.1. ENERGY

Electrical power would be consumed to construct the new building and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand would be supplied from existing electrical services within the Project Site, a new temporary service, or temporary mobile generators, which would not affect services to surrounding areas. The use of renewable energy sources during construction is not anticipated. Overall, demolition and construction activities would require minimal electrical 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 be minimal and primarily confined to trenching to install gas and power connections below the surface. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City of Los Angeles requirements, which would limit the impact to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts during any necessary off-site energy

infrastructure improvements, a construction traffic 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, and the minor relocation or construction required by the Project of new or expanded electric power or natural gas facilities would not cause significant environmental effects.

6.2. OPERATION

6.2.1. ENERGY

6.2.1.1. ELECTRICITY

The Project will increase the demand for electricity resources. Based on the preliminary maximum load calculations by Donald F. Dickerson Associates, the estimated total electrical load for the Project is 4,035 kVA (2,988 kVA for the church, amenities and back-of-house and 1,047 kVA for the residential portion of the Project - see Exhibit 1).

Based on input provided by Donald F. Dickerson (DFDA) on April 3, 2020, the Project will include two LADWP transformers. One would serve the church, amenities and back-of-house loads at 277/480V, 3-phase, and the other would serve the residential portion of the project at 120/208V, 3-phase. This will minimize the size and footprint of electricity infrastructure involved in providing power to all users. 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 2) the Project can be served and is included in the total load growth forecast of the City's power system, therefore any impacts related to electrical services would be less than significant. Therefore, Project impacts on electricity infrastructure associated with operational activities would be less than significant, and the limited additional infrastructure required for the Project would not cause significant environmental effects.

1.1.1.1. NATURAL GAS

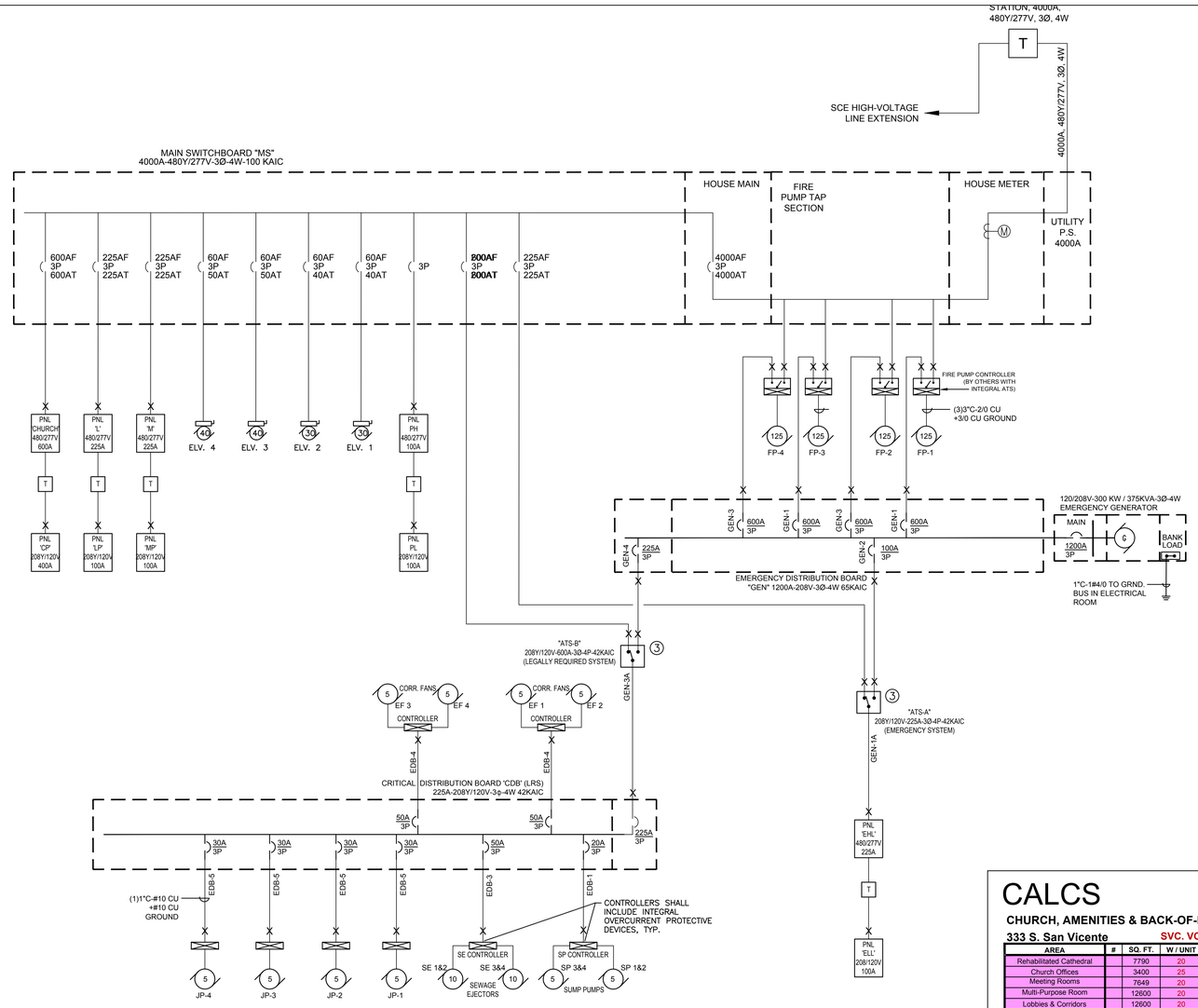
The Project will increase the demand for natural gas resources. Based on preliminary maximum load calculations by Donald F. Dickerson Associates the estimated total gas service demand is 22,795 MBTU/HR at 5 psi (see Exhibit 3).

A will serve letter request was sent to SoCalGas to determine if there is sufficient capacity to serve the Project. Based on the response from SoCalGas (see Exhibit 4), the Project can be served by SoCalGas and impacts related to gas services would be less than significant. Therefore, Project impacts on natural gas infrastructure associated with operational activities would be less than significant, and the limited additional infrastructure required for the Project would not cause significant environmental effects.

2. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified for electricity or gas for this Project.

EXHIBIT 1



480V SINGLE LINE DIAGRAM

SINGLE LINE DIAGRAM
NO SCALE (1)

NOTES

CALCS

CHURCH, AMENITIES & BACK-OF-HOUSE

333 S. San Vicente — **SVC. VOLTAGE: 480V**

AREA	#	SQ. FT.	W / UNIT	LOAD	KW
Rehabilitated Cathedral		7790	20	155.8	KW
Church Offices		3400	25	85	KW
Meeting Rooms		7649	20	152.98	KW
Multi-Purpose Room		12600	20	252	KW
Lobbies & Corridors		12600	20	252	KW
ALL HAVE (F) ELEC. HEAT					
Prep Kitchen		1760	50	88	KW
Church Total		45799		**986**	KW

Common Area				
Pool Deck		2016	0.5	1 KW
Pool w/ Elec. Heat		1	200	200 KW
SPARE		0	0	0 KW
Recreation Room		1,266	20	25 KW
Fitness Room		676	30	20 KW
Lobbies & Corridors		14,600	0.5	7 KW
Common Area Total		18559		254 KW

Level 1 Parking	SP#	SQFT	W/SQFT	WATTS
Church Parking	63	36560	0.5	18 KW
Underground Parking	SP#	SQFT	W/SQFT	WATTS
Residential Parking P1	63	39686	0.5	20 KW
Residential Parking P2	63	36565	0.5	18 KW
Residential Parking P3	63	36560	0.5	18 KW
Residential Parking P4	63	36560	0.5	18 KW
Parking Area Total		185330		56 KVA

Additional Equip	#	WATTS	
General Elevators @(30HP)	4	40	160 KW
EV Chargers	95	6.656	632 KW
Mech HP	6	10	60 KW
PLUMB HP	4	10	40 KW
SE's	4	5	20 KW
SP's	4	5	20 KW
Stairs Press. Fans	4	10	40 KW
Fire Pump (125 HP)	4	125	500 KW
Jockey pump	4	5	20 KW
			1492 KW

TOTAL BUILDING LOADS	
Parking Area Total	56 KVA
Apartments Load Total	0 KVA
Church Total	986 KVA
Misc loads	200 KVA
Common Area Total	254 KVA
Additional Equipment	1492 KVA
Total Building	**2988 KVA**
at 480Y/277V	**3596 A**

Apartment Calculations	#	SF	W/SF	KVA
Market Rate Housing	0	0		
Affordable Housing	0	0		
Lighting (3W/SQFT)	0	0	3	0
Small Appliances (Unitsx2x1500VA)				0
Laundry (Unitsx1500VA)				0
Dryer (Units x 5000VA)				**0**
Electric Range (Unisx8000VA)				**0**
Dishwasher (Unitsx1200VA)				0
Disposal (Unitsx1200VA)				0
Vent Exhaust (Unitsx200VA)				0
Misc Load				
Misc Load				
Air Cond. / ELEC. HEAT (4W/SQFT)		0	4	0
Apartments Load Total				**0**
at Demand Factor (below)				**0**

DEMAND FACTOR = 0.23

GENERATOR CALCULATIONS				
Fire Pump (125 HP)	4	125	500.0	KW
Jockey pump	4	5	20.0	KW
Common Area EM Lts.	18559	0.2	3.7	KW
Stairs Press. Fans	4	10	40.0	KW
SE's	4	5	20.0	KW
SP's	4	5	20.0	KW
USE 300KW / 375KVA GEN SET.			**604**	**KW**

DATE:	SCALE:	DRAWN:	CHECKED:

OUR LADY OF MOUNT LEBANON

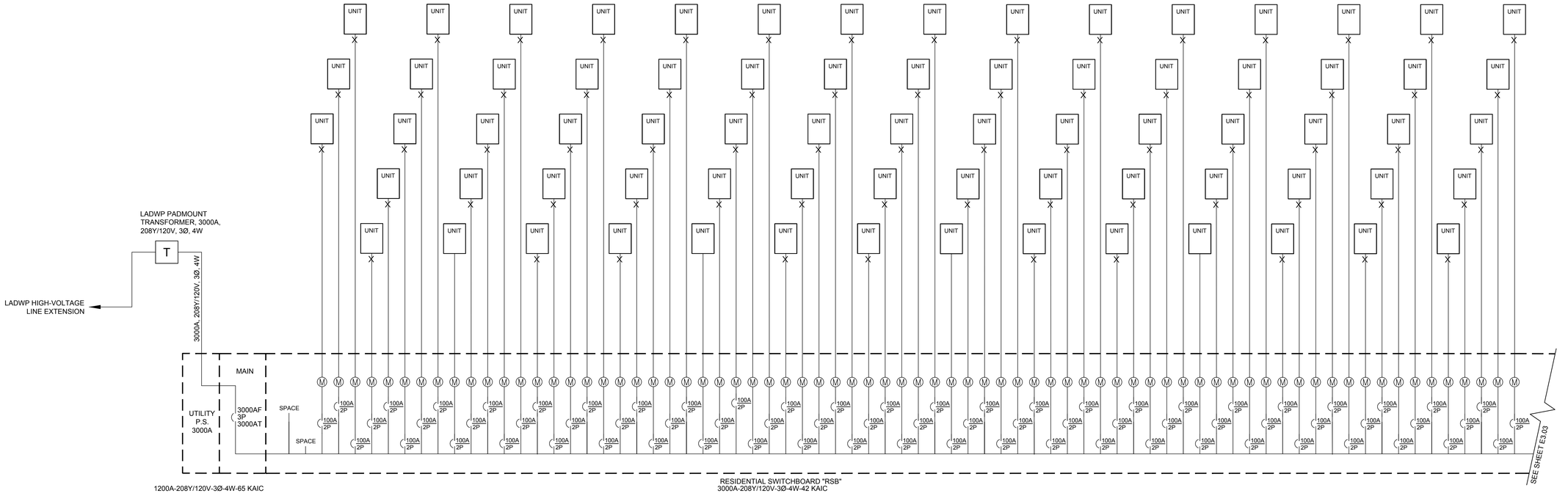
333 S. VICENTE BLVD.
LOS ANGELES, CA 90048
CLIENT PROJECT # 16121

donald f. dickerson associates
CONSULTING MECHANICAL & ELECTRICAL ENGINEERS
18425 BURBANK BLVD., SUITE #404
TARZANA, CALIFORNIA 91356
(818) 385-3600
FAX (818) 990-1669
E-MAIL: DFDA@DFDA1.COM

JOB NO. 201946

REVISIONS		
NO.	DESCRIPTION	DATE

E3.01



208V RESIDENTIAL SINGLE LINE DIAGRAM

CALCS

TOTAL BUILDING LOADS	
Parking Area Total	0 KVA
Apartments Load Total	947 KVA
Church Total	0 KVA
Misc loads	100 KVA
Common Area Total	0 KVA
Additional Equipment	0 KVA
Total Building	**1047 KVA**
at 208Y/120V	**2907 A**

Apartment Calculations	#	SF	W/SF	KVA
Market Rate Housing	153	148641		
Affordable Housing	0	0		
Lighting (3W/SQFT)	153	148641	3	446
Small Appliances (Unitsx2x1500VA)				459
Laundry (Unitsx1500VA)				230
Dryer (Units x 5000VA)				**765**
Electric Range (Unisx8000VA)				**1224**
Dishwasher (Unitsx1200VA)				184
Disposal (Unitsx1200VA)				184
Vent Exhaust (Unitsx200VA)				31
Misc Load				
Misc Load				
Air Cond. / ELEC. HEAT (4W/SQFT)		148641	4	595
Apartments Load Total				**4116**
at Demand Factor (below)				**947**

DEMAND FACTOR = 0.23

SINGLE LINE DIAGRAM (CONTINUED) (1)
NO SCALE

NOTES

DATE:	SCALE:	DRAWN:	CHECKED:

OUR LADY OF MOUNT LEBANON

333 S. VICENTE BLVD.
LOS ANGELES, CA 90048
CLIENT PROJECT # 16121

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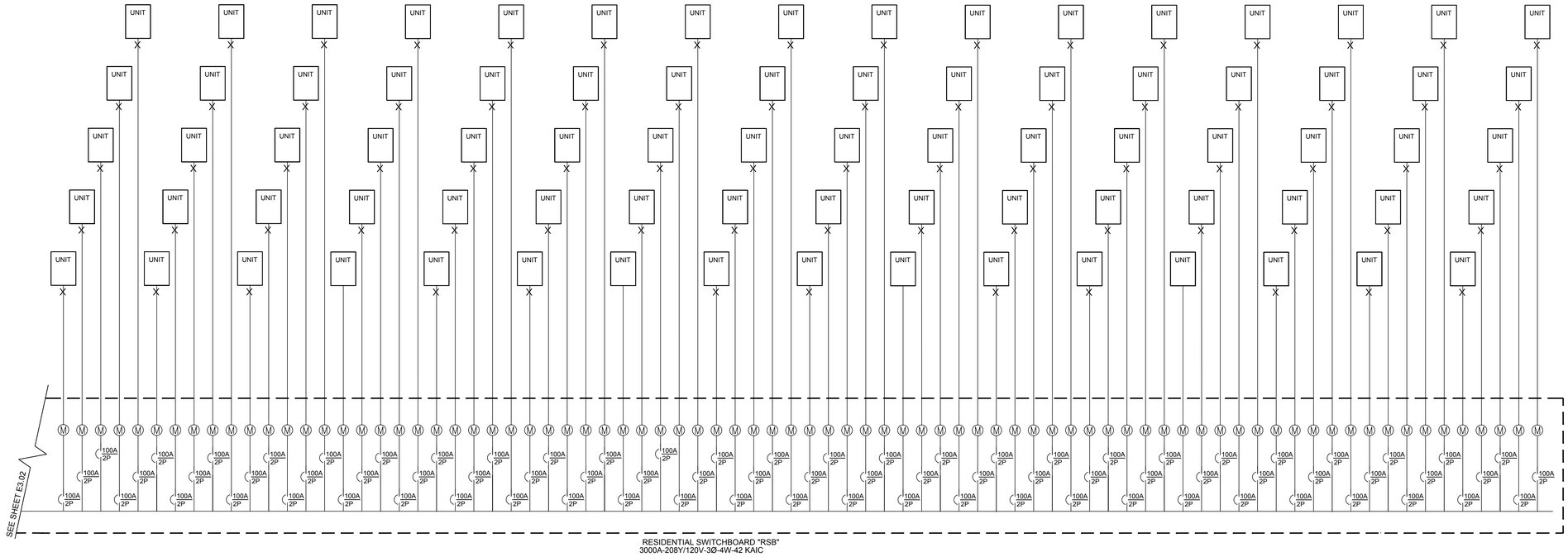
E-MAIL: DFDA@DFDA1.COM
JOB NO. 201946

REVISIONS		
NO.	DESCRIPTION	DATE

E3.02



208V RESIDENTIAL SINGLE LINE DIAGRAM (CONTINUED)

NOTES

SINGLE LINE DIAGRAM (CONTINUED) (1)
NO SCALE

DATE:	SCALE:	DRAWN:	CHECKED:

OUR LADY OF MOUNT LEBANON

333 S. VICENTE BLVD.
LOS ANGELES, CA 90048
CLIENT PROJECT # 16121

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JOB NO. 201946

REVISIONS

NO.	DESCRIPTION	DATE

E3.03

EXHIBIT 2

Los Angeles Department of Water & Power

CUSTOMERS FIRST

November 25, 2019

Connor Kennedy
KPFF
700 S. Flower St., Suite 2100
Los Angeles, CA 90017

Subject: 331-333 S. San Vicente Blvd and 8531-8555 W. Burton Way

Dear Mr. Connor Kennedy,

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) 367-2440.

Sincerely,

T. LINH DOAN
Engineer of Customer Station Design

TLD:mq

C/enc:
ENGR: Mr. T. Linh Doan
FileNet

EXHIBIT 3

Donald F. Dickerson Associates — *consulting engineers*
18425 BURBANK BLVD., SUITE 404
TARZANA, CALIFORNIA 91356
PHONE (818) 385-3600
(310) 227-1865
FAX (818) 990-1669

December 12, 2019

So Cal Gas Co Engineering Department
Southern California Gas Company
3124 W. 36th Street
Los Angeles, CA. 90018

Project: New Mixed Use Residential
333 San Vicente Boulevard, Los Angeles, CA, 90048

To Whom It May Concern:

We would like to request 5 PSI gas pressure system to be delivered to the project located at 333 San Vicente Boulevard, Los Angeles, CA, 90048.

The total load for the house meter is 22,795 MBTU and the total developed length is 350 ft. Therefore, if low pressure gas is used, the pipe size will be 10" diameter which would result major impact to construction budget.

The gas loads for the house meter are itemized as follows:

Gas Appliance	Quantity	Demand MBTU/HR	Sub-Total MBTU/HR
Range	153	65	9,945
Water Heater	3	1,500	4,500
Fireplace	5	120	600
BBQ	5	50	250
Pool Heater	3	500	1,500
Future Kitchen	1	3,000	3,000
Boilers	2	1,500	3,000
Total Gas Load			**22,795**

If you have any questions or we can provide additional information to assist you in this matter, please do not hesitate to call.

Sincerely,

Salim Demirel

EXHIBIT 4

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

December 6, 2019

KPFF
700 South Flower Street, Suite 2100
Los Angeles, CA 90017
Attn: Connor Kennedy

Subject: Will Serve - 4334-009-161, 331-333 San Vicente Blvd and 8531-8555 W Burton Way Los Angeles, CA 90048

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