

# INITIAL STUDY

## **APPENDIX E: ENERGY REPORTS**

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# INITIAL STUDY

## **APPENDIX E.1: UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY**

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**ECHELON STUDIOS**  
**UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY**  
**APRIL 2023**

**PREPARED BY:**

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# 1. INTRODUCTION

## 1.1. PROJECT DESCRIPTION

The Echelon Studios Project (the “Project”) proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place, within the Hollywood Community Plan area (the “Project Site”) in the City of Los Angeles (the “City”). The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in single building, standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office, and 12,378 square feet of restaurant space on a walkable campus. The Project would also include approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1. The Project would require a Vesting Tentative Tract Map for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, and along the public alley. The anticipated outbound haul route from the Project Site would be along Santa Monica Boulevard to the 101 freeway. Approximately 251,000 cubic yards of soil would be excavated and exported from the Project Site.

## 1.2. SCOPE OF WORK

The purpose of this report is to analyze the potential impacts of the Project to the existing energy infrastructure system.

# 2. REGULATORY FRAMEWORK

## 2.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan (SLTRP)*<sup>1</sup> 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 Integrated Resource Planning (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.

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<sup>1</sup> LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.  
<https://efiling.energy.ca.gov/getdocument.aspx?tn=227897>

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. As a long-term planning process, the SLTRP examines a 20-year horizon 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. The 2017 SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws.<sup>2</sup>

## 2.2. NATURAL GAS

The 2022 California Gas Report<sup>3</sup> (CGR) presents a comprehensive outlook for natural gas demand 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 (CPUC or Commission) Decision (D.) 95-01-039. The projections in the CGR are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

Utility-served, statewide natural gas demand is projected to decrease at an annual average rate of 1.1 percent per year through 2035. The decline is 0.1 percent faster than what had been projected in the 2020 CGR. More aggressive energy efficiency and fuel substitution have accelerated the decline in forecasted throughput for the 2022 CGR relative to the 2020 findings. In this Report, fuel substitution refers to the conversion of all or a portion of existing energy uses from one fuel type to another with the goal of reducing greenhouse gas emissions such as replacing a gas water heater with an electric water heater.

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<sup>2</sup> Ibid

<sup>3</sup> California Gas and Electric Utilities, 2022s California Gas Report, 2022.

The projected decline comes from less gas demand in the major market segment areas of residential, electric generation (EG), commercial and wholesale markets. Total Statewide residential gas demand is projected to decrease at an annual average rate of 2.4 percent per year, a faster decline than the 1.7 percent annual rate of decline that had been forecasted in the 2020 Report. EG demand is projected to decrease at an annual rate of 1.1 percent per year, which is a slightly less rapid rate than the 1.5 percent annual decline that had been forecasted in 2020. The statewide commercial demand is projected to decrease at an annual average rate of 1.8 percent per year, which is slightly more accelerated than the 1.5 percent annual decline from the 2020 CGR. The aggregate statewide wholesale market segment is expected to decline at an annual average rate of 0.25 percent per year. The segments where growth in demand is expected are the natural gas vehicle (NGV) sector and the industrial market segments. The industrial market segment and the NGV sectors are expected to grow at an annual average rate of 0.16 percent and 2.3 percent per year over the forecast period.

There are several drivers of these declines across many of the key energy sectors. Aggressive energy efficiency programs and fuel substitution are expected to dampen gas demand in these sectors. Statewide efforts to minimize greenhouse gas (GHG) emissions are depressing EG demand through aggressive programs that pursue demand side reductions and the acquisition of preferred power generation resources that produce few or no carbon emissions. Nevertheless, for the foreseeable future, gas-fired generation and gas storage will continue to be important technologies that support long-term electric demand growth and growing integration of intermittent renewable resource generation.<sup>4</sup>

### **3. ENVIRONMENTAL SETTING**

#### **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 per year for the City's 1.5 million residential and business customers, as well as over 5,000 customers in the Owens Valley.<sup>5</sup> LADWP has over 7,880 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear,

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<sup>4</sup> Ibid.

<sup>5</sup> LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.  
[https://www.ladwp.com/cs/idcplg?IdcService=GET\\_FILE&dDocName=OPLADWPCCB655007&RevisionSelectionMethod=LatestReleased](https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=OPLADWPCCB655007&RevisionSelectionMethod=LatestReleased)



Large Hydro, coal, and other sources.<sup>6</sup> The distribution network includes 6,752 miles of overhead distribution lines and 3,6 miles of underground distribution cables.<sup>7</sup>

### **3.1.2. LOCAL**

Based on available record drawings and the topographic survey performed, existing LADWP power infrastructure surrounding the perimeter of the Project Site includes power poles and overhead power lines; these are located on North Wilton Place, North Saint Andrew's Place, and Santa Monica Blvd. Underground electrical conduits are located on Santa Monica Blvd and North Saint Andrews Place respectively.

### **3.1.3. ON-SITE**

As described above, the Project Site currently includes an asphalt parking lot, concrete alley, and concrete building. Current energy demands are almost zero, as the property is vacant. The only current power demands are for the parking lot lighting.

## **3.2. 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.

### **3.2.1. REGIONAL**

SoCalGas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange, and storage services and 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 21.8 million customers through 5.9 million meters in more than 500 communities.<sup>8</sup>

### **3.2.2. LOCAL**

Based on substructure maps provided by the City and SoCal Gas maps, existing SoCalGas infrastructure surrounding the perimeter of the Project Site includes 2-inch gas mains in Virginia Avenue, Wilton Place, and the west portion of Santa Monica Blvd, and a 4-inch gas main in St. Andrews Street.

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<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> <https://www.socalgas.com/about-us/company-profile>

### 3.2.3. ON-SITE

As described above, the Project Site currently includes an asphalt parking lot, concrete alley, and concrete building. Current gas demands are zero as the property is vacant. Abandoned gas lines will be removed if found.

## 4. SIGNIFICANCE THRESHOLDS

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an analysis of a project's potential effects on energy. 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 includes the following questions, which the City has determined to use as thresholds for determining the significance of a project's potential energy impacts:

- 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 assessing impacts related to energy infrastructure in this section, the City will use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following pertinent factors to evaluate energy supply and infrastructure:

- The total estimated energy demand for the project;
- Whether sufficient capacity exists in the energy infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;

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.

## 5. METHODOLOGY

The methodology for determining the significance of a project's potential 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.
- Consult with the LADWP or SoCalGas, 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. A Will-serve letter from LADWP (Exhibit 1) and a Will-serve letter from SoCalGas (Exhibit 2) demonstrates the availability of sufficient energy resources to supply the Project's demand.

## **6. PROJECT IMPACTS**

### **6.1. CONSTRUCTION**

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 adversely affect services to surrounding areas. The use of renewable energy sources during construction is not anticipated. Overall, demolition and construction activities would create a minimal electrical demand, and a demand lower than Project operations which, as discussed below, would have a less than significant impact on electricity supplies, and therefore would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supplies associated with Project construction activities would be less than significant.

No natural gas usage would be expected to occur during construction. Therefore, impacts on natural gas supply associated with Project 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 activities. Infrastructure improvements would comply with all applicable LADWP, SoCalGas, and City of Los Angeles requirements, compliance with which requirements would mitigate any potential adverse impacts to existing energy systems and adjacent properties. The Project incorporates as TR-PDF-2 a Construction Staging and Traffic Management Plan (CSTMP) that would be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. The CSTMP would, among other things, address any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements to ensure safe pedestrian and vehicular travel. Therefore, the Project's potential construction impacts related to energy infrastructure would be less than significant. Further, construction associated with new energy infrastructure improvements needed for the Project would occur as part of Project construction generally, which, as concluded in the MND, would result in less than significant impacts.

### **6.2. OPERATION**

#### **6.2.1. ELECTRICITY**

The Project would increase the demand on electricity resources. Based on correspondence and load calculations by AMA Group, the estimated electrical load for the Project would be 149 MWh. See Exhibit 4 for a calculation summary of Project Demands from AMA Group.

A Will Serve letter was sent to LADWP to determine if there would be sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 1), there would be sufficient electricity supplies to serve the Project's operational demands and, therefore, the Project's potential impacts related to electrical services would be less than significant.

### **6.2.2. NATURAL GAS**

The Project would increase the demand on natural gas resources. Based on correspondence and load calculations by AMA Group, the estimated total gas service demand for the Project would be 32,790 cubic feet per hour (CFH). See Exhibit 4 for a calculation summary of Project Demands from AMA Group.

A Will Serve letter request was sent to SoCalGas to determine if there would be sufficient capacity to serve the Project. Based on the response from SoCalGas (see Exhibit 2), there would be sufficient natural gas supplies to serve the Project's operational demands and, therefore, the Project's potential impacts related to natural gas supplies 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. Growth within these geographies is anticipated to increase the demand for electricity and natural gas, 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 within the service area of LADWP would increase electricity consumption during Project construction and operation and thus, cumulatively increase the need for electrical supplies and infrastructure capacity, such as new or expanded electrical facilities. LADWP forecasts that its net electrical load in the 2025 fiscal year (the Project's buildout year) will be 23,537 GWhr of electricity.<sup>9</sup>

Based on the Project's estimated net new electrical consumption of 12,666.3 MWh (12.67 GWhr) and LADWP's forecast of 23,033 GWhr, the Project would account for approximately 0.054-percent of LADWP's projected net electrical load for the Project's build-out year. Furthermore, there are 7 related projects, which consist of, but are not limited to, residential, office, and retail/commercial. The total increase in electrical demand for the related projects would be approximately 9,887,969 KWh (9.89 GWhr). Combined with the proposed Project, the net increase in electrical demand would be approximately 22.56 GWhr. The estimated net increase in electrical demand resulting from the build-out of the related projects combined with the proposed Project, would

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<sup>9</sup> LADWP, 2017 Power Strategic Long-Term Resource Plan, Appendix A, Table A-1.

represent approximately 0.096 percent of the LADWPs forecast for the net electrical load in the fiscal year 2025. Refer to Exhibit 3 for a breakdown of the related projects and associated electrical consumption. Moreover, LADWP's projections show there will be sufficient electricity supplies up through 2037 in its 2017 SLTRP, which projections take into account growth expected within LADWP's service area.<sup>10</sup>

Although Project construction and operation would result in the irreversible use of renewable and non-renewable electricity resources which could limit their future availability, the Project's use of such resources would be on a relatively small scale and would be consistent with the growth expectations for LADWP's service area.<sup>11</sup> 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. Moreover, even now, LADWP receives a substantial portion of its electricity from renewable resources. In 2020, LADWP reported that 34 percent of its electricity came from renewable resources in Year 2019, and Senate Bill 350 requires LADWP to receive at least 50 percent of its electricity from renewable resources by 2030. 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 SLTRP, 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.<sup>12</sup> LADWP has indicated that the 2017 SLTRP incorporates the estimated electricity requirement for the Project. The 2017 SLTRP considers future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements.<sup>13</sup> Development projects within the LADWP service area, including the Project, would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Like the Project, 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 their respective areas. 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.

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<sup>10</sup> LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.  
<https://efiling.energy.ca.gov/getdocument.aspx?tn=227897>

<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

Buildout of projects in SoCal Gas' service area are expected to increase natural gas consumption during project construction and operation and thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2022 CGR the California Energy Commission estimates the total capacity available within SoCal Gas' planning area will be approximately 2,970 million cubic feet per day in 2025. After subtracting the estimated 2,280 million cubic feet per day that is anticipated to be used, the remaining available gas supply would be 690 million cubic feet per day.<sup>14</sup> Based on the Project's estimated net daily natural gas consumption of approximately 3,100 British thermal unit (BTU) per year (2,990 cubic feet per year or 8.19 cubic feet per day), and SoCal Gas' projected 690 million cubic feet availability per day in 2025, the Project would account for approximately 0.000012 percent of SoCal Gas projected additional capacity for the Project's build-out year. Furthermore, there are 7 related projects, which consist of, but are not limited to, residential, office, and retail/commercial. The total increase in gas demand for the related projects is approximately 17,126,206 cubic feet per year (46,921 cubic feet per day). Combined with the proposed Project, the net increase in gas demand is approximately 17,132,196 cubic feet per year (46,938 cubic feet per day). The estimated net increase in gas demand resulting from the build-out of the related projects combined with the proposed Project, would represent approximately 0.0068 percent of the SoCalGas availability in the fiscal year 2025. 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. Moreover, SoCal Gas's projections show there will be sufficient gas supplies up through 2035 in the 2022 CGR, which take into account growth expected within SoCal Gas's service area.<sup>15</sup>

Although construction and operation of the Project would result in the irreversible use of natural gas resources which could limit future availability, the Project's 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.<sup>16</sup> It is expected that SoCal Gas would continue to expand delivery capacity, if necessary, to meet demand increases within its service area.<sup>17</sup> Development projects within its service, including the

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<sup>14</sup> California Gas and Electric Utilities, 2022 California Gas Report.

<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

Project, area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate.<sup>18</sup> As such, the Project's potential impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

## **7. LEVEL OF SIGNIFICANCE**

Based on the analysis contained in this report, impacts to existing energy infrastructure are expected to be less than significant.

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<sup>18</sup> Ibid.



## **EXHIBIT 1**

September 9, 2021

Ms. Amy Truong  
Project Engineer  
kpff  
700 S. Flower Street, Suite 2100  
Los Angeles, CA 90017

Subject: PROJECT ADDRESS: 5601-5673 W. Santa Monica Blvd  
5536-5542 W. Virginia Ave  
5612-5672, 5542 W. Virginia Ave  
1110-1118 N. Wilton Place

Dear Ms. Truong:

This is in response to your submittal regarding electric service for the proposed projects 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:sl

C/enc:  
ENGR: Mr. Ralph Jaramillo  
FileNet

## **EXHIBIT 2**



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

August 2, 2021

KPFF  
700 South Flower St, Suite 2100  
Los Angeles, CA 90017  
Attn: Jean Penderghast

**Subject: Maps & Will Serve - 5601-5673 W. Santa Monica Blvd, 5612-5675 W. Virginia Ave, 1110-1118 N. Wilton Pl**

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*

Jason Sum  
Pipeline Planning Assistant  
SoCalGas-Compton HQ

## **EXHIBIT 3**

Echelon Studios Project - Los Angeles-South Coast County, Annual

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	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	1.43485e+007	0.0774	0.6612	0.2813	4.2200e-003		0.0535	0.0535		0.0535	0.0535	0.0000	765.6896	765.6896	0.0147	0.0140	770.2397
Office Park	2.69296e+006	0.0145	0.1320	0.1109	7.9000e-004		0.0100	0.0100		0.0100	0.0100	0.0000	143.7069	143.7069	2.7500e-003	2.6300e-003	144.5608
Regional Shopping Center	84745.4	4.6000e-004	4.1500e-003	3.4900e-003	2.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	4.5223	4.5223	9.0000e-005	8.0000e-005	4.5492
<b>Total</b>		<b>0.0924</b>	<b>0.7973</b>	<b>0.3957</b>	<b>5.0300e-003</b>		<b>0.0638</b>	<b>0.0638</b>		<b>0.0638</b>	<b>0.0638</b>	<b>0.0000</b>	<b>913.9188</b>	<b>913.9188</b>	<b>0.0175</b>	<b>0.0168</b>	<b>919.3498</b>

**Mitigated**

	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	1.43485e+007	0.0774	0.6612	0.2813	4.2200e-003		0.0535	0.0535		0.0535	0.0535	0.0000	765.6896	765.6896	0.0147	0.0140	770.2397
Office Park	2.69296e+006	0.0145	0.1320	0.1109	7.9000e-004		0.0100	0.0100		0.0100	0.0100	0.0000	143.7069	143.7069	2.7500e-003	2.6300e-003	144.5608
Regional Shopping Center	84745.4	4.6000e-004	4.1500e-003	3.4900e-003	2.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	4.5223	4.5223	9.0000e-005	8.0000e-005	4.5492
<b>Total</b>		<b>0.0924</b>	<b>0.7973</b>	<b>0.3957</b>	<b>5.0300e-003</b>		<b>0.0638</b>	<b>0.0638</b>		<b>0.0638</b>	<b>0.0638</b>	<b>0.0000</b>	<b>913.9188</b>	<b>913.9188</b>	<b>0.0175</b>	<b>0.0168</b>	<b>919.3498</b>

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**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	5.29809e+006	2,950.8348	0.0697	0.0144	2,956.8740
Office Park	3.89228e+006	2,167.8519	0.0512	0.0106	2,172.2886
Regional Shopping Center	697599	388.5358	9.1800e-003	1.9000e-003	389.3310
<b>Total</b>		<b>5,507.2225</b>	<b>0.1301</b>	<b>0.0269</b>	<b>5,518.4936</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	5.29809e+006	2,950.8348	0.0697	0.0144	2,956.8740
Office Park	3.89228e+006	2,167.8519	0.0512	0.0106	2,172.2886
Regional Shopping Center	697599	388.5358	9.1800e-003	1.9000e-003	389.3310
<b>Total</b>		<b>5,507.2225</b>	<b>0.1301</b>	<b>0.0269</b>	<b>5,518.4936</b>

**EXHIBIT 4**



**C3. ENERGY USE SUMMARY**

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	0.1	101.2	-101.1	2,381.9	3.1	2378.8
Space Cooling	792.0	1,530.8	-738.8	--	--	--
Indoor Fans	1,737.9	2,676.0	-938.1	--	--	--
Heat Rejection	80.1	--	80.1	--	--	--
Pumps & Misc.	232.5	--	232.5	--	--	--
Domestic Hot Water	78.5	132.0	-53.5	167.5	--	167.5
Indoor Lighting	582.0	409.8	172.2	--	--	-->
<b>Compliance Total</b>	<b>3,503.1</b>	<b>4,849.8</b>	<b>-1346.7</b>	<b>2,549.4</b>	<b>3.1</b>	<b>2546.3</b>
Receptacle	1,934.2	1,934.2	0.0	--	--	--
Process	5,274.9	5,274.9	0.0	--	--	--
Other Ltg	342.5	342.5	0.0	--	--	--
Process Motors	261.7	264.9	-3.2	--	--	--
<b>TOTAL</b>	<b>11,316.4</b>	<b>12,666.3</b>	<b>-1349.9</b>	<b>2,549.4</b>	<b>3.1</b>	<b>2546.3</b>