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***Impacts determined not to be significant are addressed in this EIR under **Section VII, Impacts Determined to be Insignificant**, and have been omitted from the Impact Section of this report.

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## INTRODUCTION

This section of the Draft EIR discusses natural gas service within the project area. This section analyzes the proposed project's impact on the Southern California Gas Company's ability to meet project demands.

## NATURAL GAS

### Environmental Setting

Natural gas in the project area is provided by the Southern California Gas Company (The Gas Company or TGC). The project site is located in TGC's Pacific Region, which comprises all coastal areas between Long Beach and Ventura. The natural gas supply in the project area originates from an underground storage field located in Playa del Rey, within the City of Los Angeles. TGC has indicated that there are no known system deficiencies or problems with gas supply in the project area and that currently there are no plans for system expansion.[1]

The demand for natural gas is dependent upon the physical growth rate, and temperature changes within a geographic area. According to TGC, the system is flexible and can be modified to meet future growth and demand in the project area. The availability of natural gas is based upon present conditions of gas supply and regulatory policies. As a public utility company, TGC is under the jurisdiction of the California Public Utilities Commission, but can also be affected by actions of federal regulatory agencies. The conditions and availability of gas supply and services are, therefore, dependent on the regulatory actions of these agencies.

#### *Energy Conservation*

Natural gas conservation in new buildings is regulated by the State Building Energy Efficiency Standards (Title 24 of the California Code of Regulations). The efficiency standards apply to new construction of both residential and non-residential buildings and regulate energy consumed for heating, cooling ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy

1 Robert Olivas, Pacific Region Engineer, Southern California Gas Company, Correspondence with Impact Sciences, January 15, 1998.

standards for new buildings, provided that these standards meet or exceed those provided in Title 24 of the State's Code of Regulations.

## Environmental Impact Analysis

### *Threshold of Significance*

According to the L.A. CEQA *Thresholds Guide*, the determination of significance for energy use shall be made on a case by case basis, considering the following factors:[2]

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

For purposes of this EIR, the proposed project would have a significant impact on the environment if it results in any of the following situations:

- Need for new natural gas system; and/or
- Significant alterations to an existing system.

### *Project Impacts*

**Table IV.Q.2-1** indicates the projected monthly natural gas consumption from the proposed uses on the project site. The calculations shown in the table are based on the assumption that all 29 homes are occupied and in operation, under the following conditions, and that the primary uses of gas will be for indoor space heating, food preparation and water heaters.

**Table IV.Q.2-1**
**Projected Natural Gas Consumption for the Proposed Project**

| Proposed Use | Size | Consumption Factor | Total Consumption |
|---|---|---|---|
| Residences | 29 | 6,665 cubic feet/unit/month | 193,285 cubic feet |
| **Total** | **Per year** | **12 x Monthly total** | **2,319,420 cubic feet/year** |

*Source: South Coast Air Quality Management District, CEQA* Air Quality Handbook, *April 1993, Table A9 12-A, Natural Gas Usage Rates*

2 L.A. CEQA *Thresholds Guide*, City of Los Angeles, Environmental Affairs Department, May 14, 1998, p. K4-3.

The estimated total natural gas consumption from the proposed project is approximately 193,285 cubic feet per month (2,319,420 cubic feet per year). According to TGC, the existing system is more than adequate to meet increased load based on the above assumptions.[3] The system can also be modified to meet loads that are much larger than the projected gas consumption by the proposed project. Natural gas service to the project site would be in accordance with TGC's policies and extension rules on file with the California Public Utilities Commission. Based on the above, project impacts relating to natural gas consumption are considered to be less than significant.

## *Cumulative Impacts*

The proposed project, along with other related and approved projects in the project's vicinity, would generate an increased monthly demand for gas consumption. **Table IV.Q.2-2** estimates natural gas consumption with buildout of related projects.

**Table IV.Q.2-2**
**Projected Natural Gas Consumption for Cumulative Projects**

| Proposed Use | Size | Consumption Factor | Total Consumption per Year |
|---|---|---|---|
| Residences | 476 du | 79,980 cubic feet / unit / year | 38,070,480 cubic feet |
| Office | 48,000 sq.ft. | 24 cubic feet / sq.ft. / year | 1,152,000 cubic feet |
| Restaurant | 26,544 sq.ft. | 34.8 cubic feet / sq.ft. / year | 923,731 cubic feet |
| Retail | 47,499 sq.ft. | 34.8 cubic feet / sq.ft. / year | 1,652,965 cubic feet |
| Total | Per year | | 41,799,176 cubic feet |

*Source: South Coast Air Quality Management District, CEQA* Air Quality Handbook, *April 1993, Table A9 12-A, Natural Gas Usage Rates.*

As previously indicated the distribution system in the project area is flexible and can be modified to have adequate supply to meet increased demand as a result of cumulative projects. Each project would also be required to incorporate applicable energy conservation features into its design. As such, impacts to natural gas service by the proposed project and the related project would not be cumulatively considerable and so are not considered by this EIR to be significant.

3 Robert Olivas, Pacific Region Engineer, Southern California Gas Company, Correspondence with Impact Sciences, January 15, 1998 and updated on June 05, 2002.

## Mitigation Measures

The proposed project would not result in significant impacts in relation to natural gas supply, as such; no mitigation measures are required. However, the following mitigation measures are recommended to further reduce demand on a natural resource:

1. The project applicant shall consult with The Gas Company regarding feasible energy conservation measures.

2. Prior to recordation of final maps, the applicant shall provide to the Los Angeles Planning Department, a letter from The Southern California Gas Company which states that natural gas will be provided for the proposed project, and that all applicable energy conservation features have been incorporated into the project design.

## Adverse Effects

The proposed project will increase the demand for gas consumption in the project area, but would not have a significant impact, since the current system is adequate and capable of serving the proposed project. Implementation of the above listed mitigation measures would further reduce the less than significant impacts to levels of "no impact". No adverse effects as a result of the proposed project are, therefore, anticipated.