

IV. Environmental Impact Analysis

L.4 Utilities and Service Systems – Electric Power and Natural Gas Infrastructure

1. Introduction

The following section analyzes the proposed Project's potential impacts upon electric power, natural gas and telecommunications infrastructure. This section focuses on the existing infrastructure serving the project area and the potential for environmental impact to occur as a result of any physical improvements that may be necessary to accommodate the proposed Project. The information presented in this section is based in part on the information provided by the City of Los Angeles Department of Water and Power. Potential impacts associated with energy demand and energy conservation policies are discussed in Section IV.C, *Energy*, of this Draft EIR

2. Environmental Setting

a) Regulatory Framework

There are several plans, policies, and programs regarding Electric Power, Natural Gas, and Telecommunications Infrastructure at the federal, State, and local levels. Described below, these include:

- United States Department of Energy (Energy Policy Act of 2005)
- California Independent System Operator
- California Public Utilities Commission
- California Energy Commission
- Senate Bill 1389
- City of Los Angeles All-Electric Building Ordinance

(1) Federal

(a) *United States Department of Energy (Energy Policy Act of 2005)*

The United States Department of Energy (DOE) is the federal agency responsible for establishing policies regarding energy conservation, domestic energy production and infrastructure. The Federal Energy Regulatory Commission (FERC) is an independent federal agency, officially organized as part of the DOE which is responsible for regulating interstate transmission of natural gas, oil and electricity, reliability of the electric grid and approving of construction of interstate natural gas pipelines and storage facilities. The Energy Policy Act of 2005 has also granted FERC with additional responsibilities of overseeing the reliability of the nation's electricity transmission grid and supplementing state transmission siting efforts in national interest electric transmission corridors.

FERC has authority to oversee mandatory reliability standards governing the nation's electricity grid. FERC has established rules on certification of an Electric Reliability Organization (ERO) which establishes, approves and enforces mandatory electricity reliability standards. The North American Electric Reliability Corporation (NERC) has been certified as the nation's ERO by FERC to enforce reliability standards in all interconnected jurisdictions in North America. Although FERC regulates the bulk energy transmission and reliability throughout the United States, the areas outside of FERC's jurisdictional responsibility include state-level regulations and retail electricity and natural gas sales to consumers which falls under the jurisdiction of state regulatory agencies.

(2) State

California energy infrastructure policy is governed by three institutions: the California Independent System Operator (California ISO), the California Public Utilities Commission (CPUC), and the California Energy Commission (CEC). These three agencies share similar goals, but have different roles and responsibilities in managing the State's energy needs. The majority of State regulations with respect to electricity and natural gas pertain to energy conservation. For a discussion of these regulations, refer to Section IV.C, *Energy*, of this Draft EIR. There are, however, regulations pertaining to infrastructure. These are discussed further below.

(a) *California Independent System Operator*

The California ISO is an independent public benefit corporation responsible for operating California's long-distance electric transmission lines. The California ISO is led by a five-member board appointment by the Governor and is also regulated by FERC. While transmission owners and private electric utilities own their lines, the California ISO operates the transmission system independently to ensure that electricity flows comply with federal operational standards. The California ISO analyzes current and future electrical demand and plans for any needed expansion or upgrade of the electric transmission system.

(b) California Public Utilities Commission

The CPUC establishes policies and rules for electricity and natural gas rates provided by private utilities in California such as Southern California Gas Company (SoCalGas). Public owned utilities such as the Los Angeles Department of Water and Power (LADWP) do not fall under the CPUC's jurisdiction.

The CPUC is overseen by five commissioners appointed by the Governor and confirmed by the State senate. The CPUC's responsibilities include regulating electric power procurement and generation, infrastructure oversight for electric transmission lines and natural gas pipelines, and permitting of electrical transmission and substation facilities.

(c) California Energy Commission

The CEC is a planning agency which provides guidance on setting the state's energy policy. Responsibilities include forecasting electricity and natural gas demand, promoting and setting energy efficiency standards throughout the state, developing renewable energy resources and permitting thermal power plants 50 megawatts (MW) and larger. The CEC also has regulatory specific regulatory authority over publicly owned utilities to certify, monitor and verify eligible renewable energy resources procured.

(d) Senate Bill 1389

Senate Bill (SB) 1389 (Public Resources Code Sections 25300–25323), adopted in 2002, requires the development of an integrated plan for electricity, natural gas, and transportation fuels. Under the bill, the CEC must adopt and transmit to the Governor and Legislature an Integrated Energy Policy Report every two years. In 2021, the CEC decided to write the Integrated Energy Policy Report in four volumes that were subsequently published in February 2022. Volume I highlights the actions necessary to decarbonize buildings within California. Additionally, the volume explores ways to reduce greenhouse gases from the agricultural and industrial sectors. Volume II explores actions to ensure California's energy system remains reliable and resilient. Volume III examines the role of gas in the energy system. Finally, Volume IV forecasts future demand in the electricity, gas, and transportation sectors.¹

(3) Local*(a) City of Los Angeles All-Electric Building Ordinance*

The City has adopted Ordinance No. 187,714 (All-Electric Building Ordinance), effective on April 1, 2023 and on June 1, 2023 for affordable housing projects, which does not allow combustion equipment (i.e., equipment or appliance used for space heating, water heating, cooking, clothes drying, lighting, or other type of equipment and/or appliance that uses fuel gas) for most new development. Under this All-Electric Building ordinance, equipment typically powered by natural gas such as space heating, water heating, cooking appliances and clothes drying would need to be powered by electricity for new

¹ 2021 Integrated Energy Policy Report, February 2022.

construction. Exceptions are made for: attached accessory dwelling units using existing gas piping systems in conjunction with the primary dwelling; commercial restaurants, commissaries, cafeterias, and community kitchens; gas-powered emergency life-safety systems including emergency backup; and laboratory, and research and development uses. This ordinance is consistent with 2022 Title 24 goals of encouraging all-electric development which requires new residential uses to be electric-ready (wiring installed for all-electric appliances). In future years, the LADWP will be required to increase the amount of renewable energy in the power mix to comply with the State’s Renewables Portfolio Standards for 100 percent renewable energy by 2045 (refer to Section IV.E, Greenhouse Gas Emissions, of this Draft EIR for details regarding the State’s Renewables Portfolio Standards).

b) Existing Conditions

The Project Site is occupied by cold storage facilities that include warehouse and wholesale commercial buildings and associated office space, truck loading docks, and surface parking. The existing buildings on the Project Site total 360,734 square feet of floor area and employ 69 people. As detailed in Section IV.C, *Energy*, it is estimated that the existing uses on the Project Site currently consume 6,652,637 kWh of electricity and 407,786 cubic feet (cf) of natural gas on an annual basis.

(1) Electric Power

(a) Electric Supplies – LADWP

LADWP provides electrical service throughout the City of Los Angeles, including the Project Site, serving approximately 4 million people within a service area of approximately 465 square miles. Electrical service provided by LADWP is divided into two planning districts: Valley and Metropolitan. The Valley Planning District includes the LADWP service area north of Mulholland Drive, and the Metropolitan Planning District includes the LADWP service area south of Mulholland Drive. The Project Site is located within LADWP’s Metropolitan Planning District.

LADWP generates power from a variety of energy sources, including hydropower, coal, gas, nuclear sources, and renewable resources, such as wind, solar, and geothermal sources. According to LADWP’s 2017 Power Strategic Long-Term Resource Plan, LADWP has a net dependable generation capacity greater than 7,531 megawatts.² On August 31, 2017, LADWP’s power system experienced a record net energy-for-load peak demand of 6.431 megawatts.³ Approximately 34 percent of LADWP’s 2019 electricity

² Los Angeles Department of Water and Power (LADWP), *2017 Power Strategic Long-Term Resource Plan*, December 31, 2017, p. 17.

³ LADWP, *Facts & Figures*, https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-factandfigures?_adf.ctrl-state=xk0dbq6vu_4&_afLoop=9598324856637&_afWindowMode=0&_afWindowId=null#%40%3F_afWindowId%3Dnull%26_afLoop%3D9598324856637%26_afWindowMode%3D0%26_adf.ctrl-state%3Dfcfwty0v_25. Accessed July 12, 2022.

purchases were from renewable sources, which is similar to the 31.7 percent statewide percentage of electricity purchases from renewable sources.⁴ The annual electricity sale to customers for the 2018–2019 fiscal year was approximately 22,663 million kilowatt-hours (kWh).⁵

(b) *Electricity Distribution System – LADWP*

The power supplied to LADWP consumers is distributed through a network of approximately 6,752 miles of overhead distribution lines and approximately 3,626 miles of underground distribution lines.⁶

(2) Natural Gas

(a) *Natural Gas Supplies*

As discussed in Section IV.C, *Energy*, of this Draft EIR, SoCalGas provides natural gas resources to the City and most of Southern California and Central California from the City of Visalia to the U.S./Mexican border.⁷ The availability of natural gas is based upon present conditions of gas supply and regulatory policies as SoCalGas is under the jurisdiction of the CPUC and other federal regulatory agencies. In addition, SoCalGas makes available to its customers energy-efficiency programs with rebates and incentives for the purpose of reducing natural gas consumption.

(b) *Natural Gas Distribution Systems*

(i) *Interstate Distribution Systems*

Natural gas is supplied to the Southern California region through a system of interstate pipelines. The 2020 California Gas Report projects that California natural gas demand is expected to decline at an annual rate of one percent per year from 2020 to 2035 in the SoCalGas service area.⁸ Gas supply available to SoCalGas from California sources averaged 3,175 million cf per day or 3,292,475 million British thermal units (MMBtu) per day in 2020. This equates to an annual average of 1,158,875 million cf per year or 1,201,753,375 MMBtu per year.⁹

⁴ LADWP, 2019 Power Content Label, Version: October 2020.

⁵ LADWP, 2017 Retail Electric Sales and Demand Forecast, September 15, 2017, p. 14.

⁶ LADWP, Facts & Figures, https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-factandfigures?_adf.ctrl-state=xk0dbq6vu_4&_afLoop=9598324856637&_afWindowMode=0&_afWindowId=null#%40%3F_afrWindowId%3Dnull%26_afrLoop%3D9598324856637%26_afrWindowMode%3D0%26_adf.ctrl-state%3Dfcfwty0v_25. Accessed July 12, 2022.

⁷ Southern California Gas Company (SoCalGas), Company Profile, <https://www.socalgas.com/about-us/company-profile>. Accessed July 12, 2022.

⁸ California Gas and Electric Utilities, 2020 California Gas Report, 2020, p. 96.

⁹ California Gas and Electric Utilities, 2020 California Gas Report.

(ii) *Local Distribution System*

SoCalGas provides natural gas resources to the City of Los Angeles through existing gas mains located under the streets and public rights-of-way. Natural gas services are provided in accordance with SoCalGas' policies and extension rules of the CPUC at the time contractual agreements are made. Natural gas is delivered to the Project Site through natural gas facilities underneath the adjacent public streets.

3. Project Impacts

a) Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a project would have a significant impact related to electric power or natural gas facilities if it would:

Threshold (a): Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.¹⁰

For this analysis, the Appendix G Threshold listed above is relied upon. 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 question. The L.A. CEQA Thresholds Guide identifies the following criteria to evaluate impacts to energy infrastructure:

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

b) Methodology

The analysis evaluates the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with available capacity. Project energy usage, including electricity and natural gas, was calculated using CalEEMod Version 2020.4.0 (refer to Section IV.C, *Energy*, of this Draft EIR). During construction, energy would be consumed in the form of electricity associated with conveyance of water, lighting, and other construction activities necessitating electrical power. Construction activities typically do not involve the consumption of natural gas. Operational energy consumption would include electricity and natural gas from uses such as heating/ventilation/air conditioning (HVAC); water heating, cooking,

¹⁰ Refer to Section IV.L.1, *Utilities and Service Systems – Water Supply*, of this Draft EIR for a discussion of water infrastructure; Section IV.L.2, *Utilities and Service Systems – Wastewater*, of this Draft EIR for a discussion of wastewater infrastructure; and the Initial Study provided in Appendix A of this Draft EIR for a discussion of stormwater and telecommunications facilities.

lighting, and use of electronics/appliances. Additional details regarding Project energy usage are provided in Section IV.C, *Energy*, and Appendix D of this Draft EIR.

The Project's estimated energy demands were analyzed relative to existing and planned energy supplies of LADWP and SoCalGas in 2030 (i.e., the Project's estimated buildout year) to determine if these energy utility companies would be able to meet the Project's energy demands.

c) Project Design Features

No specific project design features are proposed with regard to electric power and natural gas facilities. However, the Project includes project design features to improve energy efficiency, as set forth in Section IV.C, *Energy*, and Section IV.E, *Greenhouse Gas Emissions*, of this Draft EIR.

d) Analysis of Project Impacts

Threshold (a): Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.?¹¹

(1) Impact Analysis

(a) Electric Power

(i) Construction

Construction activities at the Project Site would require limited and minor quantities of electricity for watering, lighting, power tools and other support equipment. Heavy construction equipment would be powered with diesel fuel. Construction electricity usage would be offset by the reduction in the existing electricity usage at the Project Site from the removal of the existing buildings. As existing power lines are located in the vicinity of the Project Site, temporary power poles would be installed to provide electricity during Project construction. Existing off-site infrastructure would not have to be expanded or newly developed to provide electrical service to the Project Site during construction or demolition. As provided in Section IV.C, *Energy*, electricity demand during Project construction would be approximately 17 percent of the existing electricity usage at the Project Site. Thus, construction electricity demand would be within the supply and

¹¹ Refer to Section IV.L.1, *Utilities and Service Systems – Water Supply*, of this Draft EIR for a discussion of water infrastructure; Section IV.L.2, *Utilities and Service Systems – Wastewater*, of this Draft EIR for a discussion of wastewater infrastructure; and the Initial Study provided in Appendix A of this Draft EIR for a discussion of stormwater and telecommunications facilities.

infrastructure capabilities of LADWP.¹² Therefore, construction of the Project would not result in an increase in demand for electricity that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

With regard to existing electrical distribution lines, the Applicant would be required to coordinate electrical infrastructure removals or relocations with LADWP and comply with site-specific requirements set forth by LADWP, which would ensure that service disruptions and potential impacts associated with grading, construction, and development within LADWP easements are minimized.

Therefore, construction of the Project is not anticipated to adversely affect the electric power facilities serving the surrounding uses or utility system capacity and would not require the construction of new energy facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects and impacts would be less than significant.

(ii) *Operation*

As discussed in reported in Table IV.C-2, *Summary of Annual Net New Energy Use During Project Operation – Project*, in Section IV.C, *Energy*, of this Draft EIR, the Project's annual net increase in operational electricity usage would be approximately 21,239,533 kWh for the Project. The Project-related increase in annual electricity consumption would represent 0.08 percent of LADWP's projected sales in 2030 and would be within LADWP's projected electricity supplies. During peak conditions, the Project would represent approximately 0.08 percent of the LADWP estimated peak load.

Based on LADWP's collected data in its 2022 Power Strategic Long-Term Resource Plan, LADWP forecasts that its net energy for load in the 2030-2031 fiscal year (the Project's buildout year) will be 25,725 GWh of electricity.^{13,14} The LADWP 2022 Power Strategic Long-Term Resource Plan and the CEC California Energy Demand 2018–2030 Revised Forecast identify adequate energy resources to support future generation capacity. On October 22, 2019, LADWP issued a will-serve letter stating that electric service is available and will be provided in accordance with LADWP Rules Governing Water and Electric Service and that 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. The Project would not require

¹² The percentage is derived by taking the annual average amount of electricity usage during the construction period (1,092,399 kWh) and dividing that number by the annual amount of existing electricity usage (6,542,773 kWh) to arrive at 17 percent.

¹³ Los Angeles Department of Water and Power defines its future electricity supplies in terms of sales that will be realized at the meter.

¹⁴ Los Angeles Department of Water and Power, 2022 Final Power Strategic Long-Term Resource Plan, December 2022, p. 3-6.

additional infrastructure (i.e., a substation) beyond proposed utilities installed on-site during construction. The Project would also not result in the need for new (off-site) energy supply facilities or major capacity enhancing alterations to existing facilities.

Based on the required load forecast projections by LADWP, the utility provider would be expected to meet the Project’s demand, and the Project’s operational electricity services and supply and infrastructure impacts would be less than significant and would not require the construction of new energy facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects and impacts would be less than significant.

(b) *Natural Gas*

(i) *Construction*

Construction activities, including the construction of new buildings and hardscape, typically do not involve the consumption of natural gas. Accordingly, natural gas would not be expected to be supplied to support Project construction activities; thus, there would be no expected demand generated by construction.

The Project would not involve installation of new natural gas connections to serve the Project Site given that building energy and appliances will be provided by all-electric sources, consistent with the City’s adopted Ordinance No. 187,714 (All-Electric Building Ordinance). Given that the Project Site is located in an area already served by existing natural gas infrastructure, and since it will not include any new natural gas connections, the Project would not require extensive off-site infrastructure improvements to serve the Project Site. Therefore, construction of the Project would not result in an increase in demand for, or an interruption in the delivery of, natural gas that would affect available supply or distribution infrastructure capabilities and would not result in the construction of new energy facilities or expansion of existing facilities. Further, the construction of the Project would reduce the consumption of natural gas at the Project Site during construction activities due to the removal of existing on-site uses.

Therefore, the construction of the Project is not anticipated to adversely affect the natural gas facilities serving the surrounding uses or utility system capacity and would not require the construction of new energy facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects and impacts would be less than significant.

(ii) *Operation*

As reported in Table IV.C-2, in Section IV.C, *Energy*, of this Draft EIR, the Project’s buildings would be an all-electric design and would not have natural gas infrastructure. Accordingly, natural gas would not be supplied to support Project operational activities related to building energy. The Project would result in a net reduction in natural gas demand of approximately 4,506,825 cubic feet inclusive of Project operation activities related to transportation sources (i.e., natural gas-fueled vehicles). The Project’s

transportation sources of natural gas demand, estimated from EMFAC2021, would be approximately 2,830,007 cf (i.e., natural gas-fueled vehicles), which represents approximately 0.0003 percent of the 2030 forecasted consumption in the SoCalGas planning area. SoCalGas expects overall natural gas demand to decline through 2035, even accounting for population and economic growth, with efficiency improvements and the State’s transition away from fossil fuel-generated electricity to increased renewable energy. The 2020 California Gas Report states, “SoCalGas projects total gas demand to decline at an annual rate of one percent from 2020 to 2035. The decline in throughput demand is due to modest economic growth, and CPUC-mandated energy efficiency standards and programs and SB 350 Goals. Other factors that contribute to the downward trend are tighter standards created by the revised Title 24 Codes and Standards, renewable electricity goals, a decline in commercial and industrial demand, and conservation savings linked to Advanced Metering Infrastructure (AMI).” Based on the Project’s small fraction of total natural gas consumption for the region, ongoing SoCalGas long-range planning efforts to provide natural gas for this service region, and sufficient existing infrastructure, it is expected that SoCalGas’ existing and planned natural gas supplies and infrastructure would be sufficient to meet the Project’s demand for natural gas. Furthermore, SoCalGas has stated that it has “facilities in the area” of the Project Site and that “service would be in accordance with SoCalGas’ policies and extension rules on file with the CPUC at the time contractual arrangements are made.

Based on the required load forecast projections by SoCalGas, the utility would be expected to meet the Project’s demand and natural gas services, and the Project’s operation would not significantly affect the available natural gas supply or distribution infrastructure and would not require the construction of new energy facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects and impacts would be less than significant.

(2) Mitigation Measures

Impacts regarding electric power and natural gas facilities were determined to be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Impacts regarding electric power and natural gas facilities were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.

e) Cumulative Impacts

(1) Impact Analysis

Cumulative impacts occur when the incremental effects of a project are significant when combined with similar impacts from other related projects in a similar geographic area. As presented in Chapter III, *Environmental Setting*, of this Draft EIR, Table III-1, the City

has identified 39 related projects located within the vicinity of the Project Site. The geographic context for the analysis of cumulative impacts on electricity is LADWP's service areas, and the geographic context for the analysis of cumulative impacts on natural gas is SoCalGas' service area, because the Project and related projects are located within the service boundaries of LADWP and SoCalGas.

(a) *Electric Power*

(i) *Construction*

With regard to existing electrical distribution lines, related projects, as with the Project, would be required to coordinate electrical infrastructure removals or relocations with LADWP and comply with site-specific requirements set forth by LADWP, which would ensure that service disruptions and potential impacts associated with grading, construction, and development within their respective utilities' easements are minimized.

Therefore, construction of the Project and related projects is not anticipated to adversely affect the electric power facilities serving the surrounding uses or utility system capacity and would not require the construction of new energy facilities or the expansion of existing facilities, the construction of which could cause significant cumulative environmental effects.

(ii) *Operation*

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP. As described in CEC's California Energy Demand 2018–2030 Revised Forecast and 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. The 2017 Power Strategic Long-Term Resource Plan and California Energy Demand 2018–2030 Revised Forecast take into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. In addition, LADWP considers projected Los Angeles County building permit amounts when determining its load forecast and would therefore account for the Project's and the related project's electricity demand within its projections. Development projects within the LADWP service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Thus, LADWP considers growth from related projects within their service areas for the need for energy infrastructure, such as new or expanded energy facilities.

Each of the related projects would be reviewed by the local utility provider to identify necessary electricity service connections to meet the needs of their respective projects. In addition, the local utility provider would provide service letters for each related project confirming availability of adequate electricity supplies as part of the total load growth of the regional power system. Project applicants would be required to provide for the needs

of their individual projects, thereby contributing to the electrical infrastructure in the Project Site area. Related projects would also be required to evaluate electricity demands and coordinate with the local utility provider for providing adequate service, in accordance with future projected supplies, to each of the related project sites. Related projects would be required to obtain evidence of service from LADWP, or the appropriate utility provider, to ensure that electric service would be available and provided to meet related project demands. Furthermore, the related projects are generally infill projects in a highly urbanized area already served by existing facilities and are generally residential, mixed-use, and commercial projects and not high-energy demand facilities, such as heavy industrial uses.

As such, the Project's contribution to cumulative impacts due to the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects, would not be cumulatively considerable, and cumulative impacts would be less than significant.

(b) *Natural Gas*

(i) *Construction*

As stated above, construction activities, including the construction of new buildings and hardscape, typically do not involve the consumption of natural gas. Accordingly, natural gas would not be expected to be supplied to support related projects or Project construction activities; thus, there would be no expected cumulative demand generated by construction.

(ii) *Operation*

Natural gas infrastructure is typically expanded in response to increasing demand and system expansion and improvements by SoCalGas, as needed. Development projects within SoCalGas' service area, including the Project and related projects, would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. Further, the Project would use exclusively electricity for building power and would only use natural gas for powering a small fraction of natural gas vehicles traveling to and from the Project site.

Each of the related projects would be reviewed by SoCalGas to identify necessary natural gas service connections to meet the needs of their respective projects. In addition, SoCalGas would provide service letters for each related project confirming availability of adequate natural gas supplies as part of the total load growth of the regional natural gas system. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the natural gas infrastructure in the Project area. Related projects would also be required to evaluate natural gas demands and coordinate with the local utility provider for providing adequate service, in accordance with future projected supplies, to each of the related project sites. Related projects would also be required to obtain evidence of service from SoCalGas, or the appropriate utility provider, to ensure

that natural gas service would be available and provided to meet related project demands. Furthermore, the related projects are generally infill projects in a highly urbanized area already served by existing facilities and are generally residential, mixed-use, and commercial projects and not high-energy demand facilities, such as heavy industrial uses.

As such, the Project's contribution to cumulative impacts due to the relocation or construction of new or expanded natural gas facilities, the construction or relocation of which could cause significant environmental effects, would not be cumulatively considerable. Therefore, cumulative impacts would be less than significant.

(2) Mitigation Measures

Cumulative impacts regarding electric power and natural gas facilities were determined to be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Cumulative impacts with regard to electric power and natural gas facilities were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.

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