

2. NATURAL GAS

ENVIRONMENTAL SETTING

Project Site

Natural gas is currently provided to the Project Site and the surrounding area by The Southern California Gas Company (The Gas Company). The natural gas supply is provided by local subterranean distribution mains located in dedicated streets adjoining the Project Site such as Nordhoff Street, Corbin Avenue, Prairie Street, Melvin Avenue, and Shirley Avenue. No service problems exist currently for this area.⁹⁵ The Project Site currently consumes approximately 669,085 cubic feet (cf) of natural gas each month, as shown in **Table 105: Existing Project Site Natural Gas Demand**.

TABLE 105
EXISTING PROJECT SITE NATURAL GAS DEMAND

Land Use	Rate	Unit	Monthly Natural Gas Demand (cf)
Industrial	3.3 cf/sf	12,450 sf	41,085
Office	2.0 cf/sf	310,000 sf	620,000
Warehouse	2.0 cf/sf	4,000 sf	8,000
Total			669,085
SOURCE: SCAQMD, CEQA Handbook, Table A9-12-A, Page A9-117			

Add Area

Natural gas is currently provided to the Add Area and the surrounding area by The Southern California Gas Company. The natural gas supply is provided by local subterranean distribution mains located in dedicated streets adjoining the Add Area such as Nordhoff Street, Corbin Avenue, Prairie Street, Melvin Avenue, and Shirley Avenue. No service problems exist currently for this area.⁹⁶ The Add Area currently consumes approximately 723,634 cf monthly, as shown in **Table 106: Existing Add Area Natural Gas Demand**.

⁹⁵ Letter from Jim Hammel, Technical Services, Northern Region of The Gas Company, to Carrie Riordan of Planning Associates, Inc. May 9, 2002.

⁹⁶ Letter from Jim Hammel, Technical Services, Northern Region of The Gas Company, to Carrie Riordan of Planning Associates, Inc. May 9, 2002.

TABLE 106
EXISTING ADD AREA NATURAL GAS DEMAND

Land Use	Rate	Unit	Monthly Natural Gas Demand (cf)
Industrial	3.3 cf/sf	42,165 sf	139,145
Manufacturing	3.3 cf/sf	83,050 sf	274,065
Office	2.0 cf/sf	27,427 sf	54,854
Storage	2.0 cf/sf	97,554 sf	195,108
Warehouse	2.0 cf/sf	30,231 sf	60,462
Total			723,634

SOURCE: SCAQMD, CEQA Handbook, Table A9-12-A, Page A9-117

THRESHOLDS OF SIGNIFICANCE

According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following factors:

- The extent to which the project would require new (off-site) natural gas supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities;
- Whether and when the needed infrastructure is anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

ENVIRONMENTAL IMPACTS

Project Site

As shown in **Table 107: Proposed Project Site Natural Gas Demand**, new development would result in a maximum natural gas demand of 4,284,327 cubic feet per month. This would be a monthly increase of 3,615,242 cubic feet of natural gas at the Project Site. Demand projections by The Gas Company have allowed for additional demand from this Project, as well as the cumulative impact of future proposals in the project area. The Southern California Gas Company has adequate supply for estimated demand in the foreseeable future and future service problems are not anticipated.⁹⁷ The existing facilities are adequate to serve the Project Site. Given the land

⁹⁷Letter from Jim Hammel, Technical Services, Northern Region of The Gas Company, to Carrie Riordan of Planning Associates, Inc. May 9, 2002.

TABLE 107
PROPOSED PROJECT SITE NATURAL GAS DEMAND

Land Use	Rate	Unit	Monthly Natural Gas Demand (cf)
Scenario 1: Retail			
Retail	2.9 cf/sf	340,000 sf	986,000
Senior Housing Units	4,011.5 cf/unit	389 units	1,560,474
Assisted Living Units	4,011.5 cf/unit	35 units	140,403
Total			2,686,877
Scenario 2: Office			
Office	2.0 cf/sf	930,000 sf	1,860,000
Senior Housing Units	4,011.5 cf/unit	389 units	1,560,474
Assisted Living Units	4,011.5 cf/unit	35 units	140,403
Total			3,560,877
Scenario 3: Retail/Residential			
Retail	2.9 cf/sf	250,000 sf	725,000
Condominiums	4,011.5 cf/unit	300 units	1,203,450
Senior Housing Units	4,011.5 cf/unit	389 units	1,560,474
Assisted Living Units	4,011.5 cf/unit	35 units	140,403
Total			3,629,327
Scenario 4: Office/Residential			
Office	2.0 cf/sf	690,000 sf	1,380,000
Condominiums	4,011.5 cf/unit	300 units	1,203,450
Senior Housing Units	4,011.5 cf/unit	389 units	1,560,474
Assisted Living Units	4,011.5 cf/unit	35 units	140,403
Total			4,284,327
SOURCE: SCAQMD, CEQA Handbook, Table A9-12-A, Page A9-117			

use intensities proposed at the Project Site, The Gas Company would not require a major modification to the local distribution system. Service pipeline extensions, as required to provide service, per CPUC Rules 20 and 21, would be adequate. Although it is not anticipated that the local distribution system will require extensions, construction impacts would be minimal because gas pipeline installations are often buried in joint trenches with other dry utilities such as electric, power, telephone, and cable television. Easements would be required for main lines on private property.

The proposed Project at the Project Site will not result in the need for new or major modifications to generation or distribution systems and estimated natural gas demand will be accommodated by the Southern California Gas Company. Therefore, the proposed Project at the Project Site would result in a less than significant impact to the natural gas utility and natural gas provision in the project area.

Add Area

As shown in **Table 108: Proposed Add Area Natural Gas Demand**, new development at the Add Area would result in a maximum natural gas demand of 1,271,150 cubic feet per month. This would be a monthly increase of 547,516 cubic feet of natural gas at the Add Area. Demand projections by The Gas Company have allowed for additional demand from the Add Area, as well as the cumulative impact of future proposals in the project area. The Southern California Gas Company has adequate supply for estimated demand in the foreseeable future and future service problems are not anticipated.⁹⁸

TABLE 108
PROPOSED ADD AREA NATURAL GAS DEMAND

Land Use	Rate	Unit	Monthly Natural Gas Demand (cf)
Scenario 1: Retail			
Retail	2.9 cf / sf	200,000 sf	580,000
Total			580,000
Scenario 2: Office			
Office	2.0 cf / sf	586,000 sf	1,172,000
Total			1,172,000
Scenario 3: Retail/Residential			
Retail	2.9 cf / sf	150,000 sf	435,000
Condominiums	4,011.5 cf / unit	100 units	401,150
Total			836,150
Scenario 4: Office/Residential			
Office	2.0 cf / sf	435,000 sf	870,000
Condominiums	4,011.5 cf / unit	100 units	401,150
Total			1,271,150
SOURCE: SCAQMD, CEQA Handbook, Table A9-12-A, Page A9-117			

⁹⁸ Letter from Jim Hammel, Technical Services, Northern Region of The Gas Company, to Carrie Riordan of Planning Associates, Inc. May 9, 2002.

The existing facilities are adequate to serve new development in the Add Area. Given the land use intensities proposed at the Add Area, The Gas Company would not require a major modification to the local distribution system. Service pipeline extensions, as required to provide service, per CPUC Rules 20 and 21, would be adequate. Although it is not anticipated that the local distribution system will require extensions, construction impacts would be minimal because gas pipeline installations are often buried in joint trenches with other dry utilities such as electric, power, telephone, and cable television. Easements would be required for main lines on private property.

New development at the Add Area will not result in the need for new or major modifications to generation or distribution systems and is not expected to use natural gas wastefully or in excessive amounts. Additionally, the estimated natural gas demand will be accommodated by the Southern California Gas Company. Therefore, development scenarios analyzed for the Add Area would result in a less than significant impact to the natural gas utility and natural gas provision in the project area.

MITIGATION MEASURES

None required.

LEVEL OF IMPACT AFTER MITIGATION

Less than significant.

CUMULATIVE IMPACTS

Related Projects

As shown in **Table 109: Related Project Natural Gas Demand**, related projects in the area would consume approximately 31,815,066 cubic feet of natural gas monthly. Demand projections by The Gas Company have accounted for the cumulative impacts of related projects and ambient growth in the project area. The Southern California Gas Company has adequate supply for estimated demand in the foreseeable future and future service problems are not anticipated.⁹⁹

The existing facilities are adequate to serve nearby related projects. Given the land use intensities proposed for related projects, The Gas Company would not require a major modification to the local distribution system. Therefore, related projects in the project area will not result in a significant impact to the natural gas utility and natural gas provision in the project area.

⁹⁹Letter from Jim Hammel, Technical Services, Northern Region of The Gas Company, to Carrie Riordan of Planning Associates, Inc. May 9, 2002.

TABLE 109
RELATED PROJECT NATURAL GAS DEMAND

Project No.	Land Use	Rate	Unit	Monthly Natural Gas Demand (cf)
1	Retail	2.9 cf / sf	28,404 sf	82,372
2	Retail	2.9 cf / sf	16,580 sf	48,082
3	Church	2.0 cf / sf	100,000 sf	200,000
	Senior housing	4,011.5 cf / unit	58 units	232,667
	Pre school	2.9 cf / sf	6,750 sf ¹	19,575
4	Office	2.0 cf / sf	560,000 sf	1,120,000
	Medical office	12.0 cf / sf	80,000 sf	960,000
	Hotel	4.8 cf / sf	225,000 sf ²	1,080,000
	Retail	2.9 cf / sf	2,275,000 sf	6,597,500
	Restaurants	2.9 cf / sf	45,000 sf	130,500
	Residential	6,665 cf / unit	2,518 units	16,782,470
5	Residential	6,665 cf / unit	484 units	3,225,860
6	High School	2.9 cf/sf	177,600 sf ³	515,040
7	Office/Classroom	2.0 cf / sf	171,000 sf	342,000
9	Office	2.0 cf / sf	80,000 sf	160,000
10	High School	2.9 cf / sf	110,000 sf ³	319,000 sf
Total				31,815,066
¹ Assumes 150 square feet per student. ² Assumes 750 square feet per hotel room ³ Assumes 200 square feet per student. SOURCE: SCAQMD, CEQA Handbook, Table A9-12-A, Page A9-117				

Proposed Project, Add Area, and Related Projects

Implementation of the proposed Project at the Project Site in combination with development scenarios analyzed for the Add Area and related projects in the area, will increase natural gas demand by a maximum of approximately 35,977,824 cubic feet per month. While this will increase the consumption of a non-renewable resource, the Southern California Gas Company has indicated that there is adequate supply for the increased demand. Therefore, a significant cumulative impact on natural gas services in the area is not anticipated.