IV. ENVIRONMENTAL IMPACT ANALYSIS
F. ENERGY CONSERVATION
1. ELECTRICITY

ENVIRONMENTAL SETTING

Energy consumption, including electricity, by new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR). 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 standards for new buildings, provided that these standards meet or exceed those provided in Title 24 guidelines.

The Los Angeles Department of Water and Power (LADWP) supplies more than 22 million megawatt (mw) hours of electricity a year for the City of Los Angeles's 1.4 million customers.[1] The utility was established more than 100 years ago to provide water and electric needs to the City's businesses and residents. LADWP serves a 465-square-mile area and is the largest municipal utility in the nation. In total, LADWP operates 20 receiving stations and 174 distribution stations to provide electricity to LADWP customers, with additional facilities to be acquired as their load increases.

LADWP serves the project site with power via existing 34.5-kV underground circuits located under Avenue of the Stars.[2] These circuits originate from Receiving Station RS-D (Fairfax), which is located at 5950 Venice Blvd.[3] Electrical power is obtained by LADWP from numerous sources, including coal-fired plants in Utah, Nevada, and Arizona, natural gas plants around Los Angeles, the Palo Verde nuclear plant near Phoenix, hydroelectric power plants such as Hoover Dam, and the new LADWP wind power facility.

The State of California produces over 77 percent of the electricity it uses. The remaining electricity is purchased through suppliers from the Pacific Southwest and the Pacific Northwest. One-third of the

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1 *Los Angeles Department of Water and Power, website: http://www.ladwp.com/ladwp/cms/ladwp000508.jsp, August 12, 2005.*

2 *Written correspondence from Charles Holloway, Los Angeles Department of Water and Power, August 8, 2005.*

3 *Personal communication with Nadia Dale, Los Angeles Department of Water and Power, August 12, 2005.*

State's electrical energy is generated by natural gas. Additional electricity is generated through other means, including hydro, nuclear energy, coal, oil, geothermal, waste, wind, and solar sources.[4]

Under the City Charter, the LADWP has an obligation to serve the citizens of the City. Thus, LADWP has designed the power transmission system to meet the demand of total buildout in the project vicinity, including the project site.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with Appendix F to the State CEQA Guidelines, CEQA "requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy." As no specific thresholds of significance are suggested in Appendix F or G to the State CEQA Guidelines, the applicable thresholds of significance are derived from the City of Los Angeles Draft L.A. CEQA Thresholds Guide, which provides that the proposed project would result in a significant impact to electricity resources or utility systems if either of the following would result from project implementation:

a) Create a need for new supply facilities, distribution infrastructure, or capacity enhancing alterations to existing facilities; or

b) Conflict with adopted energy conservation plans.

Project Impacts

Development of the proposed 147 condominiums, 7,000 square feet of restaurant uses, and either 27,000 square feet of resident-focused specialty retail uses or 43,000 square feet of private membership facilities would result in demand for electricity at the project site. Upon full build-out, the proposed project is anticipated to consume approximately 4,772 kilowatt hours (kwH) per day (see Table IV.F-1, Proposed Project Electricity Consumption). However, considering the electricity consumption of the former hotel, the proposed project would –result in a net decrease of 5,396 kwH per day (see Table IV.F-1). Thus, in order to serve the proposed project's electricity needs, existing electrical lines in the project area would not need to be extended, as such lines already connect to the project site. The electrical loads of the proposed project are less than that of the former hotel use and, thus, are within the parameters of projected electricity load for the area. Therefore, there would be an adequate power supply to serve the proposed project, and no impact would occur.

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4 *California Energy Commission, website: http://www.energy.ca.gov/html/calif_energy_facts.html, August 12, 2005.*

Table IV.F-1
Proposed Project Electricity Consumption

Land Use	Size	Generation Rate[a]	Total Daily Electricity Consumption (kwH)
Condominiums	147 du	5,626.50 kwH/du/yr	2,266
Retail	43,000 sf[b]	13.55 kwH/sf/yr	1,596
Restaurant	7,000 sf	47.45 kwH/sf/yr	910
		Subtotal Proposed Project	**4,772**
Former Hotel	-373,000 sf	9.95 kwH/sf/yr	-10,168
		Total	**-5,396**

Notes:
du = dwelling unit; sf = square feet; kwH = kilowatt hour; yr = year

[a] *Source: SCAQMD, CEQA Air Quality Handbook, Table A9-11-A, 1993.*
[b] *The proposed 43,000 sf of retail land uses is included in this table to represent a conservative estimate.*

The project developer would be responsible for paying connection costs. As existing electrical lines connect to the project site, no outage should be required in order to provide electrical service to the project site. Electrical connection of the proposed project would not entail expansion of distribution infrastructure nor capacity-enhancing alterations to existing facilities.

Title 24 of the California Code of Regulations establishes energy conservation standards for new construction, including residential and non-residential buildings. The proposed project would comply with Title 24 energy conservation standards for insulation, glazing, lighting, shading, and water and space heating systems in all new construction. In addition, it is anticipated that the project developer would participate in the California ENERGY STAR® New Homes program administered by LADWP to realize further energy efficiency.

With modern energy efficient construction materials and compliance with Title 24 standards, the proposed project would be consistent with the State's energy conservation standards and, therefore, would not conflict with adopted energy conservation plans.

CUMULATIVE IMPACTS

The related projects evaluated in this cumulative analysis comprise the planned or projected development identified in the related projects list (see Section II.B of this Draft EIR). The geographic context for cumulative energy resources analysis pertaining to electricity entails the LADWP service area; thus, only those related projects planned for the City of Los Angeles are included in this cumulative discussion. The related projects primarily include residential, commercial retail, and office land uses. Implementation of the proposed project in combination with the 26 related projects identified within the LADWP service area would increase the demand for electricity. It should be noted that related project no. 36 is included in this cumulative analysis; however, this project would occur on the UCLA campus, which is provided

electricity by both LADWP and its on-campus Energy Systems Facility. Thus, inclusion of this related project suggests conservative cumulative analysis. As shown in Table IV.F-2, Cumulative Electricity Consumption, the estimated electricity consumption by the related projects in combination with the proposed project and ambient growth would be approximately 299,168 kwH per day.[5] However, cumulative impacts are not expected to be significant for the reasons discussed below.

Table IV.F-2
Cumulative Electricity Consumption

No.	Land Use	Size	Generation Factor[a]	Total Daily Electricity Consumption (kwH)
32	Retail	11,085 sf	13.55 kwH/sf/yr	412
34	Condominiums	35 du	5,626.50 kwH/du/yr	540
35	Apartments	19 du	5,626.50 kwH/du/yr	293
36	2,000 Beds	2000 du	5,626.50 kwH/du/yr	30,830
	Northwest Phase II	296,700 sf	11.55 kwH/sf/yr	9,389
	Physics & Astronomy Building	191,900 sf	11.55 kwH/sf/yr	6,072
	Research Center, Thermal storage	95,000 sf	11.55 kwH/sf/yr	3,006
	Nanosystems Institute	166,000 sf	11.55 kwH/sf/yr	5,253
	Health Center Replacement	1,710,000 sf	11.55 kwH/sf/yr	54,111
37	Theater	12,900 sf	10.50 kwH/sf/yr	371
38	Retail	15,000 sf	13.55 kwH/sf/yr	557
	Restaurant	2,993 sf	47.45 kwH/sf/yr	389
	Medical Office	74,000 sf	12.95 kwH/sf/yr	2,625
	Theater	136,200 sf[b]	10.50 kwH/sf/yr	3,918
39	Retail	115,000 sf	13.55 kwH/sf/yr	4,269
	Apartments	350 du	5,626.50 kwH/du/yr	5,394
40	Office	937,000 sf	12.95 kwH/sf/yr	33,244
41	Apartments	19 du	5,626.50 kwH/du/yr	293
	Retail	6,100 sf	13.55 kwH/sf/yr	226
42	Condominiums	93 du	5,626.50 kwH/du/yr	1,434
43	Condominiums	119 du	5,626.50 kwH/du/yr	1,834
44	Gas station with Mart	--[c]	--[c]	0 kwH
45	Studio Expansion	360,000 sf	4.35 kwH/sf/yr	4,290

[5] *With respect to ambient growth, it is anticipated that new construction within the City of Los Angeles and within the LADWP service area would be required to comply with stricter energy conservation standards than construction in the past. As such, it can be assumed that any increase in the potential demand for electricity from new construction would be counter-balanced by the increasingly stringent energy conservation standards for new construction. Furthermore, as discussed above, related project no. 36 would not likely utilize electricity directly from the LADWP. Therefore, ambient growth was not quantified and included in this cumulative analysis.*

Table IV.F-2 (Continued)
Cumulative Electricity Consumption

No.	Land Use	Size	Generation Factor[a]	Total Daily Electricity Consumption (kwH)
46	High School Expansion	14,800 sf	10.50 kwH/sf/yr	426
47	Office	508,600 sf	12.95 kwH/sf/yr	18,045
48	Retail	71,000 sf	13.55 kwH/sf/yr	2,636
49	Condominiums	483 du	5,626.50 kwH/du/yr	7,445
50	Office	791,000 sf	12.95 kwH/sf/yr	28,064
52	Restaurant	32,023 sf	47.45 kwH/sf/yr	4,163
	Retail	19,214 sf	13.55 kwH/sf/yr	713
	Office	763,900 sf	12.95 kwH/sf/yr	27,102
	Cultural	10,675 sq. ft.	10.5 kwH/sf/yr	307
53	Private Middle School	122,000 sf	10.5 kwH/sf/yr	3,510
54	Condominiums	65 du	5,626.50 kwH/du/yr	1,002
	Assisted Living	181 du	5,626.50 kwH/du/yr	2,790
	Retail	20,000 sf	13.55 kwH/sf/yr	742
62	Theater	280,800 sf[b]	10.5 kwH/sf/yr	8,078
	Shopping Center	723,466 sf	13.55 kwH/sf/yr	26,857
63	Apartments	36 du	5,626.50 kwH/du/yr	555
	Retail	8,485 sf	13.55 kwH/sf/yr	315
64	Convenience Store	3,750 sf	13.55 kwH/sf/yr	139
65	Private School (9th grade)	42,000 sf	10.5 kwH/sf/yr	1,208
66	Hotel	63,000 sf[d]	9.95 kwH/sf/yr	1,717
			Related Projects Subtotal	**304,564**
			Proposed Project Subtotal	**-5,396**
			Cumulative Total (Related Projects + Proposed Project)	***299,168***

Notes:
du = dwelling unit; sf = square feet; kwH = kilowatt hour; yr = year

[a] *Source: SCAQMD, CEQA Air Quality Handbook, Table A9-11-A, 1993.*
[b] *Calculated based on an average of 1 seat/120 sf of theater uses.*
[c] *The amount of electricity consumed by the proposed gas station with mart is unknown. However, the ambient growth factor would include nominal electricity consumption of land uses such as gas stations. Further, the impacts of the individual related project (No. 44) would be evaluated under CEQA.*
[d] *Calculated based on an average of 1 room/1,500 sf of hotel uses.*

The 26 related projects within City of Los Angeles would be provided electricity service by the LADWP. Under the City Charter, the LADWP has an obligation to serve the citizens of the City. Therefore, these 26 related projects have been factored into the projected load growth electricity demands. In addition, these 26 related projects are relatively small and have relatively small projected electricity demands. Furthermore, all of the related projects would be required to comply with Title 24 of the CCR, which establishes energy conservation standards for new construction.

If new electricity supply facilities, distribution infrastructure, or capacity-enhancing alterations would be needed with implementation of the related projects, it is expected that the LADWP would connect such

new electricity loads with minimum interruption to existing customers. New electricity distribution lines would likely be installed underground, as recommended in the West Los Angeles Community Plan.

Based on the foregoing discussion, the proposed project would not incrementally increase the cumulative demand for electricity services and, therefore, the proposed project would not result in a cumulative electricity impact.

MITIGATION MEASURES

There would be no impacts relating to electricity services and conservation. As such, mitigation measures are not required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

There would be no impact by the proposed project on electricity services and conservation.

IV. ENVIRONMENTAL IMPACT ANALYSIS
F. ENERGY CONSERVATION
2. NATURAL GAS

ENVIRONMENTAL SETTING

Energy consumption, including natural gas, by new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR). 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 standards for new buildings, provided that these standards meet or exceed those provided in Title 24 guidelines.

Southern California Gas Company (SoCalGas), a subsidiary of Sempra Energy and the nation's largest natural gas supplier, distributes natural gas to 19.5 million residential, commercial, and industrial customers throughout the southern half of California.[6] SoCalGas owns and operates 95,000 miles of gas distribution mains and service lines, as well as nearly 3,000 miles of transmission and storage pipeline.[7] The utility also owns gas transmission compressor stations and underground storage facilities.

SoCalGas serves the project area through existing gas mains located under the streets and public rights-of-way. The project site is located in SoCalGas's Pacific Region, which includes all coastal areas between Long Beach and Ventura. The primary source of natural gas supplied to this SoCalGas service area is an underground storage field in Playa del Rey, a community in the City of Los Angeles. Natural gas service is provided in accordance with the SoCalGas's policies and extension rules on file with the California Public Utilities Commission (PUC) at the time contractual agreements are made.

The State produces about 15 percent of the natural gas it uses. The remaining 85 percent is obtained from sources outside of the State, 62 percent from the Southwest and Rocky Mountain area, and 23 percent from Canada. In the last 10 years, three new interstate gas pipelines were built to serve California, expanding the over one million miles of existing pipelines.[8] However, the availability of natural gas is based upon present conditions of gas supply and regulatory policies. As a public utility, SoCalGas is

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6 *Southern California Gas Company, website: http://www.socalgas.com/, August 5, 2005.*

7 *Southern California Gas Company, fact sheet, website: http://www.hoovers.com/socalgas/--ID__109117--/free-co-factsheet.xhtml, August 5, 2005.*

8 *California Energy Commission, website: http://www.energy.ca.gov/html/calif_energy_facts.html, August 5, 2005.*

under the jurisdiction of the PUC, but can be affected by actions of federal regulatory agencies. Should these agencies take any action, affecting natural gas supply or the conditions under which service is available, natural gas service would be provided in accordance with those revised conditions.

SoCalGas has designed the distribution pipeline system to meet the demand of total buildout in the project vicinity, including the project site.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with Appendix F to the State CEQA Guidelines, CEQA "requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy." As no specific thresholds of significance are suggested in Appendix F or G to the State CEQA Guidelines, the applicable thresholds of significance are derived from the City of Los Angeles Draft L.A. CEQA Thresholds Guide, which provides that the proposed project would result in a significant impact to natural gas resources or utility systems if either of the following would result from project implementation:

c) Create a need for new supply facilities, distribution infrastructure, or capacity enhancing alterations to existing facilities; or

d) Conflict with adopted energy conservation plans.

Project Impacts

Development of the proposed 147 condominiums, 7,000 square feet of restaurant uses, and either 27,000 square feet of resident-focused specialty retail uses or 43,000 square feet of private membership facilities would result in demand for natural gas at the project site. Upon full build-out, the proposed project is anticipated to consume approximately 24,489 cubic feet of natural gas per day (see Table IV.F-3, Proposed Natural Gas Consumption). However, considering the natural gas consumption of the former hotel, the proposed project would –result in a net decrease of 35,190 cubic feet per day (see Table IV.F-3). Thus, SoCalGas can accommodate the natural gas needs of the proposed project from existing pressure mains and current supply, and no impact would occur. Natural gas would be provided to the project site through existing pressure mains in Olympic Boulevard and Avenue of the Stars.[9]

[9] *Written correspondence from Gale Etherly, Southern California Gas Company, July 29, 2005.*

Table IV.F-3
Proposed Project Natural Gas Consumption

Land Use	Size	Generation Rate[a]	Total Daily Natural Gas Consumption (cf)
Proposed Project			
Condominiums	147 du	4,011.5 cf/du/mo	19,656
Retail	43,000 sf[b]	2.9 cf/sf/mo	4,157
Restaurant	7,000 sf	2.9 cf/sf/mo	677
		Subtotal Proposed Project	**24,490**
Former Hotel	-373,000 sf	4.8 cf/sf/mo	-59,680
		Total	***-35,190***

Notes:
du = dwelling unit; sf = square feet; cf = cubic feet; mo = month (assumed to be 30 days)
[a] *Source: SCAQMD, CEQA Air Quality Handbook, Table A9-12-A, 1993.*
[b] *The proposed 43,000 sf of retail land uses is included in this table to represent a conservative estimate.*

The project developer would be responsible for paying any connection costs. As existing natural gas mains connect to the project site, no outage should be required in order to provide natural gas service to the project site. Natural gas connection to the proposed project would not entail expansion of distribution infrastructure nor capacity-enhancing alterations to existing facilities.

Title 24 of the CCR established energy conservation standards for new construction, including residential and non-residential buildings. These standards relate to increased energy conservation standards for insulation, glazing, lighting, shading, and water and space heating systems in new construction. The proposed project would comply with the standards in Title 24 as they relate to the conservation of natural gas. Furthermore, the proposed project would use modern energy-efficient construction materials and otherwise comply with the State's energy conservation standards. Therefore, the proposed project would not conflict with adopted energy conservation plans.

CUMULATIVE IMPACTS

The related projects evaluated in this cumulative impacts analysis comprise the planned or projected development identified in the related projects list (see Section II.B of this EIR). The geographic context for cumulative energy resources analysis pertaining to natural gas entails the SoCalGas service area, thus, as the SoCalGas service area encompasses all of metropolitan Los Angeles, all of the identified related projects are included in this discussion. The related projects primarily include residential, commercial retail, and office land uses. Implementation of the proposed project in conjunction with the 66 related projects identified within the SoCalGas service area would increase the demand for natural gas. As shown in Table IV.F-4, Cumulative Natural Gas Consumption, the estimated natural gas consumption by the related projects in combination with the proposed project would be approximately 1,237,324 cubic

feet per day.[10] However, cumulative impacts are not expected to be significant for the reasons discussed below.

Table IV.F-4
Cumulative Natural Gas Consumption

No.	Land Use	Size	Generation Factor[a]	Total Daily Natural Gas Consumption (cf)
1	Religious Institution	14,811 sf	2.0 cf/sf/mo	987
2	Hotel	340,000 sf	4.8 cf/sf/mo	54,400
	Condominiums	25 du	4,011.5 cf/du/mo	3,343
	Retail	791 sf	2.9 cf/sf/mo	76
	Restaurant	2,230 sq. ft.	2.9 cf/sf/mo	216
3	Office	41,500 sf	2.0 cf/sf/mo	2,767
4	Church	9,325 s.ft.	2.0 cf/sf/mo	622
5	Retail	1,750 sf	2.9 cf/sf/mo	169
6	Retail	11,900 sf	2.9 cf/sf/mo	1,150
7	Residential	88 du	4,011.5 cf/du/mo	11,767
	Retail	40,000 sf	2.9 cf/sf/mo	3,867
8	Cultural Center	34,000 sf	2.0 cf/sf/mo	2,267
9	Automotive	53,000 sf	2.9 cf/sf/mo	5,123
10	Congregate Care	76 du	4,011.5 cf/du/mo	10,162
11	Automotive	39,700 sf	2.9 cf/sf/mo	3,838
12	Office	19,000 sf	2.0 cf/sf/mo	1,267
13	Medical Office	4,800 sf	2.0 cf/sf/mo	320
	Condominiums	20 du	4,011.5 cf/du/mo	2,674
14	Apartments	37 du	4,011.5 cf/du/mo	4,948
15	Medical Office	85,000 sf	2.0 cf/sf/mo	5,667
16	Gym	30,000 sf	2.9 cf/sf/mo	2,900
17	Retail	90,000 sf	2.9 cf/sf/mo	8,700
18	Retail	4,550 sf	2.9 cf/sf/mo	440
19	Condominiums	20 du	4,011.5 cf/du/mo	2,674
	Retail	12,000 sf	2.9 cf/sf/mo	1,160
20	Condominiums	16 du	4,011.5 cf/du/mo	2,139
21	Congregate Care	80 du	4,011.5 cf/du/mo	10,697
22	Condominiums	11 du	4,011.5 cf/du/mo	1,471
23	Condominiums	9 du	4,011.5 cf/du/mo	1,203
24	Condominiums	11 du	4,011.5 cf/du/mo	1,471
25	Condominiums	38 du	4,011.5 cf/du/mo	5,081

[10] *With respect to ambient growth, it is anticipated that new construction with the SoCalGas service area would be required to comply with stricter energy conservation standards that construction in the past. As such, it can be assumed that any increase in the potential demand for natural gas from new construction would be counter-balanced by the increasingly stringent energy conservation standards for new construction. Therefore, ambient growth was not quantified and included in this cumulative analysis.*

Table IV.F-4 (Continued)
Cumulative Natural Gas Consumption

No.	Land Use	Size	Generation Factor[a]	Total Daily Natural Gas Consumption (cf)
26	Condominiums	13 du	4,011.5 cf/du/mo	1,738
27	Condominiums	23 du	4,011.5 cf/du/mo	3,075
28	Apartment	1 du	4,011.5 cf/du/mo	134
29	Condominiums	4 du	4,011.5 cf/du/mo	535
30	Condominiums	3 du	4,011.5 cf/du/mo	401
31	Condominiums	40 du	4,011.5 cf/du/mo	5,349
32	Retail	11,085 sf	2.9 cf/sf/mo	1,072
33	Condominiums	53 du	4,011.5 cf/ du /mo	7,087
	Retail	14,000 sf	2.9 cf/sf/mo	1,353
34	Condominiums	35 du	4,011.5 cf/du/mo	4,680
35	Apartments	19 du	4,011.5 cf/du/mo	2,541
36	2,000 Beds	2,000 du	4,011.5 cf/du/mo	267,433
	NW Phase II	296,700 sf	2.0 cf/sf/mo	19,780
	Physics & Astronomy Building	191,900 sf	2.0 cf/sf/mo	12,793
	Research Center, Thermal storage	95,000 sf	2.0 cf/sf/mo	6,333
	Nanosystems Institute	166,000 sf	2.0 cf/sf/mo	11,067
	Health Center Replacement	1,710,000 sf	2.0 cf/sf/mo	114,000
37	Theater	12,900 sf	2.9 cf/sf/mo	1,247
38	Retail	15,000 sf	2.9 cf/sf/mo	1,450
	Restaurant	2,993 sf	2.9 cf/sf/mo	289
	Medical Office	74,000 sf	2.0 cf/sf/mo	4,933
	Theater	136,200 sf[b]	2.9 cf/sf/mo	13,166
39	Retail	115,000 sf	2.9 cf/sf/mo	11,117
	Apartments	350 du	4,011.5 cf/du/mo	46,800
40	Office	937,000 sf	2.0 cf/sf/mo	62,467
41	Apartments	19 units	4,011.5 cf/du/mo	2,541
	Retail	6,100 sf	2.9 cf/sf/mo	590
42	Condominiums	93 units	4,011.5 cf/du/mo	12,436
43	Condominiums	119 du	4,011.5 cf/du/mo	15,912
44	Gas station with Mart	--[c]	--[c]	0
45	Studio Expansion	360,000 sf	2.0 cf/sf/mo	24,000
46	High School Expansion	14,800 sf	2.0 cf/sf/mo	987
47	Office	508,600 sf	2.0 cf/sf/mo	33,907
48	Retail	71,000 sf	2.9 cf/sf/mo	6,863
49	Condominiums	483 du	4,011.5 cf/du/mo	64,585
50	Office	791,000 sf	2.0 cf/sf/mo	52,733
51	Day Care	2,520 sf[d]	2.0 cf/sf/mo	168
	Private School (K-8)	6,480 sf[d]	2.0 cf/sf/mo	432
52	Restaurant	32,023 sf	2.9 cf/sf/mo	3,096
	Retail	19,214 sf	2.9 cf/sf/mo	1,857
	Office	763,900 sf	2.0 cf/sf/mo	50,927
	Cultural	10,675 sf	2.0 cf/sf/mo	712
53	Private Middle School	122,000 sf	2.0 cf/sf/mo	8,133
54	Condominiums	65 du	4,011.5 cf/du/mo	8,692
	Assisted Living	181 du	4,011.5 cf/du/mo	24,202

Table IV.F-4 (Continued)
Cumulative Natural Gas Consumption

No.	Land Use	Size	Generation Factor[a]	Total Daily Natural Gas Consumption (cf)
	Retail	20,000 sf	2.9 cf/sf/mo	1,933
55	Retail	78,000 sf	2.9 cf/sf/mo	7,540
	Office	12,000 sf	2.0 cf/sf/mo	800
56	Medical Use	44,896 sf	2.0 cf/sf/mo	2,993
57	Condominiums	88 du	4,011.5 cf/du/mo	11,767
	Retail	40,000 sf	2.9 cf/sf/mo	3,867
58	Hotel	63,000 sf[e]	4.8 cf/sf/mo	10,080
59	Synagogue	9,000 sf	2.0 cf/sf/mo	600
	Private School (9th grade)	10,000 sf	2.0 cf/sf/mo	667
60	Private School (K-12)	1,980 sf[d]	2.0 cf/sf/mo	132
61	Hotel	306,000 sf[e]	4.8 cf/sf/mo	48,960
62	Theater	280,800 sf[b]	2.9 cf/sf/mo	27,144
	Shopping Center	723,466 sf	2.9 cf/sf/mo	69,935
63	Apartments	36 du	4,011.5 cf/du/mo	4,814
	Retail	8,485 sf	2.9 cf/sf/mo	820
64	Convenience Store	3,750 sf	2.9 cf/sf/mo	363
65	Private School (9th grade)	42,000 sf	2.0 cf/sf/mo	2,800
66	Hotel	63,000 sf[e]	4.8 cf/sf/mo	10,080
			Related Projects Subtotal	**1,272,514**
			Proposed Project Subtotal	**-35,190**
			Cumulative Total (Related Projects + Proposed Project)	***1,237,324***

Notes:
du = dwelling unit; sf = square feet; cf = cubic feet; mo = month (assumed to be 30 days)

[a] *Source: SCAQMD, CEQA Air Quality Handbook, Table A9-12-A, 1993.*
[b] *Calculated based on an average of 1 seat/120 sf of theater uses.*
[c] *No natural gas is anticipated to be consumed by the proposed gas station with mart.*
[d] *Source: California Department of Education, School Facility Recommendations for Class Size Reduction, website: http://www.cde.ca.gov/ls/cs/k3/recommend.asp, August 18, 2005. Calculated based on an average of 1 student/30 sf of school uses. Current California Code of Regulations, Title 5, Section 14030(g)(1)(A) states that classrooms be "960 square feet or an equivalent space that provides not less than 30 square feet per student." The current Title 5 regulations are based on an average of 30 students per classroom. In addition, revisions to the Title 5 Regulations are being pursued that would establish 960 sf as the standard for all grade 1-6 classrooms. As a conservative estimate, this 1 student/30 sf factor was utilized for calculating school use sf for all grades.*
[e] *Calculated based on an average of 1 room/1,500 sf of hotel uses.*

The 66 related projects are all located within City of Los Angeles or City of Beverly Hills and would be provided natural gas service by SoCalGas. As the majority of these related projects are redevelopment projects of sites that are currently served by SoCalGas, these related projects and their corresponding, relatively small net increase in natural gas demands would result in a less-than-significant natural gas impact.

Based on the foregoing discussion, the proposed project would not incrementally increase the cumulative demand for natural gas services and, therefore, would not result in a cumulative natural gas impact.

MITIGATION MEASURES

There would be no impacts relating to natural gas services and conservation. As such, mitigation measures are not required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

There would be no impact by the proposed project on natural gas services and conservation.