IV. Environmental Impact Analysis

L.2 Utilities and Service Systems—Energy and Energy Conservation

1. Introduction

This section analyzes the Project's potential impacts on electricity and natural gas. The analysis estimates the electricity and natural gas demand generated by the Project and evaluates whether the current and planned electrical and natural gas supplies and distribution systems are adequate to meet the Project's forecasted energy consumption. The analysis is based on the electrical loads (Electricity Memorandum) provided by Lucci & Associates, Inc., in May 2014 and the gas demand estimates (Natural Gas Memorandum) provided by The Sullivan Partnership, Inc., in May 2014, both of which are provided in Appendix N of this Draft EIR.

2. Environmental Setting

a. Regulatory Framework

(1) State

(a) Senate Bill 1389

Senate Bill 1389 (Public Resources Code Sections 25300–25323) requires the development of an integrated plan for electricity, natural gas, and transportation fuels. The California Energy Commission must adopt and transmit to the Governor and Legislature an Integrated Energy Policy Report every two years. The most recently completed report, the 2013 Integrated Energy Policy Report, addresses the state's "loading order," reduction of demand response, renewable energy, electricity system, progress toward its 2050 greenhouse gas reduction goals, natural gas supplies, and the transportation sector's contribution toward the state's greenhouse gas emissions.[1]

[1] *California Energy Commission, 2013 Integrated Energy Policy Report, pp. 1-3, www.energy.ca.gov/2013publications/CEC-100-2013-001/CEC-100-2013-001-CMF.pdf, accessed May 14, 2014.*

(b) Assembly Bill 32

Assembly Bill 32 (Health and Safety Code Sections 38500–38599), also known as the California Global Warming Solutions Act of 2006, commits the State to achieving the following: year 2000 greenhouse gas emission levels by 2010 and year 1990 levels by 2020. To achieve these goals, Assembly Bill 32 tasked the California Public Utilities Commission and California Energy Commission with providing information, analysis, and recommendations to the California Air Resources Board on ways to reduce greenhouse gas emissions in the electricity and natural gas utility sectors.

(c) California Energy Commission

The California Energy Commission (CEC) was created as the state's principal energy planning organization in 1974.[2] As discussed below, Title 24, Part 6, of the California Code of Regulations contains the CEC's 2013 Building Energy Efficiency Standards for Residential and Nonresidential Buildings.

(d) California Energy Code

The 2013 California Energy Code, which is Part 6, Title 24, California Code of Regulations, contains the CEC's 2013 Building Energy Efficiency Standards for Residential and Nonresidential Buildings and will go into effect on July 1, 2014.[3] Until July 1, 2014, the 2010 California Energy Code, Part 6 is the effective code. The 2013 Building Energy Efficiency Standards focus on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings, and include requirements that will enable both demand reductions during critical peak periods and future solar electric and thermal system installations.[4]

(e) California Green Building Standards Code

The California Green Building Standards Code, which is Part 11, Title 24, of the California Code of Regulations, is commonly referred to as the CALGreen Code. The 2013 CALGreen Code went into effect on January 1, 2014 and the affected energy provisions of

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[2] *California Energy Commission (CEC), About the California Energy Commission, www.energy.ca.gov/commission/, accessed May 14, 2014.*

[3] *California Building Standards Commission, Building Standards Information Bulletin 13-07, dated December 18, 2013, www.energy.ca.gov/title24/2013standards/documents/2013-12-23_BSC-BULLETIN-13-07.pdf, accessed May 14, 2014.*

[4] *CEC, 2013 Building Energy Efficiency Standards for Residential and Nonresidential Buildings, May 2012, www.energy.ca.gov/2012publications/CEC-400-2012-004/CEC-400-2012-004-CMF-REV2.pdf, accessed May 14, 2014.*

the CALGreen Code will go into effect on July 1, 2014.[5] The 2013 CALGreen Code includes mandatory measures for non-residential development related to site development; water use; weather resistance and moisture management; construction waste reduction, disposal, and recycling; building maintenance and operation; pollutant control; indoor air quality; environmental comfort; and outdoor air quality.[6]

(f) California Environmental Quality Act

In accordance with CEQA and Appendix F, Energy Conservation, of the CEQA Guidelines, in order to assure that energy implications are considered in project decisions, EIR's are required to 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. Appendix F of the CEQA Guidelines provides a list of energy-related items that may be included throughout the various chapters of an EIR, including potential mitigation measures. In addition, while not described as significance thresholds for determining the significance of impacts related to energy, Appendix F provides the following items that may be considered in the energy analysis:

- 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; or
- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

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[5] *California Energy Commission (CEC), About the California Energy Commission, www.energy.ca.gov/commission/, accessed May 14, 2014.*

[6] *2013 California Green Building Standards Code Nonresidential Mandatory Measures, www.documents.dgs.ca.gov/bsc/documents/2013/2013-Green-Building-Standards-Updates.pdf, accessed May 14, 2014.*

(2) Local

(a) County of Los Angeles General Plan

As discussed in more detail in Section IV.H, Land Use and Planning, of this Draft EIR, the County of Los Angeles General Plan directs future growth and development in the County's unincorporated areas and establishes goals, policies, and objectives that pertain to the entire County. The current General Plan, adopted in 1980, includes a Conservation and Open Space Element that sets policy regarding energy resources. The General Plan policy consistency analysis provided in Section IV.H, Land Use and Planning, of this Draft EIR indicates the Project would be consistent with relevant General Plan polices related to energy.

(b) County Green Building Standards

Title 31 of the County Code, known as the Green Building Standards Code, adopts by reference the 2013 California Green Building Standards Code (CALGreen Code), which is designed to improve public health, safety, and general welfare by utilizing design and construction methods that reduce the negative environmental impact of development and encourage sustainable construction practices.

b. Existing Conditions

(1) Electricity

(a) Regional Conditions

Electricity, a consumptive utility, is a man-made resource. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. The delivery of electricity involves a number of system components, including substations and transformers that lower transmission line power (voltage) to a level appropriate for on-site distribution and use. The electricity generated is distributed through a network of transmission and distribution lines commonly called a power grid. Conveyance of electricity through transmission lines is typically responsive to market demands.

Energy capacity, or electrical power, is generally measured in watts (W) while energy use is measured in watt-hours (Wh). On a utility scale, a generator's capacity is typically rated in megawatts (MW), which is one million watts, while energy usage is measured in megawatt-hours (MWh) or gigawatt-hours (GWh), which is one billion watt-hours.

The average annual electricity demand growth in California from 2012 to 2024 is expected to range from 0.88 to 1.82 percent, while peak annual electricity demand growth is expected to range from 0.97 to 1.92 percent.[7]

The Project Site is located within the service area of the City of Los Angeles Department of Water and Power (LADWP). The Los Angeles Department of Water and Power provides electrical service throughout the City of Los Angeles (City) and many areas of the Owens Valley, serving approximately four million people within a service area of approximately 465 square miles, excluding the Owens Valley. Electrical service provided by the 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 coal, natural gas, large hydroelectric, nuclear, and renewable sources (which include small hydroelectric, solar, wind, geothermal, biomass, and waste sources). LADWP has a net dependable generation capacity greater than 7,327 MW.[8] During the 2013 fiscal year ending June 30, the most recent period for which data is available, LADWP delivered a total of approximately 23.5 million MWh of electricity to its customers.[9]

While LADWP customers represent approximately 10 percent of all the electricity consumed in California, approximately 25 percent of California's total transmission capacity is owned by LADWP. Electricity from LADWP's power generation sources is delivered to customers over a transmission system including approximately 20,000 miles of alternating current (AC) and direct current (DC) transmission and distribution circuits operating at voltages ranging from 120 volts to 500 kilovolts (kV) which are used to deliver electricity from generating plants to customers. The LADWP transmission and distribution system supplies power to the Project Site from as many as 25 different sources.[10]

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[7] *California Energy Commission, 2013 Integrated Energy Policy Report, p. 13, www.energy.ca.gov/2013publications/CEC-100-2013-001/CEC-100-2013-001-CMF.pdf, accessed May 14, 2014.*

[8] *LADWP, 2013 Power Integrated Resource Plan, Section 1, page 15, www.ladwp.com/ladwp/faces/wcnav_externalId/a-p-doc?_adf.ctrl-state=19royumucu_4&_afrLoop=1255794105910782, accessed May 14, 2014.*

[9] *LADWP, Power Facts and Figures, www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-factandfigures?_adf.ctrl-state=19royumucu_4&_afrLoop=1257120283317305, accessed May 14, 2014.*

[10] *LADWP, 2013 Power Integrated Resource Plan, Section 2, www.ladwp.com/ladwp/faces/wcnav_externalId/a-p-doc?_adf.ctrl-state=19royumucu_4&_afrLoop=1255794105910782, accessed May 14, 2014.*

(b) Local Conditions

LADWP currently supplies electrical power to the Project Site from overhead service lines located throughout the Project Site.

(c) Project Site Conditions

The existing estimated peak electrical consumption at the Project Site is approximately 220 KW during a one year period.[11]

(2) Natural Gas

(a) Regional Conditions

Natural gas is a combustible mixture of simple hydrocarbon compounds (primarily methane) that is used as fuel source. Natural gas provides almost one-third of the State's total energy requirements and is used in electricity generation, space heating, cooking, water heating, industrial processes, and as a transportation fuel. Natural gas is measured in terms of cubic feet (cf).

By 2020, more installed renewable generation is projected to both decrease the need for natural gas in the power generation sector and to result in a one percent decrease in natural gas demand for power generation between 2011 and 2025.[12]

Natural gas to the Project area is provided by the Southern California Gas Company (SoCalGas). SoCalGas is the principal distributor of natural gas in Southern California, serving residential, commercial, and industrial markets. SoCalGas serves approximately 20.9 million customers in more than 500 communities encompassing approximately 20,000 square miles throughout Central and Southern California, from the City of Visalia to the Mexican border.[13] SoCalGas receives gas supplies from several sedimentary basins in the western United States and Canada, including supply basins located in New Mexico (San Juan Basin), West Texas (Permian Basin), the Rocky Mountains, and Western Canada, as well as local California supplies.[14] Natural gas for SoCalGas is delivered to the region

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[11] *Information provided by Lucci & Associates, Inc., (refer to Appendix N of this Draft EIR).*

[12] *California Energy Commission, Draft Staff Report, 2013 Natural Gas Issues, Trends, and Outlook, p. 4, www.energy.ca.gov/2014publications/CEC-200-2014-001/CEC-200-2014-001-SD.pdf, accessed May 14, 2014.*

[13] *SoCalGas, Company Profile, www.socalgas.com/about-us/company-info.shtml, accessed May 14, 2014.*

[14] *California Gas and Electric Utilities, 2012 California Gas Report, July 2012, p. 80, www.socalgas.com/ regulatory/documents/cgr/2012%20CGR_Final.pdf, accessed May 14, 2014.*

through interstate pipelines. Gas supply available to SoCalGas from all sources was approximately 2,834 million cubic feet per day in 2012 (the most recent year for which data are available).[15] SoCalGas' total natural gas deliveries in 2012 were approximately 1,888 million cubic feet per day.[16]

(b) Local Conditions

SoCalGas natural gas service lines currently do not connect to the Project Site.

(c) Project Site Conditions

Existing natural gas usage within the Project Site is limited to the former motel building. Existing natural gas usage within the former motel building is unknown.

3. Environmental Impacts

a. Methodology

The Project's future electricity demand was estimated by Lucci & Associates, Inc., and the Project's future natural gas demand was estimated by The Sullivan Partnership, Inc. The Project's estimated energy demands were then analyzed relative to LADWP's and SoCalGas' existing and planned energy supplies in 2020 (i.e., the Project buildout year) to determine if these two energy utility companies would be able to meet the Project's energy demands. LADWP and SoCalGas were consulted to determine if adequate off-site infrastructure would exist to accommodate the Project's energy demand.

b. Thresholds of Significance

Appendix G of the CEQA Guidelines provides a set of screening questions that address impacts with regard to several environmental topics. Appendix G does not contain specific thresholds to identify when a significant energy-use impact would occur. As discussed above, Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an EIR and provides direction as to the type of information, analysis, and mitigation measures that may be considered in evaluating a project. However, Appendix F of the CEQA Guidelines does not provide set significance thresholds regarding energy.

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[15] *California Gas and Electric Utilities, 2013 California Gas Report Supplement, July 2013, p. 16, www.socalgas.com/regulatory/documents/cgr/2013-cgr.pdf, accessed May 14, 2014.*

[16] *California Gas and Electric Utilities, 2013 California Gas Report Supplement, July 2013, p. 29, www.socalgas.com/regulatory/documents/cgr/2013-cgr.pdf, accessed May 14, 2014.*

For purposes of this EIR, the Project would result in a significant impact with regard to energy if the Project would:

- Result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities; or
- Cause wasteful, inefficient, and unnecessary consumption of energy during construction, operation, and/or maintenance.

c. Project Design Features

As discussed in Section II, Project Description, of this Draft EIR, as part of the Project, green building design and construction practices capable of achieving Leadership in Energy and Environmental Design (LEED™) certification would be implemented in compliance with the County's Green Building Ordinance. Accordingly, the Project would incorporate the County's Green Building Standards, including compliance with the California Energy Code. Design features that could be implemented would include, but not be limited to, light colored or "cool" roofs, efficient lighting and lighting control systems, energy-efficient heating and cooling systems and controls. No other specific project design features beyond the project improvements discussed in Section II, Project Description, of this Draft EIR are proposed with regard to energy.

d. Analysis of Project Impacts

(1) Energy Demand

(a) Construction

(i) Electricity

During construction of the Project, electricity would be consumed to construct the new buildings and facilities. This electricity would be supplied from existing electrical systems within the Project Site. Electricity consumption during Project construction would vary throughout Project construction based on the construction activity (i.e., grading, building construction, etc.). However, the electricity consumption that would occur due to Project construction activities would be offset by the reduction in electricity consumption resulting from the demolition of existing uses. Furthermore, such electricity demand would be temporary in nature.

Additionally, as discussed in Section II, Project Description of this Draft EIR, electrical service for the Project is proposed to be provided via underground utility lines. Alternatively, electrical service for the Project may be provided via approximately 15 to 17 overhead electrical poles that would be installed along Cahuenga Boulevard East. In

addition, temporary electrical poles could be installed within the Project Site until full build-out of the Project. Vehicular and pedestrian access within the Project Site and immediately surrounding the Project Site could be affected by construction activities associated with implementation of electrical service improvements. However, as discussed in Section IV.K, Traffic, Access, and Parking, of this Draft EIR, during construction of the Project, a Construction Management Plan would be implemented to ensure that adequate and safe access remains available within and near the Project Site during construction activities. As part of the Construction Management Plan, provisions for temporary traffic control (e.g., flag persons) would be provided during all construction activities adjacent to public rights-of-way to maintain and improve traffic flows.

Overall, demolition and construction activities would require limited electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, construction-related impacts to electricity supply and infrastructure would be less than significant.

(ii) Natural Gas

Construction of the Project, including new buildings and facilities, typically would not involve the consumption of natural gas. Natural gas would not be supplied to support Project construction activities, thus there would be no demand generated by construction. The Project would, however, involve installation of new natural gas connections to serve the Project Site. Since the Project is located in an area already served by existing natural gas infrastructure, the Project would likely not require extensive infrastructure improvements to serve the Project Site. Construction impacts associated with the installation of natural gas connections are expected to be confined to trenching in order to place the lines below surface. Vehicular and pedestrian access within the Project Site and immediately surrounding the Project Site could be affected by such construction activities. However, previously discussed, during construction of the Project, a Construction Management Plan would be implemented to ensure that adequate and safe access remains available within and near the Project Site during construction activities. As part of the Construction Management Plan, provisions for temporary traffic control (e.g., flag persons) would be provided during all construction activities adjacent to public rights-of-way to maintain and improve traffic flows. In addition, prior to ground disturbance, Project contractors would notify and coordinate with SoCalGas to identify the locations and depth of all existing gas lines and avoid disruption of gas service. Therefore, construction-related impacts to natural gas supply and infrastructure would be less than significant.

(b) Operation

(i) Electricity

Project operations would increase the existing demand for electricity. Based on the electricity demand estimates provided by Lucci & Associates, Inc., included as Appendix N of this Draft EIR, the Project's peak electricity demand would be approximately 2,105 KW of electricity per year. When accounting for the existing electricity usage of the former motel building, which would be removed as part of the Project, the Project's net peak electricity demand would be reduced to 2,065 KW per year. The estimated electrical consumption is a conservative estimate and does not factor in reductions in consumption from the implementation of energy conservation features, as noted above. LADWP forecasts that in the 2020-2021 fiscal year, the annual electricity sold within its service area would increase to 22,888 GWh with a peak demand of 5,532 MW.[17] The Project-related net annual peak electricity consumption would represent approximately 0.04 percent of the forecasted electricity peak demand in 2020. Therefore, it is anticipated that LADWP's existing and planned electricity capacity and electricity supplies would be sufficient to support the Project's demand. In addition, LADWP has indicated that electric service to meet the Project is available and would be provided in accordance with LADWP's Rules and Regulations. While the availability of electricity is dependent upon adequate generating capacity and fuel supplies, the estimated power requirement for the Project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the City's power system.[18] Thus, operational impacts associated with the Project's consumption of electricity would be less than significant.

(ii) Natural Gas

Operation of the Project would result in an increase in the consumption of natural gas for the heating of spaces and water, and cooking at the proposed restaurant. Based on the natural gas demand estimates provided by The Sullivan Partnership, Inc., included as Appendix N of this Draft EIR, the Project's natural gas demand is estimated to be approximately 8,500 cubic feet per hour. This estimated natural gas demand is a conservative estimate and does not factor in reductions in consumption from the implementation of energy conservation features, as noted above. In addition, as existing natural gas usage associated with the former motel building is unknown, the Project's

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[17] *LADWP, 2013 Power Integrated Resource Plan, Appendix A, Table A-1, www.ladwp.com/ladwp/faces/wcnav_externalId/a-p-doc?_adf.ctrl-state=jkg1wnzfo_4&_afrLoop=641547117678742, accessed May 14, 2014.*

[18] *Written correspondence dated December 13, 2013 from the City of Los Angeles Department of Water and Power, Darrell A. Miller (refer to Appendix N).*

estimated natural gas demand does not account for existing natural gas usage within the former motel building, which would be removed as part of the Project.

The California Energy Commission analyzes energy usage throughout the state and publishes a staff demand forecast every few years, the most recent of which covers the 2012–2024 period. The California Energy Commission estimates natural gas consumption within SoCalGas' planning area could increase to 7,263 million Therms in 2020 (Project buildout year).[19] Based on the Project's estimated yearly natural gas consumption of 496,400 Therms per year,[20] the Project would account for approximately 0.007 percent of the forecast for the 2020 natural gas consumption throughout SoCalGas' planning area. Given the limited percentage of total demand represented by the Project, SoCalGas' planned demand forecasts likely account for Project development. In addition, SoCalGas has indicated that natural gas facilities are available in the area of the Project Site.[21] Further, the Project would incorporate design features to address applicable energy regulations and requirements. Specifically, as described above, green building design and construction practices capable of achieving LEED™ certification would be implemented as part of the Project in compliance with the County's Green Building Ordinance. As such, operational impacts associated with the consumption of natural gas would be less than significant.

(2) Energy Conservation

As described above, green building design and construction practices capable of achieving Leadership in Energy and Environmental Design (LEED™) certification would be implemented as part of the Project in compliance with the County's Green Building Ordinance. Accordingly, the Project would incorporate the County's Green Building Standards, including compliance with the California Energy Code. Design features that could be implemented would include, but not be limited to, light colored or "cool" roofs, efficient lighting and lighting control systems, energy-efficient heating and cooling systems and controls. In addition, as discussed in Section IV.L.1, Utilities and Service Systems—

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[19] *The California Energy Commission's forecast includes three scenarios: a high energy demand case, a low energy demand case, and a mid energy demand case. The consumption forecast for the preliminary low energy demand case is used in this calculation to provide a conservative analysis. California Energy Commission, Draft Staff Report, California Energy Demand 2014–2024 Preliminary Forecast, May 2013, p. 55, www.energy.ca.gov/2013publications/CEC-200-2013-004/CEC-200-2013-004-SD-V1.pdf, accessed May 14, 2014. Note that this is a draft report that has not yet been finalized.*

[20] *The Project's estimated demand of 8,500 cubic feet per hour was converted to Therms (85 Therms), multiplied by 16 hours per day (assuming all Project components operate 16 hours per day), and multiplied by 365 days per year.*

[21] *Written correspondence dated December 31, 2013 from the Southern California Gas Company, Zakee Singleton (refer to Appendix N).*

Water, the Project would incorporate a variety of water conservation features that would also promote energy conservation. Further, as part of the Project, the County would continue to promote the use of alternative modes of transportation by providing shuttles to and from the Universal City/Studio City Metro Red Line Station, thereby reducing energy usage associated with additional Project vehicles. Overall, the Project would be designed and constructed in accordance with state and local green building standards that would serve to reduce the energy demand of the Project. Additionally, based on the above, the Project's energy demand would be within the existing and planned electricity and natural gas capacities of LADWP and SoCalGas, respectively. Therefore, development of the Project would not cause wasteful, inefficient, and unnecessary consumption of energy and would be consistent with the intent of Appendix F of the CEQA Guidelines.

4. Cumulative Impacts

The geographic context for the cumulative impact analysis on electricity is the service area of LADWP, and geographic context for the cumulative impact analysis on natural gas is the service area of SoCalGas. The Project in conjunction with forecasted 2020 growth in these energy utility companies' service areas would cumulatively increase the consumption of energy, thus potentially resulting in cumulative impacts on electricity and natural gas.

a. Electricity

The Project in conjunction with forecasted 2020 growth in LADWP's service area would increase electricity consumption and thus, would cumulatively increase the need for additional electricity supplies and infrastructure capacity. As previously analyzed, LADWP forecasts that in the 2020-2021 fiscal year, electricity consumption within its service area would increase to 22,888 GWh with a peak demand of 5,532 MW. Future cumulative growth expected during this period within LADWP's service area is accounted for in this forecast. As discussed above, Project-related net annual peak electricity consumption would represent approximately 0.04 percent of the forecasted electricity peak demand in 2020. Based on this small percentage, the Project's contribution to the cumulative electricity demand would not be substantial. In addition, based on the types of uses proposed by the related projects listed in Section III, Environmental Setting, of this Draft EIR, it is anticipated that the related projects would similarly comprise a limited percentage of the forecasted total electricity demand within LADWP's service area in 2020. Further, as future electrical demands factor cumulative growth, the demand forecasts likely account for Project development and other future development, including the related projects, within LADWP's service area. Although the Project, related projects, and other future development would result in the irreversible use of renewable and non-renewable electricity resources which would limit future availability, the use of such resources would be on a

relatively small scale and would be consistent with regional and local growth expectations for LADWP's service area. Additionally, like the Project, related projects would be expected to incorporate energy conservation features, comply with applicable regulations including the City's and County's Green Building Ordinance, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption and energy conservation would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. It is expected that LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area. Development projects, inclusive of the related projects, within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. As such, cumulative impacts with respect to electricity infrastructure would be less than significant.

b. Natural Gas

Buildout of the Project, related projects, and other future development projects in SoCalGas' service area is expected to increase natural gas consumption and thus cumulatively increase the need for additional natural gas supplies and infrastructure capacity. The California Energy Commission estimates natural gas consumption within SoCalGas' planning area will increase to 7,263 million Therms in 2020 (Project buildout year). Future 2020 cumulative growth within SoCalGas' service area is accounted for in this forecast. As previously indicated, the Project's annual natural gas usage would represent approximately 0.007 percent of the forecasted total consumption in 2020. It is anticipated that given the type of developments proposed by the related projects listed in Section III, Environmental Setting, of this Draft EIR, the related projects would similarly comprise a limited percentage of the forecasted total consumption within SoCalGas' service area in 2020. Further, as future natural gas demands factor cumulative growth, the demand forecasts likely account for Project development and other future development, including the related projects, in SoCalGas' service area. Although related projects would result in the irreversible use of renewable and non-renewable electricity resources which would limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCalGas' service area. Furthermore, like the Project, the related projects and any other future development would be expected to incorporate energy conservation features, comply with applicable regulations including the County's Green Building Ordinance, and incorporate mitigation measures, as necessary, to address natural gas demands. Accordingly, the Project's contribution to cumulative impacts related to natural gas and energy conservation would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCalGas occur as needed. It is expected that SoCalGas' would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would be less than significant.

5. Mitigation Measures

As discussed above, the Project's impacts on energy would be less than significant. As such, no mitigation measures would be required.

6. Conclusion

As indicated above, the Project's impacts on energy would be less than significant.