

ENVIRONMENTAL SETTING

Electricity

Supply/Demand

The Glendale Water and Power Division provides electrical service in the City of Glendale. In 2002, the City received 52 percent of its power from purchased power and 48 percent from City power supplies. Total capacity available from all power supplies is 408 megawatts or 3.6 million megawatt-hours of energy per year. The largest source of power available to Glendale Water and Power is provided by the Grayson Power Plant, a City-owned facility with an available capacity of 252 megawatts. Other sources of power available to the City include 86 megawatts from joint power agreements with the Southern California Public Power Authority and the Intermountain Power Authority, and 70 megawatts from long-term power contracts with the Bonneville Power Authority and Portland General Electric.

In 2002, Glendale Water and Power customers demanded approximately 203 megawatts of power or about 1.8 million megawatt-hours of energy per year.¹ This demand represented less than half of overall available capacity. As indicated in **Table 4.12.2-1**, the current annual demand of the project area is approximately 1.4 million kilowatt-hours of energy per year or about 1,400 megawatt-hours per year.

¹ Glendale Water & Power, *Annual Report 2001-2002, 2003*, pg 22.

**Table 4.12.2-1
Electrical Load Allocations of Related Projects**

Use	Area/Size	Rate ¹	Unit Type	Energy (kW-hr/year)	Demand (kW-hr/day)
Office	22,240 sq. ft.	12.95	kW-hr/sq. ft./year	288,008	33 kW ²
Retail	80,960 sq. ft.	13.55	kW-hr/sq. ft./year	1,097,008	125 kW ²
Vacant	98,293 sq. ft.	--	--	--	--
Total				1,385,016	158 kW
Total in kVA (Divide kW by 0.85 PF) ³					186 kVA
Peak Demand (Divide kVA by 0.50 CF) ⁴					372kVA

Source: Impact Sciences, Inc.

¹ Consumption factors derived from SCAQMD CEQA Air Quality Handbook, 1993.

² kW-hr/year divided by 8,760 hours (365 days per year X 24 hours per day).

³ PF=Power factor or ratio of kW/kVA. For the Glendale Town Center, the PF is equal to 0.85.

⁴ CF=Operating factor or ratio of average to demand. For the Glendale Town Center, the CF is equal to 0.50.

Infrastructure

Power from market purchases, joint power agreements, and long-term contracts is transferred to Glendale through the City of Los Angeles Power Grid. A receiving station located in the western portion of the City receives the power from four 230-kilovolt lines crossing the Los Angeles River that connect to the grid in Griffith Park. The receiving station has three 230/69-kilovolt transformers, each with a top rating of 180 megavolt-amperes, which step the power voltage down from 230 kilovolts to 68 kilovolts. Power is then transferred from the receiving station along three 69-kilovolt lines to the Kellogg Switchrack.² Power received at the Kellogg Switchrack is then transferred to 12 distribution substations throughout the City, which in turn deliver power to customers along 280 miles of underground lines and 263 miles of overhead lines.³

The Grayson Power Plant, located next to the receiving station, generates supplemental power for the City of Glendale. Total capacity at the facility is 252 megawatts of power or approximately 2.2 million megawatt-hours of energy. Power at the plant is produced by steam and gas turbines fueled by natural gas, but it can burn low sulfur fuel in case of emergencies. In 2002, the plant provided Glendale Water and Power with 16 percent of its supply.⁴

² Written correspondence from William Hall, Electric Services Administrator, Glendale Water and Power, to Mark Berry, Project Manager, Glendale Redevelopment Agency, August 2003.

³ Glendale Water & Power, *Annual Report 2001-2002*, 2003, pg 22.

⁴ Ibid.

Total capacity at the Grayson Power Plant is not immediately available, as not all turbines are kept online for economic reasons. The City can save up to \$10,000 per day purchasing power on the open market, rather than relying on the facility that runs on more expensive natural gas.⁵

However, in the event of a major outage in the Los Angeles grid, the plant could be partially online within minutes and the full capacity can be available within 1 to 3 days. Power generated by the plant is transferred to the Kellogg Switchrack at 34.5 kilovolts and 69 kilovolts for distribution to customers.⁶

The Howard and Columbus substations currently serve the Glendale Town Center project site. The Howard substation, which is located next to the Civic Center Garage, has a capacity of 30 megavolt-amperes, while the Columbus Substation, located next to the Glendale Galleria parking structure on the corner of Columbus Avenue and Broadway, has a capacity of 80 megavolt-amperes. From the substations, 4,000- and 12,000-volt circuits further distribute power to users via an overhead or underground network.

At customer locations, distribution transformers lower the voltage to the appropriate level for customer use, which is usually 120/240 volts. Since 1958 all new subdivisions have been required to have underground electrical distribution. Throughout the City, approximately 60 percent of the distribution circuits are overhead and 40 percent are underground.⁷ As illustrated in **Figure 4.12.2-1**, electrical facilities in the project area include overhead lines along Harvard Street and the north/south alleys east and west of Orange Street as well as underground facilities underneath Brand Boulevard, Central Avenue, Colorado Street, and Orange Street.⁸

Natural Gas

Natural gas is currently supplied and distributed to the City of Glendale by the Southern California Gas Company. The Gas Company serves an area bounded by the international border to the south, San Gabriel Mountains to the east, Pacific Ocean to the west, and Visalia and San Luis Obispo to the north. The Glendale area is serviced by Field Operations units from the Glendale District operating base, which includes the cities of Glendale, La Crescenta, La Canada-Flintridge, and parts of the City of Los Angeles.

⁵ Written Correspondence from William R. Hall, Electrical Services Administrator, Glendale Water and Power, December 2003.

⁶ Ibid.

⁷ City of Glendale, General Plan Circulation Element, 1998, pg. 3-45.

⁸ Written correspondence from William R. Hall, Electrical Services Administrator, Glendale Water and Power, to Mark Berry, Project Manager, Glendale Redevelopment Agency, August 2003.

Natural gas resources are drawn from naturally-occurring reservoirs primarily located outside the State and delivered via high-pressure transmission lines. As the gas is transported to its destination, the pressure is maintained with the assistance of compressors. The gas is then received at a storage field and redistributed through another series of transmission lines. Natural gas is distributed throughout the City of Glendale by a system of transmission, supply, distribution, and service lines. As the pipeline transitions from one transmission line to a supply line, the pressure of the natural gas is regulated down to the most efficient level of pressure for the customer.

Natural gas is conveyed to the project site via a network of underground pipes within the project area, as shown in **Figure 4.12.2-2**. Existing infrastructure on site includes a 4-inch line on Central Avenue, a 4-inch line on Colorado Street, a 2-inch line on Brand Boulevard from Harvard Street to its terminus mid-block, and a 3-inch line along Harvard Street.

In addition, a 4-inch line runs along the alley between Brand Boulevard and Orange Street from the Glendale Galleria to Harvard Street where it connects to the Harvard Street Line. A 2-inch line then runs south along the alley from the Harvard Street line to Colorado Street while another 2-inch line serves a majority of Orange Street. Gas service to individual buildings is provided by connections to these lines. Existing uses on the site consume 279,264 cubic feet per month of natural gas, as indicated in **Table 4.12.2-2**.

Table 4.12.2-2
Estimated Existing Natural Gas Consumption

Use	Floor Area (sq. ft.)	Consumption Factor ¹ (cu. ft./sq. ft./mo.)	Gas Consumption (cu. ft./sq. ft./mo.)
Office	22,240	2.0	44,480
Retail	80,960	2.9	234,784
Vacant	98,293	--	--
Total			279,264

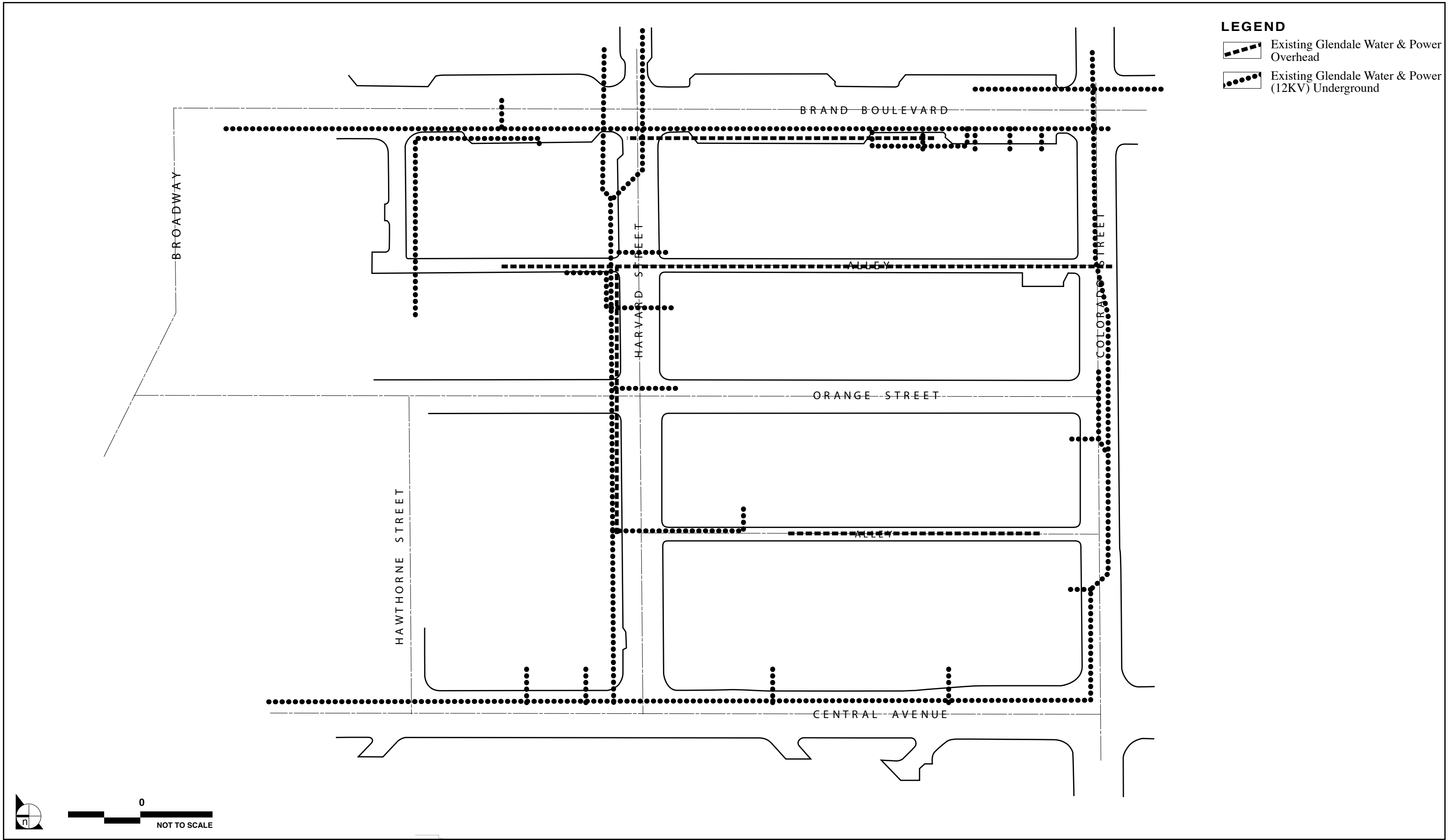
Source: Impact Sciences, Inc.

¹ Consumption factors derived from the SCAQMD CEQA Air Quality Handbook, 1993.



REGULATORY FRAMEWORK

Electricity

Title 24 of the California Code of Regulations, which is known as the energy efficiency standards, regulates energy consumption in new construction. The standards regulate energy consumed in buildings for heating, cooling, ventilation, water heating, and lighting. Title 24 is implemented through the local plan check and permit process.



LEGEND

-  Existing Glendale Water & Power Overhead
-  Existing Glendale Water & Power (12KV) Underground

SOURCE: Moffat & Nichol Engineers.

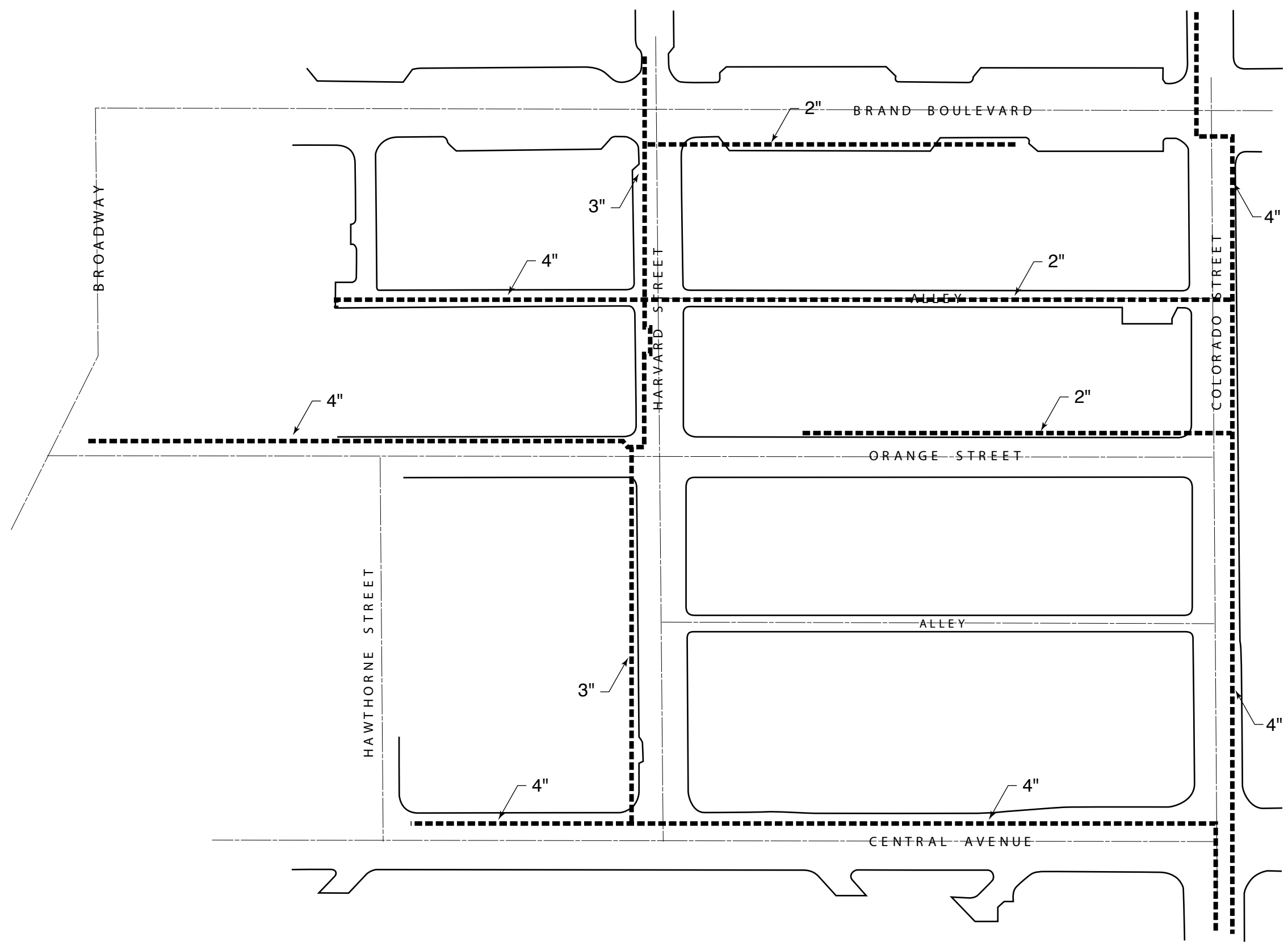
FIGURE 4.12.2-1

Existing Power System

LEGEND



Gas Line



SOURCE: Moffat & Nichol Engineers.

FIGURE 4.12.2-2

Existing Natural Gas System

In addition, there are goals and policies set forth by the City of Glendale General Plan Community Facilities Element that relate to energy. A description of applicable goals and policies is provided in **Section 4.1, Land Use and Planning**. As discussed in **Section 4.1**, the project does not conflict with all applicable General Plan goals and policies relating to energy.

Natural Gas

As a public utility, the Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. The Gas Company provides service in accordance with their policies and extensions rules on file with the Commission.

In addition, there are goals and policies set forth by the City of Glendale in the General Plan Community Facilities Element that relate to natural gas. A description of applicable goals and policies is provided in **Section 4.1, Land Use and Planning**. As discussed in **Section 4.1**, the project does not conflict with all applicable General Plan goals and policies relating to natural gas.

ENVIRONMENTAL IMPACTS

Methodology

To demonstrate how energy demand resulting from implementation of the Glendale Town Center project would be accommodated, the analysis was based on the development program described in **Section 3.0, Project Description**. The following specific methodologies were used to analyze electricity and natural gas impacts on available supply and infrastructure.

Electricity

The future daily demand for electrical power associated with the various project components was based on established generation factors provided by the South Coast Air Quality Management District California Environmental Quality Act *Air Quality Handbook* (1993). This net additional demand for electricity was compared with the available electrical supplies and the capacity of distribution facilities to determine if the increased demand generated by the project could be accommodated.

Natural Gas

Natural gas consumption associated with the project was calculated using established generation factors provided by the South Coast Air Quality Management District CEQA *Air Quality Handbook*

(1993). This net additional demand for natural gas consumption was compared to the existing demand from the project site.

Thresholds of Significance

The following thresholds for determining the significance of impacts related to energy are contained in the environmental checklist form contained in Appendix G of the most recent update of the CEQA *Guidelines*. Impacts related to energy are considered significant, if the project would:

- Result in a substantial increase in energy demand relative to the availability of supply.
- Exceed the existing or planning capacity of energy generation or distribution facilities.
- Result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.

Impact Analysis

Each applicable threshold of significance is listed below, and it is followed by analysis of the significance of any potential impacts and the identification and discussion of any design features of the project that would lessen or avoid potential impacts, as well as other measures identified which would lessen or avoid potential impacts. Finally, the significance of potential impacts after the implementation of all identified mitigation measures is presented.

Threshold: Result in a substantial increase in energy demand relative to the availability of supply.

Impact Analysis:

Electricity – Project implementation would result in an increase in both residential and commercial electricity usage on the project site. As shown in **Table 4.12.2-3**, the annual electrical demand for the project site at build out will be approximately 10.6 million kilowatt-hours of energy per year or about 1,060 megawatt-hours per year. This represents an increase of approximately 9.2 million kilowatt-hours of energy per year, or about 9,200 megawatt-hours per year, when compared with the 1.4 million kilowatt-hours per year currently demanded by existing land uses on the project site.

**Table 4.12.2-3
Projected Project Electrical Load Allocation**

Use	Area/Size	Rate ¹	Unit	Demand (kW/year)	Demand (kW/day)
Retail	338,500 sq. ft.	13.55	kW-hr/sq. ft./year	4,586,675	524 kW ²
Cinema	70,000 sq. ft.	13.55 ³	kW-hr/sq. ft./year	948,500	108 kW ²
Restaurants	66,500 sq. ft.	47.45	kW-hr/sq. ft./year	3,155,425	360 kW ²
Residential	338 units	5,626.5	kW-hr/unit/year	1,901,757	217 kW ²
Total in Kilowatts				10,592,357	1,209 kW
Total in kVA					1,422 kVA
(Divide kW by 0.85 PF) ³					
Peak Demand					2,844 kVA
(Divide kVA by 0.50 CF) ⁴					

Source: Impact Sciences, Inc.

¹ Consumption factors derived from SCAQMD CEQA Air Quality Handbook, 1993.

² kW-hr/year divided by 8,760 hours (365 days per year X 24 hours per day).

³ PF=Power factor or ratio of kW/kVA. For the Glendale Town Center, the PF is equal to 0.85.

⁴ CF=Operating factor or ratio of average to demand. For the Glendale Town Center, the CF is equal to 0.50.

⁵ Commercial rate.

Currently, Glendale Water and Power is utilizing half the City's available power supply to meet the needs of its customers. The additional 9,200 megawatt-hours annually demanded by the project is a fraction of the 3.6 million megawatt-hours per year currently available to the City. As a result, Glendale Water and Power has sufficient capacity to accommodate project-related electrical demands. Therefore, the impact of the project on energy demand relative to available supply is less than significant.

Natural Gas – As listed in **Table 4.12.2-4**, development of the Glendale Town Center will generate a demand for approximately 2.7 million cubic feet of natural gas per month after project build out, an increase of about 2.4 million cubic feet per month over the existing demand of approximately 0.3 million cubic feet per month generated by land uses on the project site. The Gas Company has indicated that existing natural gas supplies will be adequate to meet the additional demand of 2.4 million cubic feet per month generated by the proposed project.⁹ Therefore, no significant impacts to local or regional supplies of natural gas will occur as a result of the proposed project.

⁹ Written correspondence from Jim Hammel, Technical Services, Northern Region, Gas Company, November 2003.

**Table 4.12.2-4
Projected Project Natural Gas Consumption**

Use	Area (sq. ft.)	Factor ¹	Unit	Consumption (cu. ft./mo.)
Retail	338,500	2.9	cu. ft./sq. ft./mo.	981,650
Cinema	70,000	2.9	cu. ft./sq. ft./mo.	203,000
Restaurants	66,500	2.9	cu. ft./sq. ft./mo.	192,850
Residential	338	4,011.5	cu. ft./mo.	1,355,887
Total				2,733,387

Source: Impact Sciences, Inc.

¹ Consumption factors derived from SCAQMD CEQA Air Quality Handbook, 1993.

Project Design Features: None are required.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Threshold: Exceed the existing or planning capacity of energy generation or distribution facilities

Impact Analysis:

Electricity – Power at the project site will be received from the Columbus Substation. Power will be received via underground distribution lines that will connect to one or more distribution centers within the project site. Individual buildings will receive power from these distribution centers.

The Columbus Substation has a distribution capacity of 80 megavolt-amperes of power. As listed in **Table 4.12.2-3**, the Glendale Town Center will demand a peak of 2,844 kilovolt-amperes of power, which translates into approximately 3.0 megavolt-amperes of power. This demand represents an increase of 2,472 kilovolt-amperes of power or about 2.5 megavolt-amperes of power over the existing peak demand of 372 kilovolt-amperes of power. This increase in demand equals approximately 3 percent of available capacity at the Columbus Substation. As a result, the Columbus Substation has sufficient capacity to accommodate project-related electrical demands. Therefore, the impact of the project on the capacity of the Columbus Substation is less than significant.

Project Design Features: The following are project design features that will lessen the impacts associated with project electrical demand on existing infrastructure.

PDF 4.12.2-1(a) In order to increase the reliability of the electrical distribution system to the proposed project, redundant circuits will be installed throughout the site, and existing overhead electrical lines within the project site will be placed underground. The electrical upgrades will be scheduled along with other utility improvements.

PDF 4.12.2-1(b) The applicant will comply with the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Code of Regulations, further reducing any potential impacts on electric supplies.

Natural Gas – The Gas Company has indicated that existing local and regional natural gas facilities will be adequate to meet the additional demand of 2.4 million cubic feet per month generated by the proposed project.¹⁰ Therefore, no significant impacts to local or regional supplies of natural gas will occur as a result of the proposed project.

Project Design Features: None are required.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Threshold: **Result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.**

Impact Analysis:

Electricity – A 12-kilovolt line under Harvard Street will need to be relocated approximately 20 feet to the south from Central Avenue to the alley between Brand Boulevard and Orange Street. This relocation could result in short-term service interruptions to service area users. However, a temporary electrical line will be installed and operational prior to construction to avoid service interruptions. The

¹⁰ Ibid.

short-term impact associated with the relocation of the line is addressed in **Sections 4.6, Traffic, Circulation and Parking, 4.7, Air Quality, and 4.8, Noise**. Therefore, the impact of the proposed project on the provision of new or physically altered electrical facilities, the construction of which could cause significant environmental impacts, is less than significant.

Natural Gas – The northern parking structure will require the relocation of a 3-inch gas main along Harvard Street between Central Avenue and Orange Street. In addition, the proposed project will require the relocation of a 2-inch gas main along Orange Street between Harvard Street and the new street. Construction of an additional natural gas service line will be required along the new street between Orange Street and Brand Boulevard to meet the needs of the project. These relocations could result in short-term service interruptions to service area users. However, temporary natural gas lines will be installed and operational prior to construction to avoid service interruptions. The short-term impacts associated with these improvements are addressed in **Sections 4.6, Traffic, Circulation and Parking, 4.7, Air Quality, and 4.8, Noise**. As a result, the impact of the proposed project on the provision of new or physically altered natural gas facilities, the construction of which could cause significant environmental impacts, is less than significant.

Project Design Features: None are required.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Cumulative Impacts

The following cumulative analysis evaluates the impact of the proposed project and Citywide Projects on energy in the City of Glendale. Each applicable threshold is listed below in bold followed by an analysis of the cumulative impact of the project and Citywide Projects and their potential significance.

Threshold: **Result in a substantial increase in energy demand relative to the availability of supply.**

Impact Analysis:

Electricity – As shown in **Table 4.12.2-5**, the annual electrical demand for Citywide Projects will be approximately 25.9 million kilowatt-hours of energy per year or about 25,900 megawatt-hours per year. Combined, the increase in demand generated by the proposed Glendale Town Center and the amount demanded by Citywide Projects will generate an overall demand of approximately 35.1 million kilowatt-hours of energy per year or about 35,100 megawatt-hours per year. As stated above, Glendale Water and Power is currently utilizing half the City's available power capacity to meet the needs of its customers. The 35,100 megawatt-hours of energy per year demanded by the proposed project and Citywide Projects is a fraction of the 3.6 million megawatt-hours per year of energy available to the City. As a result, the City has sufficient capacity to accommodate the electrical demands of the project and Citywide Projects. Therefore, the cumulative impact of the proposed project and Citywide Projects on energy demand relative to available supply is less than significant.

**Table 4.12.2-5
Electrical Load Allocations of Related Projects**

Use	Area/Size	Rate ¹	Unit Type	Demand (kW-hr/year)	Demand (kW-hr/day)
Hotel	190,000 sq. ft.	9.95	kW-hr/sq. ft./year	1,890,500	216 kW ²
Office	989,455 sq. ft.	12.95	kW-hr/sq. ft./year	12,813,442	1,463 kW ²
Retail	281,524 sq. ft.	13.55	kW-hr/sq. ft./year	3,814,650	435 kW ²
Industrial	15,060 sq. ft.	10.50	kW-hr/sq. ft./year	158,130	18 kW ²
Hospital	125,671 sq. ft.	21.70	kW-hr/sq. ft./year	2,727,061	311 kW ²
Residential	801 units	5,626.5	kW-hr/unit/year	4,506,827	514 kW ²
Total				25,910,610	2,958 kW
Total in kVA (Divide kW by 0.85 PF) ³					3,480 kVA
Total in MVA (Divide kVA by 0.50 CF) ⁴					6,960 kVA

Source: Impact Sciences, Inc.

¹ Consumption factors derived from SCAQMD CEQA Air Quality Handbook, 1993.

² kW-hr/year divided by 8,760 hours (365 days per year X 24 hours per day).

³ PF=Power factor or ratio of kW/kVA. For the Glendale Town Center, the PF is equal to 0.85.

⁴ CF=Operating factor or ratio of average to demand. For the Glendale Town Center, the CF is equal to 0.50.

Natural Gas – As shown in **Table 4.12.2-6**, development of Citywide Projects will generate a future natural gas demand of approximately 6.9 million cubic feet per month. Combined, the increase in demand generated by the proposed Glendale Town Center and the amount demanded by Citywide Projects will generate an overall natural gas demand of 9.3 million cubic feet per month. The Gas Company has indicated that existing and future natural gas supplies will be adequate to meet demand

generated by the proposed project and Citywide Projects.¹¹ Therefore, no significant cumulative impacts to available natural gas supplies will occur.

**Table 4.12.2-6
Natural Gas Consumption of Citywide Projects**

Use	Area	Factor ¹	Unit Type	Consumption
Hotel	190,000 sq. ft.	4.8	cu. ft./sq. ft./mo.	912,000
Office	989,455 sq. ft.	2.0	cu. ft./sq. ft./mo.	1,978,910
Retail	281,524 sq. ft.	2.9	cu. ft./sq. ft./mo.	816,420
Industrial	15,060 sq. ft.	N/A	--	
Hospital	125,671 sq. ft.	N/A	--	
Residential	801 units	4,011.5	cu. ft./unit/mo.	3,213,212
Total				6,920,542

Source: Impact Sciences, Inc.

¹ Consumption factors derived from SCAQMD CEQA Air Quality Handbook, 1993.

Project Design Features: None are required.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Threshold: Exceed the existing or planning capacity of energy generation or distribution facilities.

Impact Analysis:

Electricity – Power for the Glendale Town Center and Citywide Projects will be supplied from the Columbus, Howard, Tropic, and Rossmoyne Substations. The capacity of the Columbus Substation is 80 megavolt-amperes of power, followed by the Howard Substation at 30 megavolt-amperes of power, the Tropic Substation at 50 megavolt-amperes of power, and the Rossmoyne Substation at 80 megavolt-amperes of power. Total combined capacity of distribution facilities serving the proposed project and Citywide Project is 240 megavolt-amperes of power.

Combined, the increase in demand generated by the proposed Glendale Town Center, as discussed above, and the amount demanded by Citywide Projects, as listed in **Table 4.12.2-6**, will result in an overall

¹¹ Written correspondence from William R. Hall, Electrical Services Administrator, Glendale Water and Power, December 2003.

peak hour demand of 9,432 kilovolt-amperes of power, or about 9.4 megavolt-amperes of power. This peak hour demand equals approximately 4 percent of available capacity provided by the Columbus, Howard, Tropico, and Rossmoyne Substations. As a result, the combined capacity of the substations is adequate to accommodate the electrical demand of the proposed project and Citywide Projects. In addition, Glendale Water and Power indicates that infrastructure improvement projects currently underway or planned will further increase the ability of the City to meet the power demands of the proposed project and Citywide Projects in the foreseeable future. As a result, Glendale Water and Power will have sufficient infrastructure capacity to accommodate the electrical demands of the project and Citywide Projects. Therefore, the cumulative impact of the project and Citywide Projects on citywide electrical infrastructure capacity is less than significant.

Natural Gas – As indicated above, demand for natural gas Citywide would permanently increase as a result of the increase in demand generated by the proposed Glendale Town Center and the amount demanded by Citywide Projects. The Gas Company has indicated that existing local and regional natural gas facilities will be adequate to meet the 9.3 million cubic feet per month of demand generated by these projects. Therefore, the proposed project and Citywide Projects will result in no significant cumulative impacts to natural gas distribution facilities in the City.

Project Design Features: None are required.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Threshold: Result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.

Impact Analysis:

Electricity – Development of the proposed project and Citywide Projects in the City of Glendale could result in the need for additional electrical facilities in order to maintain acceptable service. The Glendale Town Center will require the relocation of existing electricity lines. Citywide Projects may also require the relocation of existing lines and/or improvements to the electrical distribution system. These relocations and/or improvements could result in short-term service interruptions to service area users that could cause potentially significant impacts. However, the City will require that temporary

electrical lines be installed and operational prior to construction to avoid service interruptions on a project-by-project basis. Given this process, the impact of the proposed project and Citywide Projects on the provision of new or physically altered electrical facilities, the construction of which could cause significant environmental impacts, is less than significant.

Natural Gas – Development of the proposed project and Citywide Projects in the City of Glendale could result in the need for additional natural gas infrastructure. The Glendale Town Center will require the relocation of existing gas distribution lines and the installation of a new line. Citywide Projects may also require improvements to the natural gas distribution system. These relocations and/or improvements could result in short-term service interruptions to service area users, causing potentially significant impacts. However, the City will require that temporary natural gas lines be installed and operational prior to construction to avoid service interruptions on a project-by-project basis. Given this process, the impact of the proposed project and Citywide Projects on the provision of new or physically altered natural gas facilities, the construction of which could cause significant environmental impacts, is less than significant.

Project Design Features: None are required.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.