

CHAPTER 2

SUMMARY

2.1 PROJECT OVERVIEW

SCG has submitted its application to the CPUC to sell surplus land associated with 36 lots in PDR and MDR with an approximate total acreage of 4.7 acres. The 34 undeveloped lots located in PDR are grouped into eleven lot clusters; each cluster contains one to eight lots. The two MDR lots represent a single cluster and are located approximately two miles north of PDR. SCG proposes to sell the lots “as-is” without any requirements for future development on the lots; however, all subsurface and mineral rights would not be included in the sale and would be retained by SCG. Twelve of the 36 lots contain an abandoned gas well which were once used by SCG as observation or monitoring wells for the PDR Gas Storage Facility. Per A.99-05-029, between 1998 and 1999 SCG conducted an open process sealed bid sale of these undeveloped lots and has selected four different, already-approved buyers. Sales agreements presented in A.99-05-029 anticipate that one buyer would purchase a single lot (Cluster 5), while the other three would acquire blocks of the remaining 35 lots.

2.2 AREAS OF KNOWN CONTROVERSY

CEQA Guidelines 15123 requires the EIR summary to include “[a]reas of known controversy known to the lead agency including issues raised by agencies and the public.” Known areas of controversy, which include issues raised during the public scoping process include:

- Potential for well leaks to occur and the associated health hazards that could result from these leaks
- Impacts to public health that could occur as a result of specific future development of these lots resulting from the sale
- Potential odor impacts that could occur as a result of specific future development of these lots resulting from the sale

2.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 2-1 presents the summary impact statements, mitigation measures, and residual levels of impact after recommended mitigation described in Chapter 4, “*Environmental Setting, Impact and Mitigation.*” For each significant impact, the table includes a summary of recommended mitigation measure(s) and an indication of whether the impact would be mitigated to a less-than-significant level after implementation of recommended mitigation. Please refer to Chapter 4,

“*Environmental Setting, Impacts, and Mitigation Measures*,” for a complete discussion of each impact and associated mitigation.

As is stated in the EIR, the transfer of property ownership of the 36 Playa del Rey and Marina del Rey lots from SCG to new owners, would not directly result in any significant environmental impacts. The proposed sale was also evaluated for the necessity to require SCG to provide complete disclosure of existing site conditions and/or other related documents to the four future buyers of the lots as mitigation measures associated with the sale and required in this EIR. Future buyers have already been provided with a substantial amount of information on the lots by SCG. This information will be further supplemented by this environmental review document as well as documents from the supporting field investigation data. Therefore, because the information provided by SCG and by this document are believed to comprise full disclosure of existing site conditions including environmental documentation and supporting scientific information, no mitigation measures are required for the proposed sale.

Although the proposed sale would result in little or no environmental impacts, the reasonably foreseeable associated impacts of development of urban land uses consistent with existing zoning and adjacent land uses resulting from the sale of these lots could result in significant adverse environmental impacts to air quality, biological resources, cultural resources, geology and soils, public health, public safety, hydrology and water quality, noise, transportation and traffic, and utilities and service systems. Recommended mitigation measures identified by this EIR would avoid or reduce all environmental impacts to a less-than-significant level.

2.4 ALTERNATIVES

CEQA requires that a reasonable range of project alternatives be discussed in an EIR. This EIR identifies and analyzes such a reasonable range of alternatives; discusses the environmental effects of each alternative; compares the environmental effects of each alternative with the environmental setting, with the effects of each other alternative, and with the project; and addresses the relationship of each alternative to the project objectives (see Chapter 5, *Alternatives*). The determinations of the CPUC concerning the feasibility, acceptance, or rejection of each and all alternatives considered in this EIR will be addressed and resolved in the CPUC’s findings, as required by CEQA. The alternatives consist of the following:

- Alternative 1: No Project
- Alternative 2: Partial Sale – Exclude Cluster 9
- Alternative 3: Partial Sale – Exclude Cluster 12

TABLE 2-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES FOR FUTURE DEVELOPMENT

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
<p>B. <u>Air Quality</u></p> <p>B.1: Construction activities from future development of the 36 lots proposed for sale could increase local pollutant concentrations of particulate matter (from fugitive dust) and carbon monoxide.</p>	<p>B.1: During future construction on the 36 lots, the future developer shall reduce PM-10 emissions from the various fugitive dust sources associated with future construction, and maintain the necessary documentation that demonstrates compliance with SCAQMD Rule 403.</p> <ul style="list-style-type: none"> • Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard. • Pave, water (three times daily), or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep all paved access roads, parking areas, and staging areas at construction sites daily with water sweepers. • Sweep streets daily with water sweepers if visible soil material is carried onto adjacent public streets. • Hydroseed or apply non-toxic stabilizers to inactive construction areas. • Enclose, cover, water (twice daily), or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). • Limit traffic speeds on unpaved roads to 15 miles per hour. 	<p>Less than significant</p>

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	<ul style="list-style-type: none"> • Install sandbags or other erosion control measures to prevent silt runoff to public roadways during rainy season construction (November through April). • Replant vegetation in disturbed areas as quickly as possible. • All construction equipment shall be properly tuned and maintained. • General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading or unloading queues shall be kept with their engines off, when not in use, to reduce vehicle emissions. • Construction activities shall be staged and scheduled to avoid emissions peaks, and discontinued during second-stage smog alerts. 	
B.2: Operational emissions associated with future development of the 36 lots proposed for sale could introduce additional emissions into the area that could conflict with applicable regional air quality plans.	None required	Less than significant
B.3: Future development of the lots proposed for sale could expose sensitive receptors to hazardous pollutants from potentially leaking wells or existing contamination of the lots.	None required	Less than significant

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
B.4: Future development of the 36 lots proposed for sale could create objectionable odors affecting a substantial number of people or expose future residents to objectionable odors from the lots.	None required	Less than significant
B.5: Future development of the 36 lots proposed for sale, when combined with other local projects, could result in a cumulative air quality impact.	None required	Less than significant
C. <u>Biological Resources</u>		
C.1: Future development at most PDR lots could result in harassment or mortality of species-status avian species.	C.1: If construction activities, including tree removal, occur during the avian nesting season (March 1–August 15), surveys for raptors and other native nesting birds protected under the Migratory Bird Treaty Act and Sections 3503, 3503.5, 3511, and 3800 of the California Fish and Game Code shall be conducted by a qualified biologist immediately prior to construction within 500 feet of the construction site (or a distance determined by the surveying biologist). If no adults or nests are observed within the construction area or within 500 feet of the project lots, then no further mitigation is required. If nests or paired adults are observed, one of the following two options shall be completed to reduce impacts on these species: (1) avoid the nesting area and related habitat by remaining at least 500 feet from raptor nests (other nesting birds require 250-foot buffer zone), or as determined by the surveying biologist (this distance may be modified in consultation with CDFG, depending upon site circumstances); or (2) avoid tree removal activities or construction until after the nesting season (August 15) or until after the young have fledged.	Less than significant

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
<p>C.2: Future development at PDR Cluster 9 could result in harassment or mortality of monarch butterfly, a CDFG special-concern species and a rare species under CEQA.</p>	<p>C.2: If construction activities, including tree removal occur during the monarch butterfly temporary aggregation season (September–December), presence/absence for overwintering monarch butterfly roosts shall be conducted by a qualified biologist immediately prior to construction. If no roosts are observed within the construction area of the project lots, then no further mitigation is required. If roosts are observed, then avoid tree removal activities (or construction activities if trees remain on site) shall be avoided until after the temporary aggregation season (September–December) or until monarch butterfly have moved from the site.</p>	Less than significant
<p>C.3: Future development at MDR Cluster 12 could result in harassment or mortality of globose dune beetle, a federal species of concern and a rare species under CEQA.</p>	<p>C.3: Focused surveys for globose dune beetle shall be conducted by a qualified biologist during the appropriate identification season prior to construction at MDR Cluster 12. If no globose dune beetles are observed at MDR Cluster 12, then no further action would be required. If globose dune beetles are observed, the owner shall compensate for impacts to the beetle, assuming that the sale of the property would result in residential development and loss of habitat. Compensation shall be at a ratio of 1.5:1 (i.e., area compensated to area impacted) and could include: (1) contributing in-lieu funds to ongoing or new coastal dune scrub projects that promote establishment of globose dune beetle on lands preserved in perpetuity within Los Angeles County; or (2) enhancing or restoring coastal dune scrub habitat in perpetuity to promote establishment of globose dune beetle within suitable areas in Los Angeles County, which would include five-year annual restoration monitoring to determine the success of the restoration site. Performance standards for habitat restoration could include: (a) plantings, as a whole, exhibit at least 70 percent</p>	Less than significant

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
D. <u>Cultural Resources</u>	cumulative survival and have attained 75 percent cover at the restoration site at the end of the five-year monitoring period; or (b) no invasive non-native plant species within the restoration site.	
D.1: Future development of the lots could cause substantial adverse changes to the significance of currently unknown cultural resources.	<p>D.1: Pursuant to CEQA Guidelines 15064.5 (f), provisions for historical or unique archaeological resources accidentally discovered during construction shall be instituted. In the event that prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and the City shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the City and the qualified archaeologist and/or paleontologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.</p> <p>If the discovery includes human remains, CEQA Guidelines 15064.5 (e)(1) shall be followed, which includes:</p> <p>(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:</p>	Less than significant

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p style="padding-left: 40px;">(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and</p> <p style="padding-left: 40px;">(B) If the coroner determines the remains to be Native American:</p> <ol style="list-style-type: none"> 1. The coroner shall contact the Native American Heritage Commission within 24 hours. 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or 	

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	<p>(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p> <p>(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.</p> <p>(B) The descendant identified fails to make a recommendation; or</p> <p>(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p>	

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
<p>D.2: Future development could damage or degrade unidentified paleontological remains.</p>	<p>D.2: The project proponent shall notify a qualified paleontologist of unanticipated discoveries and subsequently document the discovery as needed. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 100 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.</p>	<p>Less than significant</p>
<p>E. <u>Geology and Soils</u></p>		
<p>E.1: If commercial or residential development occurs on the project lots and a major earthquake occurs in the region, seismic ground shaking could potentially injure people residing or visiting the project lots and could cause collapse or damage to structures if placed on the lots. An earthquake could cause damage to abandoned or unknown well casings.</p>	<p>E.1: A site-specific, design level geotechnical investigation for each building (which is typical for any large development project) shall be required as part of this project. Each investigation shall include an analysis of expected ground motions at the site. The analyses shall be in accordance with applicable City ordinances and policies and consistent with the 1997 UBC (or any more recent version of the UBC adopted by the City of Los Angeles), which requires structural design that incorporates ground accelerations expected from known active faults. In addition, the investigations will determine final design parameters for the walls, foundations, and foundation slabs. The investigations shall be reviewed by a registered geotechnical engineer. All recommendations by the project engineer and geotechnical engineer shall be included in the final design. Recommendations that are applicable to foundation design, earthwork, and site preparation that were prepared prior to or during the project design phase shall be incorporated into the project. The final seismic considerations for the site shall be submitted to and approved by the City of Los Angeles</p>	<p>Less than significant</p>

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
<p>E.2: In the event of a major earthquake in the Los Angeles region, the 36 lots proposed for sale would be subjected to seismic ground shaking and depending on the site-specific geologic conditions and level of ground motion, may be subjected to earthquake-induced, secondary ground failures including liquefaction, earthquake-induced landslides, and earthquake-induced settlement.</p>	<p>Department of Public Works.</p> <p>E.2: A site-specific, design level geotechnical investigation shall be required for all lots prior to development, especially those lots that may be susceptible to secondary seismic ground failure. The investigation shall consider the proposed development designs and provide engineering recommendations for mitigation of liquefiable soils and seismically-induced ground failure resulting in landslides or soil collapse. These recommendations shall become part of the future project. Where applicable, prior to incorporation into the project, geotechnical engineering recommendations from previous investigations regarding the mitigation and reduction of liquefaction, landslides, and ground failure for each site shall be reviewed for compliance with California Geological Survey's (CGS) <i>Geology Guidelines for Evaluating and Mitigating Seismic Hazards (CGS Special Publication 117, 1997)</i>.</p>	<p>Less than significant</p>
<p>E.3: If eventually developed for commercial or residential uses, some of the 36 project lots that are proposed for sale may be subject to geologic hazards attributable to expansive or settled soils and erosion. These hazards could cause risks to life and property.</p>	<p>E.3: A site-specific, design level geotechnical investigation shall be required for all of the lots proposed for sale to determine the presence or absence of expansive soils or those soils that could not accommodate building loads. Such geotechnical investigations and reports shall include generally accepted and appropriate engineering techniques. Engineering recommendations shall become part of the future project. In addition, future developers shall adhere to local grading and construction policies to reduce the potential for geologic hazards, including differential settlement and soil erosion. All construction activities and design criteria shall comply with applicable codes and requirements of the California Building Codes and applicable local construction and grading ordinances.</p>	<p>Less than significant</p>

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
E.4: Future development of the 36 project lots, when combined with other foreseeable development in the vicinity, could result in cumulative impacts with respect to geology.	None required	Less than significant
F. <u>Public Health</u>		
F.1: Development and occupation of the lots proposed for sale could result in impacts to public health.	None required. Los Angeles City Building Code requires additional mitigation for methane and other gases be implemented when construction occurs at these sites. These additional measures include the installation of membrane barriers and vent piping as well as trench dams and electrical seal offs for each of these properties. Since these measures are already required by regulation, they are not mitigation measures according to CEQA, and the public health impacts at these clusters would be less than significant.	Less than significant
F.2: Future development and related construction activities could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	None required	Less than significant
F.3: Public exposure to toxic chemicals from the future development of the 36 lots proposed for sale and other projects or cumulative development could result in an increase in health risks in the project area. Under that condition, the proposed sale's increases in health risks, in combination with other cumulative projects, would be less than significant.	None required	Less than significant

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
G. <u>Public Safety</u>		
G.1: Future construction and occupation of the lots proposed for sale could result in an explosion or in exposure to acutely hazardous substances.	None required	Less than significant
G.2: Future development of the 36 lots proposed for sale could result in the release of acutely hazardous substances resulting in unsafe levels at nearby schools.	None required	Less than significant
G.3: Future development of the 36 lots proposed for sale could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	None required	Less than significant
G.4: Cumulative development projects in the area, along with the future development of the 36 lots proposed for sale could result in the storage or release of flammable or acutely hazardous substances that could impact the public.	None required	Less than significant
H. <u>Hydrology and Water Quality</u>		
H.1: Future development of the 36 lots proposed for sale could result in surface water degradation resulting in the introduction of additional pollutants to receiving water and violations to water quality standards or waste discharge requirements.	None required because implementation of Los Angeles RWQCB SUSWMP would be expected to fully mitigate potential impacts from future development on the lots proposed for sale.	Less than significant
H.2: Future development of the 36 lots proposed for sale would increase impervious surfaces and reduce, over pre-project conditions, groundwater infiltration volumes and rates leading to a local reduction in groundwater recharge.	None required	Less than significant

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
H.3: Future development of the 36 lots proposed for sale would create additional runoff that would contribute to existing runoff volumes and exceed the capacity of existing or planned stormwater drainage systems resulting in onsite flooding and downstream flooding.	H.3: Prior to obtaining a building permit, future developers shall prepare a drainage plan for each site and submit it with the building permit application, as required by the City of Los Angeles Public Works Department.	Less than significant
H.4: Future development of the 36 lots proposed for sale could place residences and commercial buildings within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	None required	Less than significant
H.5: Future development of the 36 lots proposed for sale would expose people or structures to a significant risk of loss, injury or death involving inundation of tsunamis.	None required	Less than significant
H.6: Future development of the 36 lots proposed for sale would increase site impervious surfaces and, therefore, add to the amount of runoff.	None required	Less than significant
I. <u>Noise</u>		
I.1: Future development on the lots could expose people to or generate noise levels in excess of standards established in the Los Angeles General Plan and Los Angeles Municipal Code.	I.1a: Limit construction activities to between 7:00 a.m. and 7:00 p.m. Monday through Friday. On weekends, construction would be limited to the hours between 8:00 a.m. to 6:00 p.m. in accordance with the City of Los Angeles Noise ordinance. I.1b: To reduce daytime noise impacts due to construction, construction contractors shall implement the following measures:	Less than significant

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	<ul style="list-style-type: none"> • Equipment and trucks used for project construction shall utilize the best available noise control techniques (<i>e.g.</i>, improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds); • Impact tools (<i>e.g.</i>, jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment; • Stationary noise sources shall be located away from sensitive receptors, and they shall be muffled and enclosed within temporary sheds or incorporate insulation barriers; • Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems; • An onsite complaint and enforcement manager shall be posted to respond to and track complaints. The manager should be responsible for responding to any complaints regarding construction noise and for 	

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
I.2: Future development of the lots could result in long-term traffic increases and could cumulatively increase noise levels.	<p>coordinating with the adjacent land uses. The manager should determine the cause of any complaints and coordinate with the construction team to implement measures warranted to correct the problem. The telephone number of the coordinator shall be posted at the construction site and provided to neighbors in a notification letter. The manager shall be trained to use a sound level meter and shall be available during all construction hours to respond to complaints; and</p> <ul style="list-style-type: none"> • A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices are completed prior to the issuance of a building permit (including construction hours, neighborhood notification, posted signs, etc.). 	Less than significant
J. <u>Transportation and Traffic</u>		
J.1: Future development would add vehicle trips to local roadways.	J.1: A trip generation study shall be performed by the developer of the commercial property located in Cluster 5, in adherence with the City of Los Angeles Department of Transportation criteria.	Less than significant
J.2: Future development project construction would result in temporary increases in truck traffic and construction worker traffic.	J.2: Construction contractors shall implement measures such as limiting the transport of construction materials and equipment to off-peak traffic periods, as required by the City of Los Angeles.	Less than significant

TABLE 2-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
J.3: Future development could increase interaction between motorists, bicyclists, and pedestrians.	None required	Less than significant
J.4: Future development could result in inadequate emergency access for the 36 lots proposed for sale.	None required	Less than significant
J.5: Future development would generate the need for onsite parking.	J.5: The developer of the commercial property shall provide adequate onsite parking, in accordance with the City of Los Angeles Municipal Code requirements.)	Less than significant
J.6: In combination with other development projects in the area, future development would add vehicle trips to local roadways.	J.6: Implement Mitigation Measure J.1.	Less than significant
K. <u>Utilities and Service Systems</u>		
K.1: Future development would require additional domestic water service from LADWP.	None required	Less than significant
K.2: Future development would decrease the excess wastewater capacity of the Los Angeles Department of Public Works, Bureau of Sanitation.	None required	Less than significant
K.3: Future development would generate solid waste.	None required	Less than significant
K.4: The future development of the 36 lots proposed for sale would cumulatively, with other cumulative projects in the area (as described in Section 3.6), increase demand for water from LADWP, decrease the excess capacity of the Hyperion Treatment Plant, and increase the generation of solid waste.	None required	Less than significant