

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>MANDATORY FINDINGS OF SIGNIFICANCE—</b>				
<b>Does the project:</b>				
a) have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) have impacts that are individually limited, but cumulative considerable? (“Cumulative considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IMPACTS ANALYSIS**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

In general, the proposed project (both the sale of the lots and potential future development) will not degrade the quality of the environment, reduce fish or wildlife habitat, cause a drop in fish or wildlife population, threaten to eliminate a plant or animal community, reduce the range of rare or endangered plant or animal or eliminate any important examples of California history or prehistory. The only exception to this are the potential impacts described in Section IV, *Biological Resources*. Two Clusters, 9 and 12 contain potential habitat that, if the lots were developed could cause a reduction in habitat for special animals. This is considered potentially significant and will be studied further in the EIR.

- b) Does the project have impacts that are individually limited, but cumulative considerable? (“Cumulative considerable” means that the incremental effects of a**

**project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

The proposed project, in addition to past and future developments on the PDR and MDR area, and in the surrounding planned urban developments, would result in additional infilling for PDR and MDR. The CPUC approval of the SCG application would most likely lead to the connected actions of urban land development on all sites. The likely primary cumulative considerable effects are that of construction related runoff into the Ballona wetlands from potential construction on sites in PDR and the cumulative impact to local traffic. These are considered potentially significant and will be examined in greater detail in the EIR.

**c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

The primary concern for adverse effects on human beings focuses on the potential risk of future releases of gas from abandoned wells located on each project cluster. These risks, although small, have the potential to pose either toxic or safety hazards to future occupants of these properties and until additional sampling and a risk assessment have been prepared to better assess these potential risks, the project represents potentially significant impacts which will be further evaluated in an EIR.