
V. GENERAL IMPACT CATEGORIES

A. SIGNIFICANT AND UNAVOIDABLE IMPACTS

The potentially significant impacts that would occur as a result of construction and occupancy of the proposed project would be reduced to below the level of significance with incorporation of the mitigation measures. Therefore, a discussion of significant and unavoidable impacts is not required per the requirements of Section 15126.2(b) of the State CEQA Guidelines.

B. GROWTH-INDUCING IMPACTS

This section analyzes the potential for the proposed project to result in growth-inducing impacts. Such impacts normally occur when a proposed project fosters economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. The types of projects normally considered to result in growth-inducing impacts are those that provide infrastructure suitable to support additional growth or that remove an existing barrier to growth.

The proposed project would not provide infrastructure that would be suitable to support additional growth or that would remove an existing barrier to growth. The proposed project is located in a developed residential area with permanent roads, utilities, and infrastructure capable of meeting the access, utilities, and service needs of the proposed project. The proposed project would be a single-family residential project that would make use of the existing urban infrastructure and would not extend infrastructure into areas not currently served by existing roads and utilities. Project features and mitigation measures associated with the proposed project would result in localized improvements to address project-related demand for connections to existing infrastructure, but would not require new access roads, utilities, or infrastructure that might contribute to indirect growth-inducing impacts.

C. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES RELATED TO IMPLEMENTATION OF THE PROPOSED PROJECT

This section summarizes the potential for implementation of the proposed project to result in significant irreversible environmental changes. Such a change refers to an irretrievable commitment of nonrenewable resources, such as those used as building materials, or other environmental changes, such as urbanization, that commit future generations to the use of natural resources.

Section 15126.2(c) of the State CEQA Guidelines requires that significant irreversible environmental changes associated with a project be discussed. Potential irreversible changes including the following:

- Uses of nonrenewable resources during the initial and continued phases of the project that may be irreversible because a large commitment of such resources makes removal or non-use thereafter unlikely;

- Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area), which generally commit future generations to similar uses; and
- Irreversible damage that could result from environmental accidents associated with the project.

The proposed project site is currently vacant and is located in an existing residential community of the City of Los Angeles within the MSPSP area. Implementation of the proposed project would represent a continued long-term commitment to use of the site. As a result, the proposed project would involve an irreversible commitment to the use of nonrenewable resources during the construction and operation phases in the form of refined petroleum-based fuels, natural gas for space and water heating, and sand and mineral resources used in construction materials. However, the proposed project would not require a large commitment of any of these resources, and impacts related to this issue would be less than significant.

The proposed project includes development of a new single-family residence on a site that is currently vacant and located in an urbanized area that is already served by an existing roadway system and utility infrastructure. Implementation of the proposed project would not provide access to a previously inaccessible area and would not commit future generations to using the proposed project site for the proposed land use, although the zoning code designated the project site for single-family residential use.

The proposed project would occupy approximately 0.3 acre of an approximately 0.5-acre vacant lot, including a buffer around the 0.22-acre building footprint and hardscape (driveway and patio) that would be compacted during construction. The proposed project was analyzed such that permanent impacts were considered to include the project footprint and a 15-foot-wide construction zone (0.08 acre) around the edge of the house to provide sufficient space for the construction crews. The construction zone has been limited to 5 feet wide adjacent to the arroyo willow thicket riparian habitat, in order to minimize and avoid impacts. The stream on the proposed project site would continue to drain along the private driveway into existing City storm drain infrastructure at Lankershim Boulevard, and runoff from the proposed project site would not exceed the capacity to existing or planned stormwater drainage systems, and would not cause irreversible environmental damage. Therefore, the proposed project would not result in irreversible damage that could result from environmental accidents.

Appendix F: Energy Conservation

The proposed project would not result in potential energy impacts, and the project would avoid or reduce inefficient, wasteful, or unnecessary consumption of energy. According to Appendix F, *Energy Conservation*, of the CEQA Guidelines, the goal of conserving energy implies the wise and efficient use of energy. CEQA requires that EIRs include a discussion of the potential energy impacts of proposed projects based on three objectives: (1) decreasing overall per capita energy consumption; (2) decreasing reliance on fossil fuels such as coal, natural gas, and oil; and (3) increasing reliance on renewable energy sources. The proposed project has been designed to reduce energy consumption typically generated for single-family residences through efficiencies in mechanical heating, cooling, and ventilation; electric lighting; and appliances. Additionally, the proposed project would include a roof-mounted photovoltaic system that would contribute to reliance on renewable energy sources.

As stated in Section III.B, *Project Characteristics*, the proposed project would comply with the 2011 Los Angeles Green Building Code and feature passive and active systems for reducing energy consumption, including:

- Footprint Minimization
- Passive Solar Shading
- Natural Ventilation
- Natural Day Lighting
- Thermal Mass
- Solar Energy
- Electrical Vehicle Charging Station
- High Efficacy Lighting
- Energy-Efficient HVAC System
- Energy-Efficient Star Certified Appliances

Furthermore, the project is considered as part of the anticipated growth in the Community Plan. Therefore, the proposed project would not result in any potential energy impacts.