

9.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IF THE PROPOSED PROJECT WERE IMPLEMENTED

The environmental effects of the proposed General Plan Update are discussed in Section 4.0 of this EIR, and are summarized in Section 2.0. No land use designations would be modified under the proposed General Plan Update. As such, implementation of the proposed General Plan Update would not result in the commitment of undeveloped or underdeveloped land to urban uses beyond that previously considered in the 1993 Cypress General Plan Update and General Plan Update EIR. However, implementation of future projects under build-out of the proposed General Plan Update would require some long-term commitment of natural resources and land.

Actions related to future development under buildout of the proposed General Plan Update would result in an irretrievable commitment of nonrenewable resources such as energy supplies and other construction-related resources. These energy resource demands would be used for construction, heating and cooling of buildings, transportation of people and goods to and from future project sites, heating and refrigeration of food, water supplies, lighting, and other associated energy needs.

The environmental changes produced by future development projects under buildout of the proposed General Plan Update would primarily occur as a result of the alteration of the physical environment from underdeveloped, vacant, and agricultural land uses, to urban uses. For example, the approximate 149 acres of vacant land located in the Cypress Business Park would eventually be developed under the guidance of appropriate Specific Plans. As future projects are developed, utilities would be expanded to serve the increase in demand for site infrastructure including parking, circulation, and landscaping improvements.

Fossil fuels currently provide the principle source of energy. Future development under build-out of the proposed General Plan Update would directly reduce existing supplies of these energy sources such as fuel oil, natural gas, and gasoline. This would result in a long-term commitment to the consumption of essentially nonrenewable resources.

Future projects that may occur under buildout of the proposed General Plan Update would require the commitment or destruction of other nonrenewable and slowly renewable resources. These include, but are not limited to, lumber and other forest products, sand and gravel, asphalt, petrochemical construction materials, steel, copper, lead, and water. A marginal increase in the commitment of social services and public maintenance services (i.e., waste disposal and treatment, etc.) would also be required.

Although the City of Cypress is 95 percent builtout, and no land use designation changes are proposed, implementation of the proposed General Plan Update would result in some irreversible environmental changes.