

## 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. The City of Cerritos has approximately 27 acres of vacant land and approximately 46 acres of underutilized land available for development. Since no land use designations would be modified under the proposed General Plan Update, 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 1988 General Plan. However, implementation of future projects under the proposed General Plan Update would require some long-term commitment of natural resources and land.

Actions related to future development under 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 implementation of the proposed General Plan Update would primarily occur as a result of the alteration of the physical environment from underdeveloped and vacant land uses, to urban uses. As future projects are developed, utilities would be expanded to serve the increase in demand for site infrastructure including parking, circulation and landscaping improvements.

It is acknowledged that fossil fuels currently provide the principle source of energy. Thus, future development under buildout 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 as a result of implementation 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 is 99 percent built out and no land use designations are being modified, development would commit future generations to the uses specified in the proposed General Plan Update. Therefore, implementation of the proposed General Plan Update would result in some irreversible environmental changes.