

12.0 MITIGATION MONITORING PROGRAM

Section 2.0 of this EIR identifies the policies and mitigation measures that will be implemented to reduce the impacts associated with the proposed General Plan Update. The California Environment Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

“ . . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.”

Section 21086.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table, which begins on the following page, lists those measures outlined in Section 2.0 and discussed in Section 4.0. To ensure that the policies and mitigation measures are properly implemented, a monitoring program has been devised that identifies the timing and responsibility for monitoring each measure. The City of Cerritos will have the responsibility for implementing the measures, and the various City of Cerritos departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

Although the EIR referenced many General Plan policies, which serve to mitigate potential adverse impacts, these policies are not considered mitigation, and therefore, are not listed in the mitigation monitoring program. Policies must be enforced as a matter of normal procedures (a separate implementation program for the General Plan goals and policies has been developed) and do not need special monitoring for the purposes of the EIR.

CERRITOS GENERAL PLAN EIR						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Timing/Frequency	Reporting Requirements	Party Responsible for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
TRAFFIC AND CIRCULATION						
2020 Traffic Conditions at Intersections						
MM-CIR-1	Future projects that would add traffic volumes to the intersection at South Street and Carmenita Road shall advance fair share contributions to the cost of necessary improvements to achieve a LOS D, which can include but is not limited to adding a third southbound through lane, a third east bound through lane and a westbound through lane. Fair share contributions shall be advanced per the direction of the City. The City shall monitor the volumes at the intersection of South Street and Carmenita Road to determine if improvements are necessary, and if they are determined to be necessary, the City shall determine the most appropriate improvement (i.e., signalization timing, lanes) necessary to achieve LOS D.	In Conjunction with Approval of Discretionary Cases	Plan Review Process Prior to the Issuance of Building Permit	City of Cerritos Community Development/Public Works Department		
MM-CIR-2	Future projects that would add traffic volumes to the intersection at Artesia Boulevard and Carmenita Road shall advance fair share contributions to the cost of necessary improvements to achieve a LOS D, which can include but is not limited to adding a second eastbound left-turn lane and the striping of a northbound right-turn lane. Fair share contributions shall be advanced per the direction of the City. The City shall monitor the volumes at the intersection of Artesia Boulevard and Carmenita Road to determine if improvements are necessary, and if they are determined to be necessary, the City shall determine the most appropriate improvement (i.e., signalization timing, lanes) necessary to achieve a LOS D.	In Conjunction with Approval of Discretionary Cases	Plan Review Process Prior to the Issuance of Building Permit	City of Cerritos Community Development/Public Works Department		
MM-CIR-3	Future projects that would add traffic volumes to the intersection at 183rd Street and Bloomfield Avenue shall advance fair share contributions to the cost of necessary improvements to achieve a LOS D, which can include but is not limited to adding a second westbound left-turn lane. Fair share contributions shall be advanced per the direction of the City. The City shall monitor the volumes at the intersection of 183rd Street and Bloomfield Avenue to determine if improvements are necessary, and if they are determined to be necessary, the City shall determine the most appropriate improvement (i.e., signalization timing, lanes) to achieve LOS D.	In Conjunction with Approval of Discretionary Cases	Plan Review Process Prior to the Issuance of Building Permit	City of Cerritos Community Development/Public Works Department		

CERRITOS GENERAL PLAN EIR						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Timing/Frequency	Reporting Requirements	Party Responsible for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
NOISE						
Traffic Noise						
MM-N-1	If noise complaints are received by the City from noise-sensitive land uses along Artesia Boulevard and Carmenita Road, a noise assessment shall be prepared, to the satisfaction of the Community Development Director. The noise assessment shall review existing noise sources and make recommendations to ensure that the criteria established in the City of Cerritos Noise Ordinance is not exceeded for the noise-sensitive uses.	Ongoing/Upon Receipt of Noise Complaints	Preparation of Noise Assessment	City of Cerritos Community Development Department		
GEOLOGY AND SEISMIC HAZARDS						
Soil Erosion						
MM-GEO-1	Grading plans for development projects shall include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading. Plans should conform to all standards adopted by the City and meet the requirements of Storm Water Pollution Prevention Plans (SWPPS) required by California State Water Resources Control Board.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Prior to the Issuance of Building Permits	City of Cerritos Community Development/Public Works Department		
Seismic Ground Shaking						
MM-GEO-2	Due to the potential for ground shaking in a seismic event, individual development projects shall comply with the standards set forth in the Uniform Building Code (UBC) (most recent edition) to assure seismic safety to the satisfaction of the City's Community Development Department prior to issuance of a building permit, including compliance with California Division of Mines and Geology Special Publication 117 (Guidelines for Evaluation and Mitigating Seismic Hazards in California, adopted March 13, 1997).	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Prior to the Issuance of Building Permit	City of Cerritos Community Development Department		
MM-GEO-3	Individual development projects shall comply with non-structural seismic mitigation measures, e.g., overhead glass treatments shall use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment shall be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Prior to the Issuance of Building Permit	City of Cerritos Community Development Department		
MM-GEO-4	Ensure individual development projects compliance with current seismic mitigation codes.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Prior to the Issuance of Building Permit	City of Cerritos Community Development Department		

CERRITOS GENERAL PLAN EIR							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure	Monitoring Timing/Frequency	Reporting Requirements	Party Responsible for Monitoring	Verification of Compliance			
				Initials	Date	Remarks	
Liquefaction							
MM-GEO-5	Individual development projects shall comply with the standards set forth in the Uniform Building Code (UBC) (most recent edition) for structures on-site to assure safety of the occupants to the satisfaction of the City's Community Development Department prior to issuance of a building permit. These standards included compliance with California Division of Mines and Geology Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California, adopted March 13, 1997) and "Recommended Procedures for Implementation of CDMG Special Publication 117 - Guidelines for analyzing and Mitigating Liquefaction in California" (Dr. Geoffrey R. Martin et al, May 1999).	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Prior to the Issuance of Building Permit	City of Cerritos Community Development Department			
Expansive Soil and Strength							
MM-GEO-6	Development proposals within identified soil or seismic hazard areas shall include design features directed at mitigating such hazards, as confirmed during building design and plan checking stages of review. These mitigating features shall be confirmed during building design and plan checking stages of project review.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Plan Review Process Prior to the Issuance of Building Permit	City of Cerritos Community Development Department			
HYDROLOGY AND DRAINAGE							
Water Quality Standards and Waste Discharge Requirements							
MM-HYD-1	Individual development projects would be required to prepare a drainage/grading plan for approval by the City of Cerritos Department of Public Works prior to issuance of grading permits.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Plan Review Process Prior to the Issuance of Grading Permit	City of Cerritos Public Works Department			
MM-HYD-2	Individual development projects would be required to construct any parkway drains or similar devices required by the draining/grading plan prior to issuance of a building permit.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Plan Review Process Prior to the Issuance of Building Permit	City of Cerritos Public Works Department			
MM-HYD-3	To ensure that construction activities associated with individual development or redevelopment projects would not degrade water quality, future development projects shall be required to develop and implement a water quality control plan as deemed necessary by the City and/or the California Regional Water Quality Control Board. In addition, the proposed water quality control plan shall also be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit process.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Plan Review Process Prior to the Issuance of Building Permit	City of Cerritos Public Works Department			

CERRITOS GENERAL PLAN EIR							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure	Monitoring Timing/Frequency	Reporting Requirements	Party Responsible for Monitoring	Verification of Compliance			
				Initials	Date	Remarks	
<p>As part of the review/permitting process, individual development projects shall be required to mitigate potential adverse water quality impacts that are associated with both construction and operational phases of the development. Measures to comply with this requirement could include, but shall not be limited to the following:</p> <ul style="list-style-type: none"> • Individual project applicants shall file a Notice of Intent where required by applicable law and obtain a construction permit from the California Regional Water Quality Control Board. Evidence of said permit shall be provided to the City prior to the issuance of building permits (required for projects greater than five acres). • Individual development projects shall comply with Best Management Practices for stormwater management. Such practices, shall address both long-term operational aspects of the project, as well as the construction stage. • Individual project applicants shall prepare a Stormwater Pollution Prevention Plan (SWPPP) to address the prevention of both point and non-point pollution sources. The SWPPP will include structural facilities, ongoing maintenance and monitoring provisions to verify compliance with the Plan and permit process. 							
MM-HYD-4	For individual development projects that fall into one of the Standard Urban Stormwater Mitigation Plans (SUSMP) project types, characteristics or activities, the project design shall comply with applicable provisions of the SUSMP, and if required by the SUSMP, shall include structural and other measures to collect the first 3/4-inch of stormwater runoff from the site, and control peak flow discharge.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Plan Review Process Prior to the Issuance of Building Permit	City of Cerritos Public Works Department			
Drainage and Runoff							
MM-HYD-5	To ensure that runoff does not exceed storm drainage capacity, individual development projects shall be evaluated by the City's Public Works Department to assess specific requirements for both on-site and localized drainage facilities. Local drainage facilities shall be consistent with the City's Master Plan of Drainage. In addition, an engineered site drainage plan shall be prepared for individual development projects in accordance with City requirements.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Prior to Issuance of Grading Permit	City of Cerritos Public Works Department			

CERRITOS GENERAL PLAN EIR						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Timing/Frequency	Reporting Requirements	Party Responsible for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
Flooding						
MM-HYD-6	Individual development projects located within the 100-year floodplain shall evaluate the extent of the flooding hazard and ensure that all finished floor elevations are located above the base flood elevation. These projects shall be reviewed by the City's Public Works Department to ensure consistency with City requirements.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Plan Review Process	City of Cerritos Public Works Department		
PUBLIC SERVICES AND UTILITIES						
School Facilities						
MM-PS-1	Prior to the issuance of certificate of occupancy, individual development project applicants shall submit evidence to the City of Cerritos that legally required school impact mitigation fees have been paid per the mitigation established by the ABC Unified School District.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Prior to Issuance of Certificate of Occupancy	City of Cerritos Community Development Department		
Solid Waste						
MM-PS-2	Future development projects shall participate in the existing curbside recycling and yard waste collection programs.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	During Operations	City of Cerritos Public Works Department		
MM-PS-3	Recycling bins shall be provided by project applicants at all construction sites. All recyclable materials currently being accepted at either the landfill and/or recycling centers shall be directed for recycling at construction sites.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	During Operations	City of Cerritos Public Works Department		
MM-PS-4	On-site recycling bins shall be required for retail, business, office, manufacturing and industrial facilities.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	During Operations	City of Cerritos Public Works Department		
PUBLIC HEALTH AND SAFETY						
Hazardous Materials Use, Generation and Transport						
MM-PHS-1	Ensure that all new uses within the City of Cerritos comply with applicable laws regarding hazardous substances remediation, storage, use and handling, and incorporate precautions that protect adjoining uses from unacceptable health and safety risks.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Compliance with Condition of Approval	City of Cerritos Community Development Department		

CERRITOS GENERAL PLAN EIR							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure	Monitoring Timing/Frequency	Reporting Requirements	Party Responsible for Monitoring	Verification of Compliance			
				Initials	Date	Remarks	
MM-PHS-2	Establish and adopt development standards which ensure that new commercial and industrial development near proposed residential, school or mixed use districts does not create an unacceptable risk of human exposure to hazardous materials.	In Conjunction with Implementation of General Plan	Zoning Regulations	City of Cerritos Community Development Department			
MM-PHS-3	Coordinate with hazardous substance regulatory agencies to ensure that businesses located in the City comply with all hazardous materials regulations during the permitting and site inspection process.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Compliance with Condition of Approval	City of Cerritos Community Development Department			
MM-PHS-4	Ensure that land use approvals (General Plan and Zoning) that the siting and permitting of businesses, which store, treat, handle, and recycle hazardous wastes are directed to suitable locations in order to ensure the protection of public health and the environment. Through these approvals the City shall impose appropriate mitigation for protection of public health and the environment.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Compliance with Condition of Approval	City of Cerritos Community Development Department			