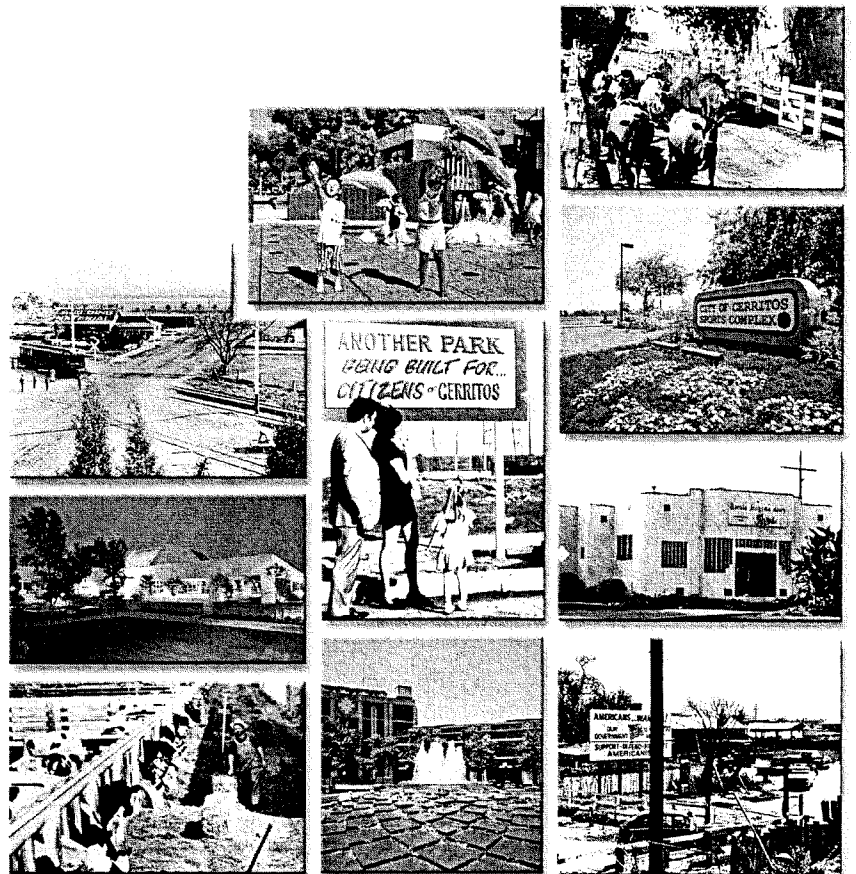
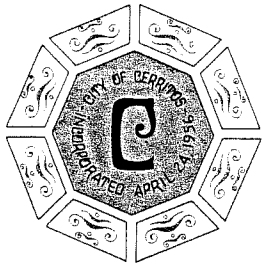


A CITY WITH VISION

CERRITOS
GENERAL PLAN & EIR

Appendix E
Notice of Preparation and NOP Responses





CITY OF CERRITOS

CIVIC CENTER • 18125 BLOOMFIELD AVENUE
P.O. BOX 3130 • CERRITOS, CALIFORNIA 90703-3130
PHONE: (562) 860-0311 • FAX: (562) 916-1371
WWW.CI.CERRITOS.CA.US

NOTICE OF PREPARATION

To: Distribution (refer to attached list)
Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:
Agency Name: City of Cerritos
Community Development Department
Street Address: 18125 Bloomfield Avenue
City/State/Zip: Cerritos, California 90703
Contact: Mr. Torrey Contreras
Advance Planning/Redevelopment Manager
Telephone: (562) 916-1201

Consulting Firm:
Name: RBF Consulting
Street Address: 14725 Alton Parkway
City/State/Zip: Irvine, California 92618
Contact: Ms. Collette L. Morse, AICP
EIR Project Manager
Telephone: (949) 472-3505

The City of Cerritos will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project.

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15063(a), the City of Cerritos determined that an EIR would be required for this project, and did not prepare an initial study. A list of topics to be analyzed in the environmental impact report is provided in the attached project information packet.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but **not later than 30 days** after receipt of this notice. Please send your response to **Mr. Torrey Contreras, Advance Planning/Redevelopment Manager**, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Cerritos General Plan Update EIR

Project Location: Cerritos, Los Angeles County, California

Signature:


Mr. Torrey Contreras

Title: Advance Planning/Redevelopment Manager
City of Cerritos

Telephone: (562) 916-1201

Date: August 22, 2002

Reference: California Administrative Code, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

BRUCE W. BARROWS
MAYOR

GLORIA A. KAPPE
MAYOR PRO TEM

PAUL W. BOWLEN
COUNCILMEMBER

JOHN F. CRAWLEY
COUNCILMEMBER

ROBERT HUGHLETT, Ed.D.
COUNCILMEMBER

**CERRITOS GENERAL PLAN UPDATE EIR
NOP DISTRIBUTION LIST**

State Clearinghouse

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Ms. Cathy E. Creswell, Deputy Director

State of California

**Department of Housing and Community
Development**

P.O. Box 952053
Sacramento, CA 94252-2053

South Coast Air Quality Management District

21865 E. Copley Drive
Diamond Bar, CA 91765

So. Ca. Association of Governments

818 W. 7th Street, 12th Floor
Los Angeles, CA 90017

City of Santa Fe Springs

c/o Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670

City of Lakewood

c/o Planning Department
5050 North Clark
Lakewood, CA 90712

City of Buena Park

c/o Planning Department
6650 Beach Boulevard
Buena Park, CA 90620

City of La Palma

c/o Planning Department
7822 Walker Avenue
La Palma, CA 90620

City of Bellflower

c/o Planning Department
16600 Civic Center Drive
Bellflower, CA 90706

City of Artesia

c/o Planning Department
18747 Clarkdale Avenue
Artesia, CA 90701

City of Cypress

c/o Planning Department
5275 Orange Avenue
Cypress, CA 90630

Los Angeles County

Regional Planning Department
Room 1390, Hall of Records
Los Angeles, CA 90012

Mr. George Britton

Orange Co. Env. Management Agency

300 North Flower
Santa Ana, CA 92703

Mr. Tahir Ahad

ABC Unified School District

16700 Norwalk Boulevard
Cerritos, CA 90703

Bellflower Unified School District

16703 S. Clark Avenue
Bellflower, CA 90706

Cerritos Community College

11110 Alondra Boulevard
Norwalk, CA 90650

Mr. Mark Mendoza

Metro Water District

P.O. Box 54153
Los Angeles, CA 90054

Los Angeles County Dept. of Public Works

Land Development Section, Subdivision Section
P.O. Box 1460
Alhambra, CA 91802-1460

Los Angeles County Public Works Dept.

Watershed Management Section
900 S. Fremont Ave., 11th Floor
Alhambra, CA 91803-1331

Los Angeles County Public Works Dept.

Floodplain Management Section
P.O. Box 1460
Alhambra, CA 91802-1460

Los Angeles County Fire Department

Health-Hazmat Division
7300 E. Alondra Blvd, #203
Paramount, CA 90723

Los Angeles County Dept. of Health Services

Environmental Health
Water, Sewage & Subdivision Control Section
2525 Corporate Place
Monterey Park, CA 91754

Los Angeles County Dept. of Health Services

Solid Waste Management Program
2525 Corporate Place
Monterey Park, CA 91754

Los Angeles County Sanitation District

P.O. Box 4998
Whittier, CA 90607

Southern California Gas Company

1919 S. State College Boulevard
Anaheim, CA 92806-6114

Mr. Rodger Haley

Southern California Edison

2800 E. Willow Street
Long Beach, CA 90806

Chairperson

Gabrieleno/Tongva Tribal Council

P.O. Box 693
San Gabriel, CA 91778

PROJECT INFORMATION PACKET

I. INTRODUCTION

Pursuant to Section 15082 of the CEQA Guidelines, the City of Cerritos has distributed this Notice of Preparation/Project Information Packet for the Cerritos General Plan Update and Program EIR. The General Plan Update involves a process of revising the City's existing 1988 General Plan.

The City's existing General Plan consists of the following State mandated and optional elements:

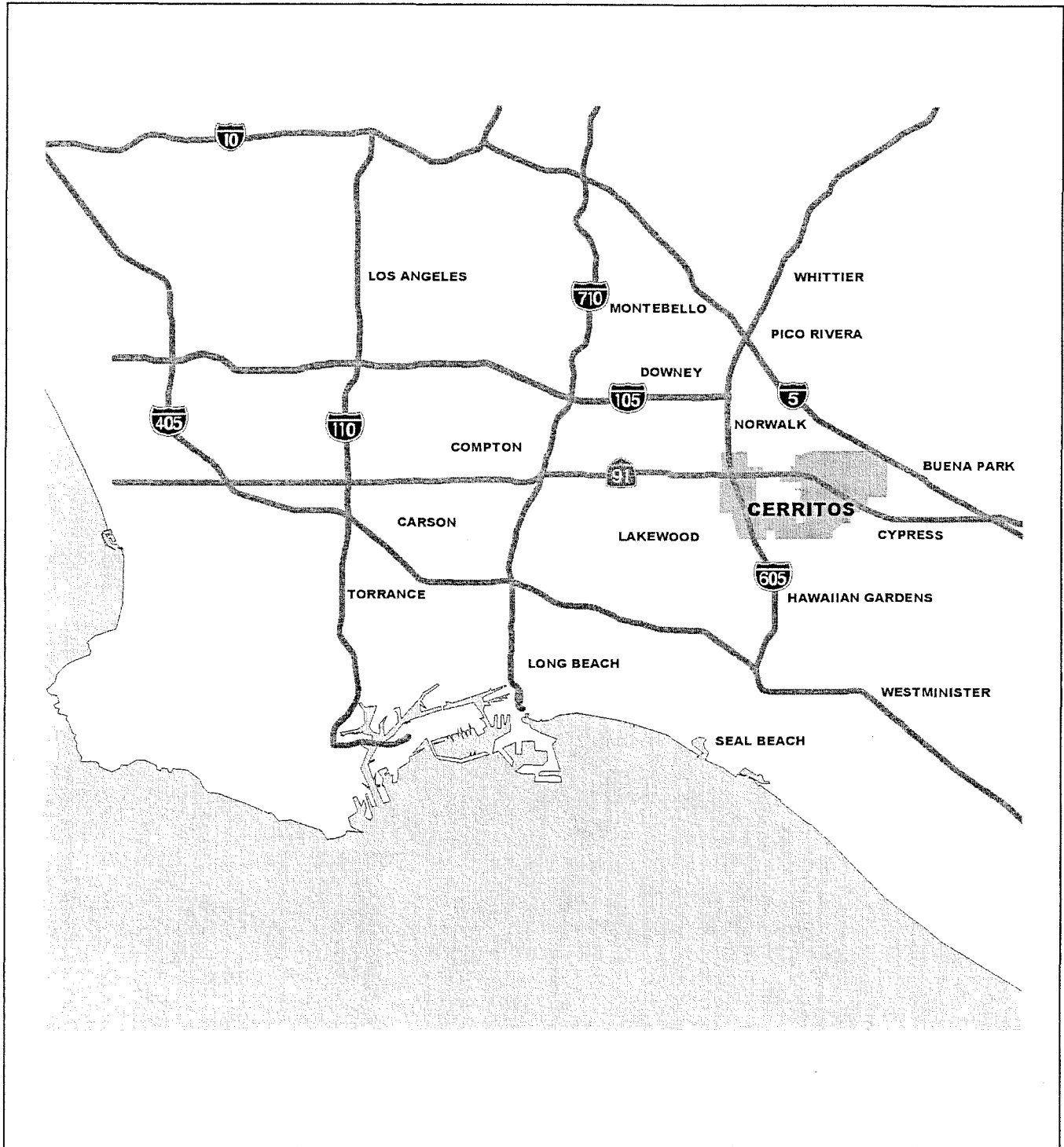
- Land Use Element;
- Circulation Element;
- Housing Element;
- Commercial and Industrial Element;
- Conservation Element;
- Open Space and Recreation Element;
- Seismic Safety Element;
- Noise Element;
- Scenic Highway Element;
- Safety Element;
- Public Services and Facilities Element;
- Public Building Element;
- Community Design Element; and
- Redevelopment Element.

The City recently updated its Housing Element, which included a separate hearing process as well as a separate environmental document for the Housing Element. The Housing Element and the associated environmental document were adopted by the City Council in February 2002.

The sections that follow describe the City's location in the region, summarize the General Plan Update document and list the issue areas to be evaluated through a Program EIR, which will be prepared in accordance with Section 15168 of the CEQA Guidelines.

II. REGIONAL LOCATION

The City of Cerritos is located in the center of the Los Angeles Basin bordering Los Angeles County and Orange County. The City is bisected by Artesia and is bordered by Norwalk, Santa Fe Springs, La Mirada, Buena Park, La Palma, Lakewood, and Bellflower. Regional access is provided by three major freeways including: the Artesia Freeway (SR-91), which runs east-west traversing the northern and central portions of the City; the San Gabriel Freeway (I-605), which travels north-south along the western edge of the City, and the Santa Ana Freeway (I-5), which provides for diagonal northwest to southeast travel. Refer to Exhibit 1, Regional Location.



NOT TO SCALE

Regional Location Map

III. GENERAL PLAN UPDATE PROJECT DESCRIPTION

The General Plan Update is a comprehensive update of the 1988 General Plan. The update includes a reorganization of the General Plan into the following elements: Land Use, Community Design, Circulation, Housing, Safety, Conservation, Open Space/Recreation, Air Quality, Noise, and Growth Management.

Major components of the General Plan Update include:

1. Update of existing conditions, with year 2001 serving as the baseline year.
2. Update of General Plan development projections to the year 2020. Projections for population, employment, residential and non-residential development have been update for the year 2020.
3. Update of the Land Use Element, including:
 - a. Establishment of building intensities for all non-residential (commercial, industrial and institutional) land use categories.
4. Addition of a Community Design Element.
5. Addition of a Growth Management Element.
6. Establishment of planning factors upon which to develop new goals and policies.
7. Additions, deletions or modifications to the 1988 General Plan goals and policies.
8. Amendment of the remaining General Plan Elements to reflect items 1, 2, 4 and 5, above.

Projected Land Use Growth

The City of Cerritos is approximately 99 percent built out, and as such, the General Plan Update will focus on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas. Table 1 provides a summary of vacant and underutilized land in the City as of August 2001. This table indicates there were approximately 27 acres of vacant land and approximately 46 acres of underutilized land. Table 2 provides a summary of the anticipated development conditions in 2020. In total, these efforts are anticipated to result in following scenario in 2020:

- 15,871 dwelling units;
- 390,246 square feet of office-professional commercial;
- 2,418,241 square feet of community commercial;
- 6,845,751 square feet of regional commercial
- 643,230 square feet of industrial/commercial;
- 11,778,472 square feet of light industrial;
- 355,994 square feet of educational use;
- 137,666 square feet for public and quasi-public uses; and
- 224,385 square feet of uses throughout the City in various other land use categories.

Collectively, these numbers represent a total of 15,871 dwelling units and 22,793,985 square feet of non-residential development. A population of 62,203 is anticipated in 2020.

In addition to the General Plan 2020 estimates, the City has developed estimates for growth over existing conditions, which are listed below. The anticipated growth in residential, commercial, and industrial uses over year 2001 conditions is:

- 179 dwelling units; and
- 427,763 square feet of non-residential development.

**Table 1
Summary of Vacant and Underutilized Land**

Land Use Designation	Vacant Land (Acres)	Underutilized Land (Acres)
Low Density Residential	1.88	4.12
Medium Density Residential	0.00	0.00
Office-Professional Commercial	1.37	0.00
Community Commercial	3.86	22.73
Regional Commercial	6.12	0.00
Industrial/Commercial	0.00	3.59
Light Industrial	12.06	15.54
Public/Quasi-Public	0.00	0.00
Parks and Open Space	1.33	0.00
Utility and Flood Control Right-of-Way	0.00	0.00
Railroad Right-of-Way	0.00	0.00
Road Right-of-Way	0.00	0.00
Private Road	0.00	0.00
TOTAL	26.62	45.98
Note: Inventory date, August 2001.		

**Table 2
General Plan Land Use in 2020**

Land Use Designation	2001 Acres	2001 DU/SF	2020 Acres	2020 DU/SF
Low Density Residential	1880.25	13,023 DU 139,810 SF	1,882.13	13,052 DU 139,810 SF
Medium Density Residential	208.82	2,596 DU	208.82	2,596 DU
Office-Professional Commercial	14.18	241,053 SF	15.55	390,246 DU
Community Commercial	100.88	1,517,878 SF	104.74	2,418,241 SF
Regional Commercial	380.93	72 DU 6,179,283 SF	387.05	72 DU 6,845,751 SF
Industrial/Commercial	28.83	536,076 SF	28.83	643,230 SF
Light Industrial	697.85	11,343,771 SF	709.91	11,778,472 SF
Educational	403.49	186,100 SF	403.49	150 DU 355,994 SF
Public/Quasi-Public	21.80	137,666 SF	21.80	137,666 SF
Parks and Open Space	278.37	42,975 SF	279.70	42,975 SF
Utility and Flood Control Right-of-Way	243.36	41,600 SF	243.36	41,600 SF
Railroad Right-of-Way	43.75		43.75	
Misc. Road Right-of-Way/Private Roads	28.42		28.42	
Vacant	26.62		0.00	
TOTAL	4,357.55	15,692 DU 20,366,222 SF	4,357.55	15,871 DU 22,793,985 SF
2020 Increases				+179 DU +427,763 SF

Land Use Element

The Land Use Element serves as a long-range planning guide for development within the City. It provides the City with an indication of the location and extent of development to be allowed over the next 20 years. The Land Use Element also identifies the goals and policies that will guide development. This Element contains a Land Use Policy Map, which serves as the visual tool to assist with the implementation of the guidelines that are established in this and other sections of the General Plan.

Community Design Element

The Community Design Element will help guide future development in the City, so that overall public and private development will contribute to a high quality visual environment. This Element addresses the design issues related to community image, development within the public right-of-way and development on private property relative to architectural design, site planning and signage.

Circulation Element

The Circulation Element provides programs and policies to establish a roadway system that adequately accommodates future growth consistent with the Land Use Element. The Circulation Plan seeks to provide for a safe, convenient and efficient transportation system allowing for the movement of people and goods throughout the City and the region. Additionally, the Element includes policies for bike lane, street improvements, and other transportation – related issues.

Housing Element

The Housing Element provides programs and policies that assist our community, region and state in meeting the goal of providing housing affordable to all socioeconomic segments of the population. The Element addresses citywide housing and population demographics, regional fair-share housing allocations, and implementation strategies to assist the City in providing a full range of housing opportunities.

Safety Element

The Safety Element is intended to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fires, floods, earthquakes, landslides, and other hazards. It serves as a guide for the City government and other general public in understanding the hazards facing the City and how impacts due to these hazards can be reduced.

Conservation Element

The Open Space/Recreation Element outlines strategies and actions to preserve, and enhance open space areas in Cerritos to meet the recreational needs of the City's residents. Open space in the City includes neighborhood, community and regional parks, as well as community centers, trailways, golf courses, and open space easements.

Air Quality Element

The Air Quality Element is intended to protect the public's health and welfare by implementing measures that allow the South Coast Air Basin to attain federal and state air quality standards. To achieve this, the Element sets forth a number of programs to reduce current pollution emissions and to require new development to include measures to comply with air quality standards. In addition, this Element contains provisions to address new air quality requirements.

Noise Element

The Noise Element describes the existing noise environment within the City and its relationship with Federal, State, and City noise regulations. This Element also provides a framework to limit noise exposure within the City that considers both the existing and future noise environments and the compatibility of land uses.

Growth Management Element

The Growth Management Element focuses on the City's ability to accommodate growth and development, while providing an adequate infrastructure and circulation systems. This Element also focuses on ways for the City to enhance long-term revenue sources, so that the City can continue to provide its residents and businesses with the highest level and quality of services.

IV. EIR PROJECT DESCRIPTION

The Draft Program EIR shall evaluate potential environmental impacts resulting from the following revisions to the City's General Plan, including but not limited to:

- Update of the City's land use database.
- Update of the City's traffic model.
- Revision to the General Plan noise and air quality databases upon the new traffic model runs.
- Revisions to maps, figures, text, charts and tables to reflect updated data/information.
- Deletion of redundant and/or completed goals, policies or programs.
- Addition of new goals and policies based upon the new planning factors established for the General Plan Update.

The Cerritos General Plan was last comprehensively updated in 1988. The General Plan Update supersedes the 1988 General Plan and is based upon the community's vision for Cerritos and expresses the community's long-term goals. The current update includes revisions to the Land Use, Community Design, Circulation, Housing, Safety, Conservation, Open Space/Recreation, Air Quality, Noise, and Growth Management Elements.

The goal of the Update is not to make dramatic changes to the City's existing land use policy map, but rather to quantify remaining development in a way that can be correlated to existing uses and conditions, while at the same time capitalizing on future development and/or redevelopment potential. Refer to Exhibit 2, General Plan Land Use Map.

IV. POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will focus on the following environmental issues:

- Aesthetics;
- Air Quality;
- Cultural Resources;
- Geology/Soils;
- Hazards and Hazardous Materials;
- Hydrology/Water Quality;
- Land Use and Planning;
- Noise;
- Population/Housing;
- Public Services;
- Recreation;
- Transportation/Traffic; and
- Utilities/Service Systems.

Due to the decision to prepare an Environmental Impact Report (EIR), an Initial Study was not prepared. This option is permitted under Section 15063(a) of the CEQA Guidelines, which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR. However, an Environmental Checklist is attached to show the areas being considered within the EIR.

CEQA Guidelines - Appendix G
Initial Study Checklist

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		
2. AGRICULTURE RESOURCES. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson act contract?			✓	
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			✓	
3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?		✓		
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓		
d. Expose sensitive receptors to substantial pollutant concentrations?		✓		
e. Create objectionable odors affecting a substantial number of people?			✓	
4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
5. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?			✓	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?			✓	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓
6. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
2) Strong seismic ground shaking?		✓		
3) Seismic-related ground failure, including liquefaction?		✓		
4) Landslides?				✓
b. Result in substantial soil erosion or the loss of topsoil?			✓	
c. Be located on a geologic unit or soil that is unstable, or that		✓		

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		(✓)		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
7. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓		
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓		
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		✓		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
8. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?		✓		
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which			✓	

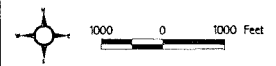
	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
permits have been granted)?				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓		
f. Otherwise substantially degrade water quality?		✓		
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?		✓		
j. Inundation by seiche, tsunami, or mudflow?				✓
9. LAND USE AND PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?			✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
10. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
11. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
12. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	
13. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?		✓		
2) Police protection?		✓		
3) Schools?		✓		
4) Parks?		✓		
5) Other public facilities?		✓		
14. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		✓		
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		✓		

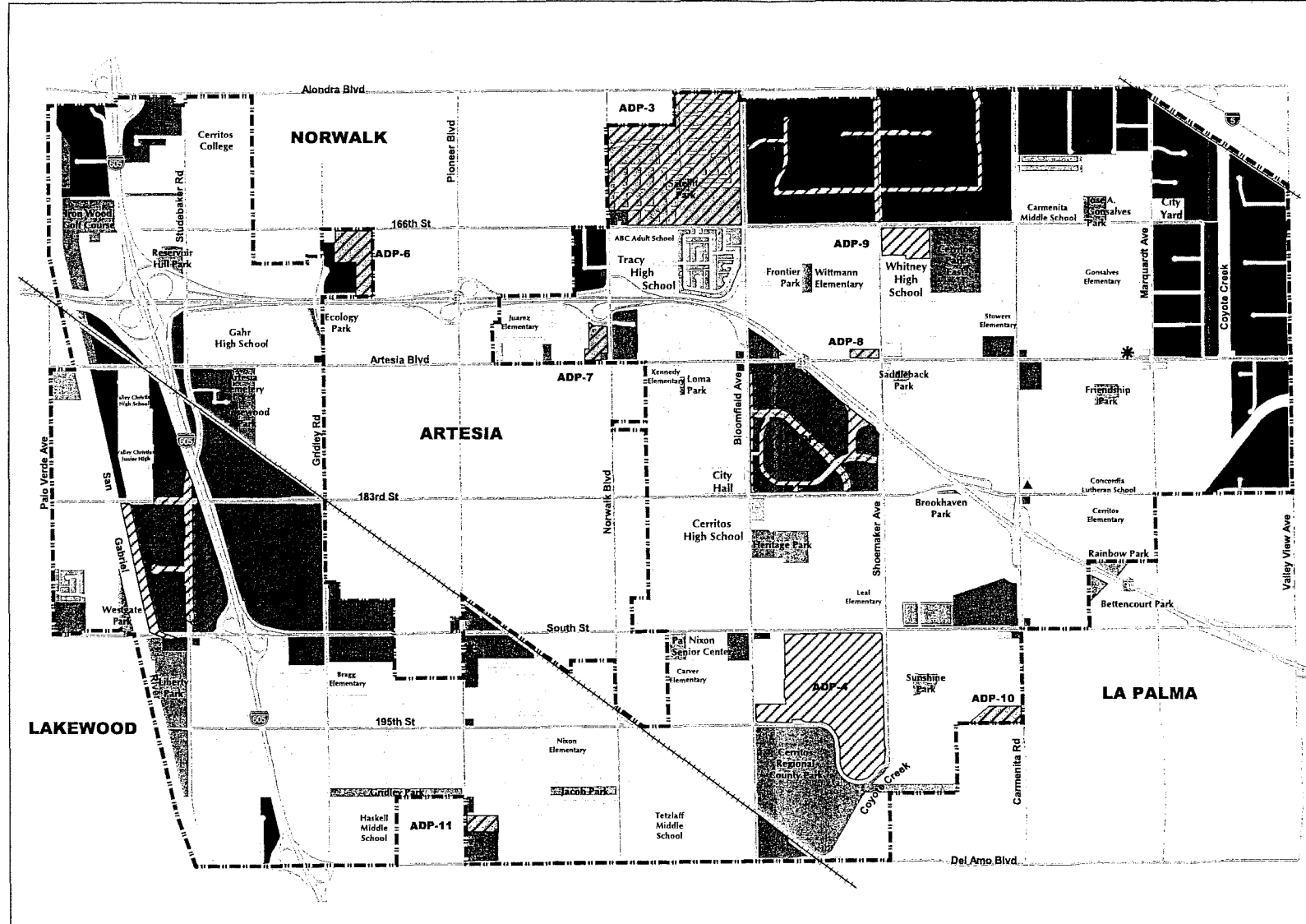
	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
15. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		✓		
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		✓		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
e. Result in inadequate emergency access?		✓		
f. Result in inadequate parking capacity?			✓	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓		
16. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓		
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓		
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓		
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓		
g. Comply with federal, state, and local statutes and regulations related to solid waste?		✓		

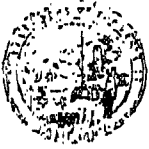
A CITY WITH VISION
CERRITOS GENERAL PLAN

- LEGEND**
- Land Use Designations**
- Low Density - 2 to 5.5 Units / Acre
 - Medium Density - 6 to 30 Units / Acre
 - Office - Professional Commercial
 - Community Commercial
 - Regional Commercial
 - Industrial / Commercial
 - Light Industrial
 - Educational Use
 - Parks and Open Space
 - Public and Quasi-Public
 - Utility and Flood Control
 - Rights-of-Way
- Area Development Plans**
- ADP-1: Cerritos Industrial Park
 - ADP-2: Cerritos Towne Center
 - ADP-3: Residential Mixed Density
 - ADP-4: Shadow Park
 - ADP-5: Cerritos Auto Square
 - ADP-6: Concord Place
 - ADP-7: The Palms
 - ADP-8: Cerritos Terrace
 - ADP-9: Encore
 - ADP-10: Emerald Villas
 - ADP-11: Pioneer Villas
- Roadway Designations**
- Freeway/Arterial Street
- City Limits**
- Fire Station
 - Post Office



Source: GIS Data, City of Cerritos, Land Use modified by RBF Consulting for purposes of General Plan Update.





Gray Davis
GOVERNOR

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
INTERIM DIRECTOR

Notice of Preparation

August 23, 2002

To: Reviewing Agencies
Re: Cerritos General Plan Update EIR
SCII# 2002081107

Attached for your review and comment is the Notice of Preparation (NOP) for the Cerritos General Plan Update EIR draft Environmental Impact Report (EIR).

Responsible agencies must submit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Torrey Contreras
City of Cerritos
18125 Magnolia Avenue
Cerritos, CA 90703

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCII number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Becky Frank

Becky Frank
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

State Clearinghouse Data Base

SCH# 2002081107
Project Title Cerritos General Plan Update EIR
Lead Agency Cerritos, City of

Type NQP Notice of Preparation

Description The General Plan Update is a comprehensive update of the 1988 General Plan and reorganization into the following elements: Land Use, Community Design, Circulation, Housing, Safety, Conservation, Open Space/Recreation, Air Quality, Noise and Growth Management. Anticipated development conditions in 2020 would include 15,671 dwelling units and 22,793,585 square feet of non-residential uses. The anticipated growth in 2020 over 2001 existing conditions includes 179 dwelling units and 427,709 square feet of non-residential development.

Lead Agency Contact

Name Torrey Contreras
Agency City of Cerritos
Phone 562-516-1201
email
Address 18125 Bloomfield Avenue
City Cerritos **State** CA **Zip** 90703
Fax

Project Location

County Los Angeles
City Cerritos
Region
Cross Streets
Parcel No.
Township

Range **Section** **Base**

Proximity to:

Highways SR-91, I-605, I-5
Airports
Railways
Waterways San Gabriel River
Schools
Land Use Various

Project Issues Aesthetic/Visual; Air Quality; Archeologic/Historic, Flood and/Fire Hazard; Flood Plain/Flooding; Drainage/Absorption; Geologic/Seismic; Job Generation; Housing; Noise; Public Services; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Growth inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency, Department of Conservation, Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, District 7; Department of Housing and Community Development; California Highway Patrol; Caltrans, Division of Transportation Planning; Regional Water Quality Control Board, Region 4, State Clearinghouse, Department of Toxic Substances Control

Date Received 03/23/2002 **Start of Review** 03/23/2002 **End of Review** 09/23/2002

SOURCES AGENCY

Fish and Game

- Resources Agency
Nadeh Gayou
- Dept. of Boating & Waterways
Bill Curry
- California Coastal Commission
Elizabeth A. Furns
- Dept. of Conservation
Roseanne Taylor
- Dept. of Forestry & Fire Protection
Alan Robertson
- Office of Historic Preservation
Hans Kreuzberg
- Dept. of Parks & Recreation
B. Nash Tiptman
Environmental Stewardship Section
- Reclamation Board
Pam Bruner
- S.F. Bay Conservation & Dev't Comm.
Steve McAdam
- Dept. of Water Resources Resources Agency
Michael...

- Dept. of Fish & Game
Scott Tani
Environmental Services Division
- Dept. of Fish & Game 1
Donald Koch
Region 1
- Dept. of Fish & Game 2
Barky Gullis
Region 2
- Dept. of Fish & Game 3
Robert Flozakis
Region 3
- Dept. of Fish & Game 4
William Laudermilk
Region 4
- Dept. of Fish & Game 5
Don Chadwick
Region 5, Habitat Conservation Program
- Dept. of Fish & Game 6
Gabriela Gelfand
Region 6, Habitat Conservation Program
- Dept. of Fish & Game 6 Mit
Tammy Allen
Region 6, Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game 7
Tom Napoli
Marine Region

Health & Welfare

- Health & Welfare
Wayne Hubbard
Dept. of Health/Drinking Water

Independent Commissions

- California Energy Commission
Environmental Office
- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Ken Lewis
- State Lands Commission
Betty Silva
- Governor's Office of Planning & Research
State Clearinghouse Planner

Food & Agriculture

- Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture

- Colorado River Board
Gerald R. Zimmerman
- Tahoe Regional Planning Agency (TRPA)
Lyn Berman
- Office of Emergency Services
John Rowden, Manager
- State Protection Commission
Debbie Eddy
- Santa Monica Mountains Conservancy
Paul Edeker

Dept. of Transportation

- Dept. of Transportation 1
Mike Eagan
District 1
- Dept. of Transportation 2
Don Anderson
District 2
- Dept. of Transportation 3
Jeff Peveman
District 3
- Dept. of Transportation 4
Jean Finney
District 4
- Dept. of Transportation 5
David Murray
District 5
- Dept. of Transportation 6
Marc Birbaum
District 6
- Dept. of Transportation 7
Stephen J. Buswell
District 7
- Dept. of Transportation 8
Linda Grimes,
District 8
- Dept. of Transportation 9
Katy Wallen
District 9

- Dept. of Transportation 10
Tom Dorra
District 10
- Dept. of Transportation 11
Bill Figgis
District 11
- Dept. of Transportation 12
Bob Joseph
District 12

Business, Trans & Housing

- Housing & Community Development
Cathy Oleswey
Housing Policy Division
- Caltrans - Division of Aeronautics
Sandy Mesnard
- California Highway Patrol
Lt. Julie Page
Office of Special Projects
- Dept. of Transportation
Ron Hagesson
Caltrans - Planning
- Dept. of General Services
Robert Sleppy
Environmental Services Section

Air Resources Board

- Airport Projects
Jim Lerner
- Transportation Projects
Kurt Karperos
- Industrial Projects
Mike Tolstrup
- California Integrated Waste Management Board
Sue O'Leary
- State Water Resources Control Board
Diane Edwards
Division of Clean Water Programs

- State Water Resources Control Board
Greg Franz
Division of Water Quality
- State Water Resources Control Board
Miro Finkenstain
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Caitleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Jonathan Bishop
Los Angeles Region (4)
- RWQCB 5
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)

SCH Planner
(Becky Frank)

10-30-02 06:05PM FROM-RF-ALTON RECEPTION +9494728373 T-888 P. 10/10 F-888



County of Orange
Planning & Development Services Department

THOMAS B. MATHEWS
DIRECTOR

300 N. TOWER ST
SANTA ANA, CALIFORNIA

MAILING ADDRESS
P.O. BOX 4998
SANTA ANA, CA 92702-4018

NCL 02-105

September 26, 2002

Torrey Contreras, Manager
Advance Planning/Redevelopment
City of Cerritos
18125 Bloomfield Avenue
P.O. Box 3130
Cerritos, CA 90703-3130


SUBJECT: NOP of a DEIR for the Cerritos General Plan Update

Dear Mr. Contreras:

Thank you for the opportunity to respond to the above referenced project. The County of Orange has reviewed the Notice of Preparation (NOP) and has no comment at this time. However, we would appreciate being informed of any further developments.

If you have any questions, please contact Charlotte Harryman at (714) 834-2522. Please send any further information relating to the above referenced project to Ms. Harryman at the above address.

Sincerely,

for 
Timothy Neely, Manager
Environmental Planning Services Division

ch



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Wickham Mill Road, Whittier, CA 90601-1400
 Mailing Address: P.O. Box 499b, Whittier, CA 90607-4993
 Telephone: (562) 699-7411, FAX: (562) 699-5422
 www.lacsd.org

JAMES F. STAHL
 Chief Engineer and General Manager

September 10, 2002

File No: 02-00.04-00
 03-00.04-00
 18-00.04-00
 19-00.04-00

Mr. Torrey Contreras
 Advance Planning/Redevelopment Manager
 City of Cerritos
 18125 Bloomfield Avenue
 Cerritos, CA 90703-3130

Dear Mr. Contreras:

Cerritos General Plan Update

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on August 27, 2002. Districts Nos. 2, 3, 18, and 19 serve the City of Cerritos. We offer the following comments regarding sewerage service.

1. Individual developments within the City should be reviewed by the Districts in order to determine whether or not sufficient trunk sewer capacity exists to serve each project.
2. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.
3. In order for the Districts to conform with the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into the Air Quality Management Plan, which is prepared by the South Coast Air Quality Management District in order to improve air quality in the South Coast Air Basin as mandated by the CAA. All

Mr. Torrey Contreras

2

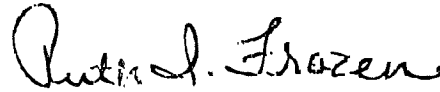
September 10, 2002

expansions of Districts' facilities must be sized and service phased in a manner which will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels which are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 699-7411, extension 2717.

Very truly yours,

James F. Stahl



Ruth I. Hixson
Engineering Technician
Planning & Property Management Section

RJH:eg

Enclosure

**INFORMATION SHEET FOR APPLICANTS
PROPOSING TO CONNECT OR INCREASE THEIR DISCHARGE TO
THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY SEWERAGE SYSTEM**

THE PROGRAM

The County Sanitation Districts of Los Angeles County are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting to a Sanitation District's sewerage system. Your connection to a City or County sewer constitutes a connection to a Sanitation District's sewerage system as these sewers flow into a Sanitation District's system. The County Sanitation Districts of Los Angeles County provide for the conveyance, treatment, and disposal of your wastewater. **PAYMENT OF A CONNECTION FEE TO THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY WILL BE REQUIRED BEFORE A CITY OR THE COUNTY WILL ISSUE YOU A PERMIT TO CONNECT TO THE SEWER.**

I. WHO IS REQUIRED TO PAY A CONNECTION FEE?

- (1) Anyone connecting to the sewerage system for the first time any structure located on a parcel(s) of land within a County Sanitation District of Los Angeles County.
- (2) Anyone increasing the quantity of wastewater discharged due to the construction of additional dwelling units on or a change in land usage of a parcel already connected to the sewerage system.
- (3) Anyone increasing the improvement square footage of a commercial or institutional parcel by more than 25 percent.
- (4) Anyone increasing the quantity and/or strength of wastewater from an industrial parcel.
- (5) If you qualify for an Ad Valorem Tax or Demolition Credit, connection fee will be adjusted accordingly.

II. HOW ARE THE CONNECTION FEES USED?

The connection fees are used to provide additional conveyance, treatment, and disposal facilities (capital facilities) which are made necessary by new users connecting to a Sanitation District's sewerage system or by existing users who significantly increase the quantity or strength of their wastewater discharge. The Connection Fee Program insures that all users pay their fair share for any necessary expansion of the system.


III. HOW MUCH IS MY CONNECTION FEE?

Your connection fee can be determined from the Connection Fee Schedule specific to the Sanitation District in which your parcel(s) to be connected is located. A Sanitation District boundary map is attached to each corresponding Sanitation District Connection Fee Schedule. Your City or County sewer permitting office has copies of the Connection Fee Schedule(s) and Sanitation District boundary map(s) for your parcel(s). If you require verification of the Sanitation District in which your parcel is located, please call the Sanitation Districts' information number listed under Item IX below.

IV. WHAT FORMS ARE REQUIRED??

The Connection Fee application package consists of the following:



A  Scripra Energy[®] utility

Southern California Gas Company
 Technical Services Department
 1919 S. State College Blvd., Bldg. A
 Anaheim CA. 92806

September 3, 2002

CITY OF CERRITOS
 Community Development Dept.
 18125 BLOOMFIELD AVE.
 CERRITOS, CA. 90703

Subject: E.I.R. Notice of Preparation

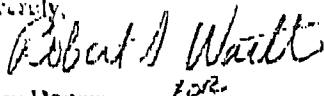
Thank you for providing the opportunity to respond to this E.I.R. (Environmental Impact Report) Document. We are pleased to inform you that Southern California Gas Company has facilities in the area where the aforementioned project is proposed. Gas service to the project can be provided from an existing gas main located in various locations. The service will be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission when the contractual arrangements are made.

This letter is not a contractual commitment to serve the proposed project but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affect gas supply or the conditions under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service line extension (i.e., if hazardous wastes were encountered in the process of installing the line). The regulations can only be determined around the time contractual arrangements are made and construction has begun.

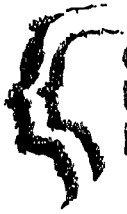
Estimates of gas usage for residential and non-residential projects are developed on an individual basis and are obtained from the Commercial-Industrial/Residential Market Services Staff by calling (800) 427-2000 (Commercial/Industrial Customers) (800) 427-2200 (Residential Customers). We have developed several programs, which are available upon request to provide assistance in selecting the most energy efficient appliances or systems for a particular project. If you desire further information on any of our energy conservation programs, please contact this office for assistance.

Sincerely,



Carey Downs
 Technical Supervisor
 West Region-Anaheim

dja
 09/02/02



**COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health**

THOMAS L. GARTHWAITE, M.D.
Director of Health Services and Chief Medical Officer

JONATHAN E. FIELING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO ACRISSE, Director

**Bureau of Environmental Protection
Solid Waste Management Program / L.A. County LEA**

3050 Cotnamer Drive
Baldwin Park, California 91706-1423
(626) 436-3840 • FAX (626) 613-3022
www.lapublichealth.org/department/health/swm.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Thomas Brullwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael B. Antonovich
Fifth District

September 11, 2002

Torrey Contreras
Advance Planning/Redevelopment Manager
City of Cerritos
Civic Center
18125 Bloomfield Avenue
P.O. Box 3130
Cerritos, CA 90703-3130

Dear Mr. Contreras:

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

As a Local Enforcement Agency, certified by the California Integrated Waste Management Board to act within its jurisdiction, which includes the City of Cerritos, pursuant to California Code of Regulations, Title 27, Section 21190, this agency shall review and approve proposed postclosure land uses involving closed disposal site under certain guidelines. According to this agency's records, there are two closed disposal sites within the City of Cerritos. The Dairy Valley Land Reclamation Project site (SWIS No. 19-AA-5293) is located at 19900 Bloomfield Avenue and is the current site of the City of Cerritos Sports Complex. The Fred Theriot site (SWIS No. 19-AA-5229) is located at 20200 Bloomfield Avenue and is the current site of a Target store. Any specific proposals for these two sites, which would involve construction of structures on top of waste, modification of the low permeability layer, or other guidelines specified by Section 21190, should be submitted to this agency for review and approval.

Torrey Contreras
September 11, 2002
Page 2

Thank you for including this agency on the distribution list for the Notice of Preparation of a draft Environmental Impact Report for the Cerritos General Plan Update. If you have any questions, please contact me or Robert Vasquez at (626) 430-5640.

Sincerely,



Stan Uycharu
Acting Environmental Health Specialist IV

c: Robert Vasquez, SWMP
Peter Janicki, CIWMB