

CHAPTER 13

IMPLEMENTATION

EXECUTIVE SUMMARY

The Cerritos General Plan Implementation Program describes the actions to be undertaken to implement the goals and policies as expressed in each of the General Plan's ten Elements. The City of Cerritos shall conduct an annual review of the Implementation Program in conjunction with the annual budget cycle to ensure the City's fiscal resources can adequately respond to the policies and programs expressed in the General Plan.

The actions described in the implementation program are organized by General Plan Element. The implementation actions are not organized to imply priority of a particular sequence of actions. Annual review of this program in conjunction with fiscal resources shall determine future implementation priorities.

The City of Cerritos intends to ensure continuous interaction between the General Plan and its Implementation Actions that will ensure a high level of consistency. As conditions or circumstances merit change, refinements to the General Plan and Implementation Program will be initiated.

LAND USE ELEMENT

IMP-LU-1: Update Cerritos Zoning Ordinance

The City of Cerritos strives to provide a balance of residential, commercial and industrial land uses through the provision of incentives, coordinated land use and circulation planning, and variety of housing types.

To ensure the provision of balance of land uses, the City of Cerritos will evaluate the existing zoning code in relation to the goals, policies and objectives of the General Plan to evaluate potential conflicts with the Zoning Code. The evaluation will seek the establishment of a high level of consistency between the General Plan and Zoning Ordinance.

IMP-LU-2: Establish an Economic Development Strategic Plan

The City of Cerritos seeks the promotion of existing commercial centers to assist in their growth and vitality. The City also encourages the participation of property owners and tenants in assure future success responds to market demands, local and regional consumer needs.

To assist in future growth and vitality of retail/commercial development, the City should establish an Economic Development Strategic Plan that will initiate specific strategies to market, attract and retain a variety of retail and commercial uses. The Plan will determine market demand through resident surveys and market studies.

IMP-LU-3: Expansion of ADP-5

ADP-5 includes the Cerritos Auto Square. The original ADP was subsequently amended to permit restricted commercial uses that would enhance and support the regional character of this commercial area. ADP-5 provides a significant contribution to the economic vitality of the City. The regulated and strategic growth of this area is a priority for the City. The Cerritos Auto Square is currently fully developed. Vacant land for the expansion of the Auto Square is currently not available, and therefore, the dealerships make use of many of the surrounding power line easements and industrial sites for vehicle storage.

To enhance the future economic strength of the Cerritos Auto Square, the City will evaluate expanding ADP-5 to include the area west of the I-605 Freeway, south of Artesia Boulevard and east of Crusader Avenue; the area northeast of the I-605 Freeway along either side of Studebaker Road and south of Artesia Boulevard; and, the area and/or parcels located at the northwest and northeast corners of Studebaker Road and South Street.

❑ **IMP-LU-4: Continue Proactive Code Enforcement Activities**

The City of Cerritos strives to preserve, promote and protect the existing high-quality development that characterizes the quality of life in Cerritos. Preservation and protection of the quality of life is partly accomplished through the proactive engagement in code enforcement activities.

The City of Cerritos will continue to proactively conduct code enforcement activities citywide.

COMMUNITY DESIGN ELEMENT

IMP-CD-1: Establish Comprehensive Gateway Improvement Program

The City of Cerritos seeks the strengthening and maintenance of the physical features that distinguish Cerritos from surrounding communities. The City of Cerritos prides itself on the quality of major gateways and arterials citywide.

To enhance and maintain the quality of gateways, the City of Cerritos intends to implement a gateway improvement program for select significant gateways along major arterials. The gateway program may include a combination of monument identification signs, enhanced landscaping and public art.

IMP-CD-2: Master Plan for Artwork in Public Places

The City of Cerritos has an Art in Public Places Program that encourages the incorporation of publicly-accessible artwork in exterior and interior places. The City places great value in public art and seeks opportunities to utilize public art in all public and private development projects.

To enhance the provision of public art citywide, the City should develop a Master Plan for artwork in public places as an extension of the Art in Public Places program to include the creation of landscape environments and to establish standards and guidelines for the setting and display of artwork.

IMP-CD-3: Establish a Street Tree and Furniture Palette

An attractive streetscape is an important factor in the creation of a positive image for the City of Cerritos. Attractive street environments will complement private and public properties, create beauty within the public right-of-way and provide a heightened level of pedestrian comfort.

To enhance the quality of the streetscape environment, the City shall implement a comprehensive street tree and furniture palette citywide. The palette shall provide a comprehensive and uniform set of guidelines for the development of future improvements within the public right-of-way.

IMP-CD-4: Implement Priority-Based Utility Undergrounding Program

Overhead utilities play a significant role in degrading the physical quality of the built environment. The City considers the undergrounding of

utilities an effective means for enhancing the quality of the streetscape environment.

To contribute to the enhancement of the streetscape environment in the public right-of-way, the City of Cerritos shall implement a priority-based program for the underground of utilities. The program shall be coordinated with other physical improvements and prioritized based on a variety of factors, including location and cost.

❑ **IMP-CD-5: Continued Enforcement of Sign Ordinance**

Poor signage is viewed as a significant factor in degrading the quality of the built environment. The City of Cerritos seeks to ensure commercial signs do not detract from the City's high-quality image, while recognizing the need for effective business identification.

The City of Cerritos will continue to enforce the Sign Ordinance to ensure that quality sign programs are maintained citywide.

❑ **IMP-CD-6: Review Design and Location of Wireless Telecommunication Facilities**

Wireless telecommunication facilities have the potential to negatively impact the aesthetic quality of the community.

The City of Cerritos will continue to regulate where wireless telecommunications are sited in the City. In addition, the City will ensure that the design of the facilities are consistent with and maintain the high-quality aesthetic values of the community.

CIRCULATION ELEMENT

IMP-CIR-1: Implement, Monitor and Enforce LOS Standards Contained in Circulation Element

In order to ensure the proper functioning of the local roadway system, the City of Cerritos will implement, monitor and enforce the LOS standards established in the Circulation Element of the General Plan.

IMP-CIR-2: Implement Traffic Signal Coordination

The City of Cerritos seeks to provide an efficient transportation system. To achieve greater system efficiency, the City shall implement a traffic signal coordination program that will enhance traffic flow and reduce delays incurred at signalized intersections.

IMP-CIR-3: Develop Neighborhood Traffic Monitoring

The function of secondary and local roadways throughout the City should reduce and or eliminate through traffic in residential areas without negatively impacting circulation within and between neighborhoods.

To ensure neighborhood traffic does not become negatively impacted due to congestion on arterials and primary roadways, the City shall develop and implement a neighborhood traffic monitoring program. This program shall periodically monitor traffic at the neighborhood level.

IMP-CIR-4: Identify and Evaluate High-Accident Locations

The safety of motorists on Cerritos roadways is a concern to the City and residents of the community. Planning and design of the circulation system should minimize safety hazards and encourage safe operating conditions.

To ensure the continued safety of roadways in Cerritos, the City will identify and evaluate locations that have experienced higher accident rates. The City shall evaluate these locations and recommend and implements improvements to address identified deficiencies.

IMP-CIR-5: Implement and Maintain "Recommended Routes to School" Program

The safety of bicyclists and pedestrians, especially children, is a priority for the City. To enhance safety of children traveling to and from school, the City shall coordinate with ABC Unified School District to implement and maintain a "Recommended Routes to School" Program. The

Program is intended to provide a guide to parents and guardians related to the most safe routes to schools and provide guidance on safety measures students can take when traveling to school.

❑ **IMP-CIR-6: Implement Transportation Demand Management Strategies**

The City of Cerritos strives to provide various options for the reduction in transportation demand for Cerritos residents and employers. To provide a variety of transportation reduction options, the City shall investigate and implement transportation demand management strategies for new developments citywide. Programs may include public transportation, parking management and other demand-related options, as well as the use of technology (i.e., use of the internet) to reduce the number of trips in the community.

❑ **IMP-CIR-7: Consistent Street and Landmark Sign Program**

The City of Cerritos understands that adequate wayfinding and signage plays an integral role in aesthetics and efficient movement of traffic citywide. To enhance the aesthetic quality of the environment and contribute to the efficient movement of traffic, the City shall implement a consistent street and landmark sign program.

HOUSING ELEMENT

❑ IMP-HOU-1: Density Bonus Program

Continue the City's Density Bonus Program that grants a density bonus of 25 percent, along with other regulatory concessions to ensure lower development costs, for developers that allocate at least 20 percent of the units in a housing project to lower income households, or 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. senior citizens). The Program ensures affordability of all lower income density bonus units for a minimum 30-year period.

❑ IMP-HOU-2: Single-Family Housing Addition Program

Create a program that will use the Cerritos Redevelopment Agency's set-aside funds to offer grants and low interest loans to single family homeowners that would allow for the construction of housing additions. Very Low and Low Income households would be eligible for grants and Moderate Income households would be eligible for low interest loans.

❑ IMP-HOU-3: Large Family Housing Study

Investigate the various housing needs of large families in the community.

❑ IMP-HOU-4: Shared Housing Program

Establish membership with the Area Agency on Ageing-Shared Housing Program or other such organizations that assist seniors in finding roommates. The establishment of this program would allow seniors to reduce their individual housing costs.

❑ IMP-HOU-5: Officer/Fireman/Teacher/City Employee Next Door Homeowners Assistance Program

Investigate the feasibility of creating a program that would offer single-family homes at a discount to sheriffs or firemen assigned to the City of Cerritos, peace officers or firemen assigned to adjacent jurisdictions, ABC Unified School District teachers, and City of Cerritos employees. Eligible participants must have a Moderate Income (between 80 and 120 percent of the median income). Terms of the proposed program may require: 1) participants to live in the subject property as their sole residence for at least fifteen years after purchase; and 2) include a discount off the list price of the subject property in the form of a second mortgage that is the equivalent of the discounted price that will be waived after the mandatory occupancy period is satisfied. If the buyer

leaves the home during the mandatory occupancy period, he/she will be required to repay the Agency a portion of the second mortgage depending on length of occupancy.

❑ IMP-HOU-6: Equal Housing Program

Obtain services from the Fair Housing Council of Los Angeles County to administer the Equal Housing Program and act as an independent third-party to discrimination complaints. The City will make available literature on the Program at the Cerritos City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information.

❑ IMP-HOU-7: Homeless Shelter Program

Continued annual contribution to local homeless shelters in the region. Specifically, the continued \$50,000 contribution to the Rio Hondo shelter for the homeless and the \$20,000 contribution to the Su Casa Crisis and Support Center/Transitional Housing for battered women.

❑ IMP-HOU-8: Senior and Disabled Citizen Labor Assistance Program

Organize additional county and local community groups and organizations to provide labor for minor housing repair and maintenance for the senior and disabled community.

❑ IMP-HOU-9: Simplified Residential Development Review Process

The City will review the development process in order to further encourage the development of affordable housing through fast-tracking, streamlining or consolidation.

❑ IMP-HOU-10: Review of Residential Development Fees

Review residential development fees to encourage the continued development of housing. The City should also determine the need and appropriateness of said fee requirements to ensure that developers are adequately contributing towards their fair share of the development costs.

❑ IMP-HOU-11: Land Use Element Review Program

As part of the General Plan, the Land Use Element will be reviewed periodically to determine if any non-residential zoned land can be converted to residential uses and to evaluate possibilities of higher residential land densities in an effort to investigate ways of maximizing

land use and identify possible new or under-utilized sites appropriate for multifamily development.

❑ **IMP-HOU-12: Multi-Family Housing Program**

After the Land Use Element is updated and a site database of vacant or under-utilized land has been created, the Redevelopment Agency will identify appropriate sites for multifamily development. The City will then discuss with the owners of the identified sites, the possibility of the City acquiring the sites for future multifamily development. The zoning requirement of multifamily development being on no less than 3-acres of land will not apply to this Program. Specifically, since multifamily developments such as the Emerald Villas and Pioneer Villas Affordable Senior Housing Projects require the creation of unique development guidelines, standard Multifamily Residential (RM) zoning requirements are not applicable resulting in the creation of an Area Development Plan (ADP). In addition to the 126 unit Emerald Villas, 98 units Pioneer Villas, and 147 units Chancellor Village projects, the City is proposing to develop a for-sale senior housing project at the southeast corner of Carmenita Road and 183rd Street.

❑ **IMP-HOU-13: Housing Element Review Program**

The Housing Element will be reviewed annually to evaluate the effectiveness, appropriateness and progress of the Cerritos housing goals, programs and actions.

❑ **IMP-HOU-14: Redevelopment Set-Aside Fund Transfers**

Research feasibility and need of redevelopment set-aside fund transfers. Explore the possible benefits of AB 2041, which recognizes the difficulty cities may have building low and moderate income housing due to the availability and cost of land. The Assembly Bill would allow cities to establish a joint powers authority that would pool their low and moderate income housing funds to allow for affordable housing to be built in their surrounding area. Determine the likelihood the surrounding cities in the immediate area would participate.

❑ **IMP-HOU-15: Regional Cooperation**

Work in conjunction with other municipalities and regional agencies like the Gateway Cities COG in an effort to promote regional cooperation regarding housing needs.

IMP-HOU-16: Owner-Occupied Housing Rehabilitation

Investigate need for a low interest rehabilitation loan or grant program that would be utilized to allow citizens of Cerritos to make improvements to their homes or correct code violations on first-need criteria. If the need is present, implement program with priority for senior and disabled persons that are within the Very Low, Low and Moderate Income Groups and homeowners that have been identified as violating City housing codes that are within the Very Low, Low and Moderate Income Groups.

IMP-HOU-17: City Wide Pride Program

Continue to support and expand the City Wide Pride beautification program and other neighborhood associations in an effort to maintain the City's existing housing stock by encouraging residents and property owners, through proactive enforcement and positive reinforcement, to maintain their property.

IMP-HOU-18: Residential Assistance Program

Continue the Residential Assistance Program to maintain the existing housing stock in the City. Priority status will be given to homeowners that have been identified as violating the Cerritos Municipal Code and that are within the Very Low, Low and Moderate income groups.

IMP-HOU-19: Cerritos Code Enforcement Program

Continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use and development of properties throughout the City.

IMP-HOU-20: Sub-Standard Property Abatement Program

Continuation of Program that allows for the removal of sub-standard properties and properties in continual violation of the Municipal Code which threaten the health, safety and welfare of the community.

IMP-HOU-21: At-Risk Preservation

Preserve government assisted units at-risk of conversion to market rate uses.

IMP-HOU-22: Energy Conservation Program

Implement a program that educates the public regarding energy conservation and promotes the use of alternative energy sources through financial reimbursement programs.

IMP-HOU-23: Lead-Based Paint and Asbestos Reduction Program

Evaluate the need for a lead-based paint and asbestos reduction program. If a need exists, implement a program that offers financial reimbursements to affected housing unit owners.

IMP-HOU-24: First-Time Home Buyers Assistance Program

Determine if there is a need for a First-Time Home Buyers Assistance Program. If need exists, investigate possible consulting firms with whom to contract out that can coordinate and administer such a program. The program, if necessary, would target households that are in the Low and Moderate Income Groups.

IMP-HOU-25: Downtown Rebound Planning Grant

Apply for a Downtown Rebound Planning Grant. The City will conduct a feasibility analysis and create an action plan regarding increasing housing through removing barriers and promoting infill housing, mixed-use developments and transit corridor development in Cerritos "downtown" area, with an emphasis on creating the maximum amount of affordable housing under the Downtown Rebound Planning Grant guidelines.

IMP-HOU-26: AB 1290 - Redevelopment Agency Implementation Plan

The Redevelopment Agency Implementation Plan (AB 1290) will be reviewed on an annual basis to evaluate the effectiveness, appropriateness and progress of the Cerritos Redevelopment Agency.

SAFETY ELEMENT

❑ **IMP-SAF-1: Annually Review SEMS Multi-Hazard Functional Plan**

A variety of man-made and natural hazards have the potential to harm Cerritos residents. The City's Standardized Emergency Management System Multi-Hazard Functional Plan provides the evaluation of potential hazards and the programs and methods to respond to a hazard event.

To ensure the evaluation of potential hazards in the City is current and contingency plans are in place, the City will conduct an annual review of the SEMS Multi-Hazard Functional Plan. The review will examine potential hazard and appropriateness of contingency plans to address potential hazards.

❑ **IMP-SAF-2: Implement a Public Outreach/Educational Program for Hazardous Materials**

The City of Cerritos understands many of the threats associated with the use, storage and disposal of hazardous materials can be reduced through the incorporation of a variety of precautions. Business, property owner and resident knowledge and implementation of appropriate precautions significantly reduce the potential danger associated with hazardous materials.

To enhance public awareness of the appropriate methods/techniques for the use, storage and disposal of hazardous materials, the City shall implement and public outreach and educational program for hazardous materials. The program shall consist of the provision of educational literature and other outreach materials as appropriate.

❑ **IMP-SAF-3: Implement a GIS-based Inventory of all Underground Pipelines**

Knowledge of the location and extent of underground utilities citywide is an important factor in reducing the likelihood of hazards associated with construction activities or natural events.

To reduce the potential for hazards associated with underground pipelines, the City shall implement a GIS-based inventory of underground utilities citywide. The inventory will provide the City with a comprehensive database of underground pipelines, including the location and type of facilities located within the City limits.

❑ **IMP-SAF-4: Implement Safety Considerations into the Development Review Process**

The City of Cerritos understands the most effective means to mitigate potential safety concerns related to new development is through evaluation during the development review process.

To ensure safety issues are adequately addressed for all new development, the City will incorporate review procedures into the development review process. These procedures will be coordinated with applicable City agencies, including police and fire, and provide a means for applicable agencies to comment on potential safety concerns.

❑ **IMP-SAF-5: Implement Educational Outreach Program Related to Crime Toward Cerritos' Youth**

The reduction in the potential for crime can be maintained and expanded outreach to the community. The City of Cerritos understands that focused efforts in community involvement and education related to crime prevention and public safety. Cerritos' youth population is a particularly important segment to educate.

The City of Cerritos will implement a focused educational outreach program towards Cerritos' youth population. The outreach activities may include programs, educational materials and cooperation with the Sheriff's Department, schools, business organizations and other appropriate organizations.

❑ **IMP-SAF-6: Implement and Maintain Annual Fire-Prevention Inspections of Non-Residential Facilities**

The protection of the health, safety and welfare of Cerritos residents is the City's highest priority. Ensuring this protection is maintained can be accomplished through regular inspections of facilities.

The City of Cerritos will implement and maintain an annual inspection routine for manufacturing, industrial, commercial, public, and other non-residential facilities to verify fire prevention and suppression facilities, practices and standards meet or exceed State of California standards.

CONSERVATION ELEMENT

IMP-CON-1: Establish Citywide Water Conservation Program for all City-Owned Facilities

The City of Cerritos recognizes the importance of water conservation. The City seeks to lead by example through the implementation of water conservation measures for city-owned and maintained facilities.

The City shall establish and implement a water conservation program for all city-maintained facilities to provide a demonstrable example of conservation techniques. The program shall provide the residents of Cerritos with a better understanding of the principles, techniques and methods of water conservation and an example that can be implemented into private development.

IMP-CON-2: Implement Water Conservation Public Outreach Campaign

Public knowledge of water conservation methods and practices will enhance the City's ability to make diligent efforts in the conservation of water. To enhance the public's knowledge about water conservation, the City shall implement a public outreach campaign to inform residents on the importance of water conservation. The outreach activities may include educational literature, programs and participation by appropriate organizations.

IMP-CON-3: Implement a Standard Menu of Energy-Conservation Incentives for Future Development

The City of Cerritos understands that providing incentives for the implementation of energy-conserving measures will increase the likelihood of integrating energy conservation into new development.

The City of Cerritos will investigate and implement a standardized menu of incentives for new development activity that will encourage energy conservation. The incentives may include financial concessions, rebates, development bonus and other regulatory concessions as deemed appropriate.

IMP-CON-4: GIS Mapping of Existing and Future Tree Resources

The City of Cerritos is designated a "Tree City USA". The City values this prestigious designation and seeks to retain this designation through tree care, planting and conservation measures.

To ensure the continue maintenance and enhancement of tree resources in Cerritos, the City shall implement a GIS-based inventory of existing and future tree resources. The GIS inventory shall contribute to the effective maintenance of the community's tree resources.

❑ **IMP-CON-5: Implement "Landmark" Tree Designations Citywide**

The City of Cerritos shall implement a program for the designation of "Landmark" trees that have been identified as having significant historical and cultural significance in the City. The program may include the mapping and cataloguing of landmark tree resources and other appropriate activities.

❑ **IMP-CON-6: Expand Access to Cerritos' History**

The City of Cerritos values its history and seeks to expand the community's knowledge and appreciation of the heritage of Cerritos. The City will implement programs and actions for the improved access to community history. These programs and actions may include access to library resources, outreach to schools, organizations and other interested groups.

OPEN SPACE/RECREATION ELEMENT

IMP-OSR-1: Evaluate Open Space Recreation Facilities to Remove Barriers for Those with Disabilities

The City of Cerritos values the ability for all residents to equally access open space and recreational facilities. Particular emphasis should be given to individuals with disabilities to ensure they have equal access to recreational resources citywide.

The City of Cerritos shall implement an analysis of open space and recreational facilities to evaluate the need for improved and/or modified facilities that enhance access for the disabled population. The analysis may include evaluation of barriers to access, modified facilities and other appropriate measures.

IMP-OSR-2: Annual Evaluation of Residents' Open Space/Recreational Needs

Expansion and improvement to the City's open space and recreational resources should be based upon identified needs and desires of Cerritos residents. The City understands that continued expansion and improvement of facilities should be directly responsive to the needs of the community.

The City shall implement an annual evaluation of residents' views to gauge community recreational needs. The annual evaluation may include interviews, surveys or other methods.

IMP-OSR-3: Establish GIS-Based Inventory of Existing Open Space

Maintain existing open space resources is an important goal for the City of Cerritos. The City understands the built out nature of the community places greater importance in the provision of open space and recreational opportunities.

To enhance the City's ability to effectively maintain open space resources, a GIS-based inventory of existing open space will be implemented. The database will provide an effective tool in managing open space resources in the City.

IMP-OSR-4: Expand Partnership with Los Angeles County to Enhance/Maintain Cerritos Regional County Park

The ability to maintain sufficient open space resources in a built out environment requires the City of Cerritos to develop and maintain relationships with local and regional agencies. The County of Los

Angeles has been identified as a key partner in the improvement and maintenance of Cerritos Regional County Park.

The City shall coordinate with the County of Los Angeles to establish a strong collaborative partnership for the enhancement of Cerritos Regional County Park.

☐ **IMP-OSR-5: Continued Outreach/Promotion to Cerritos Residents**

Public outreach to Cerritos residents is an effective way to inform the community of the variety of recreational programs available. The City shall implement and regular and continued series of actions to educate and inform Cerritos residents about local recreational opportunities. These actions may include literature, advertisements in local newspapers, newsletters, reader boards and the City's website.

AIR QUALITY ELEMENT

- ❑ **IMP-AQ-1: Continue cooperation with the South Coast Air Quality Management District and the Gateway Cities Council of Governments to Implement Requirements of the Air Quality Management Plan**

Air quality in Cerritos is a regional issue that requires the participation by local and regional agencies. The City of Cerritos shall continue cooperation with the South Coast Air Quality Management District and the Gateway Cities Council of Governments to implement the requirements of the regional Air Quality Management Plan.

- ❑ **IMP-AQ-2: Investigate and Promote Rideshare and Other Alternative Transportation Methods**

The City of Cerritos understands the most effective way to reduce vehicular emission is through the encouragement of ridesharing and transit use. The City of Cerritos will investigate and promote rideshare and other alternative modes of transportation. The City will evaluate programs such as preferential parking, park-and-ride lots, employer-based incentive programs and other programs deemed feasible.

- ❑ **IMP-AQ-3: Investigate and Promote Methods to Reduce Trips within the City**

The City of Cerritos is committed to reducing vehicle miles traveled within the City, improving air quality in the City and the region, and providing high quality services to its residents. The City will investigate the use of technology (i.e., use of the internet) as a way to disseminate City information (e.g., General Plan, LiveMap GIS, permitting processes) to residents and businesses as a way to reduce the number of vehicle trips to and from City Hall.

NOISE ELEMENT

☐ **IMP-N-1: Review and Enforcement of Noise Ordinance**

The City of Cerritos Noise Ordinance establishes the standards and guidelines for acceptable noise levels citywide. Enforcement of the noise ordinance provides an effective means to ensure acceptable noise standards are established in new and existing development.

☐ **IMP-N-2: Review and Modify Site Planning and Design Standards for Reducing Potential Noise Impacts**

Potential noise impacts can be minimized and/or mitigated through implementation of site planning and design standards. The incorporation of noise mitigation measures into building design and siting can provide a significant improvement to the noise environment.

The City of Cerritos intends to review and modify site planning and design standards to reduce the potential for noise-related impacts on existing and future development. The review of existing standards will consider various measures and techniques that meet or exceed normally acceptable noise standards as defined by the State of California.

GROWTH MANAGEMENT ELEMENT

❑ IMP-GM-1: Fee Nexus Study

The success of future growth in Cerritos depends on the provision of quality infrastructure. In order to ensure the maintenance, improvement and expansion of infrastructure meets the needs of future growth, the City must evaluate the costs associated with infrastructure development.

The City intends to evaluate the requirement of new development paying fair share through a fee nexus study. The study shall evaluate the need and appropriateness of fee requirements and determine the fair share amounts to be paid by new development activities.

❑ IMP-GM-2: Annual Review of Emergency Response Times

The City of Cerritos understands that future growth will require the evaluation of police, fire and medical services to ensure a high level of emergency services will continue to be made available to all Cerritos residents.

In order to ensure emergency services provide a high level of staffing and facilities, the City will conduct annual reviews of emergency response times. This review will be coordinated with the Los Angeles County Sheriff's Department and Los Angeles County Fire Protection District.

❑ IMP-GM-3: Establish Assistance/Incentive Program and Strategies for Local Merchants and Property Owners

The City of Cerritos prides itself of the provision of reliable and sustainable fiscal resources to fund municipal operations, facilities and business expansion/retention. To ensure the sustainability of these fiscal resources, the City encourages the revitalization of older businesses to promote economic health and vitality.

The City intends to establish a comprehensive assistance and incentive program for local merchants and property owners to encourage revitalization of aging shopping centers and other retail and commercial businesses. The City will evaluate the appropriateness of a variety of programs and strategies that best serve the local business community.

❑ **IMP-GM-4: Feasibility Study for Creating an Economic Development Corporation**

The development of new revenue sources to assist in growth management and fiscal sustainability is a priority for the City of Cerritos. The City seeks the development of new land rent revenue sources and other means to increase annual fiscal resources.

The City of Cerritos will investigate the feasibility of creating an Economic Development Corporation as a means to achieve growth management goals and objectives. The feasibility for this entity will evaluate the potential to provide an additional mechanism for property acquisition, property development and use rights.