

11.0 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 21081.6 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 5.0. 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 Cypress will have the responsibility for implementing the measures, and the various City of Cypress 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 procedure (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.

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| | | | | Initials | Date | Remarks |
| NOISE | | | | | | |
| Construction Noise | | | | | | |
| 4.5.1 | Construction-related activities, including construction, repair, remodeling, grading and maintenance of real property, shall be limited to the days and hours specified in the City's Noise Ordinance. In addition, construction equipment is to be equipped with effective muffling devices. Compliance with this measure is subject to field inspections by City staff. | During Construction With Each New Development | Periodic Site Inspections | Cypress Building Division Cypress Community Development | | |
| Stationary Noise | | | | | | |
| COA-CD50 | All roof mounted equipment, such as heating and air conditioning units, shall be adequately screened from public view subject to the approval of City staff. Commercial or industrial developments which adjoin residentially zoned areas shall construct noise baffles and/or deflectors on all mechanical equipment mounted outdoors to the satisfaction of City staff. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Building Permit | Cypress Community Development Department | | |
| COA-CD54 | The intercom speaker box for the drive-thru restaurant shall be located and equipped with a noise attenuation device to the satisfaction of City staff, so that noise shall not be directed toward adjoining businesses and properties. | In Conjunction With Approval of Discretionary Cases | Prior to Issuance of Building Permit | Cypress Community Development Department | | |
| COA-CD61 | Outside public address speakers, telephone bells, buzzers and similar devices which are audible on adjoining properties are hereby prohibited. | In Conjunction With Approval of Discretionary Cases | Compliance with Condition of Approval | Cypress Community Development Department | | |
| COA-CD68 | The City Council shall maintain the right to review the restaurant's hours of operation and may, subject to a public hearing, limit the business hours should substantiated complaints be received that the business hours are creating an adverse impact upon neighboring properties. | In Conjunction With Approval of Discretionary Cases | Compliance with Condition of Approval | Cypress Community Development Department | | |

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| COA-CD69 | The business hours of operation in relation to truck dock activity shall be limited to the days and hours specified in the Conditions of Approval. Late night or early morning deliveries shall be specifically prohibited. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Compliance with Condition of Approval | Cypress Community Development Department | | | |
| COA-B8 | An acoustical report shall be submitted with the plans for plan check. Report shall meet the requirements of the Uniform Building Code and Title 24 of the State Administrative Code. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Plan Review Process | Cypress Building Division | | | |
| Aircraft Noise | | | | | | | |
| COA-CD67 | Prior to the issuance of building permits for any habitable building proposed for construction within the 60 CNEL contour from the Joint Forces Training Center (JFTC) Los Alamitos, the project proponent shall submit to the City of Cypress an acoustical analysis report. The report shall describe the acoustical design features of the structures required to satisfy the Airport Environs Land Use Plan and State interior noise standards along with evidence that sound attenuation measures specified in the report have been incorporated with the design of the project. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Building Permit | Cypress Community Development Department | | | |
| GEOLOGIC AND SEISMIC HAZARDS | | | | | | | |
| Fault Ruptures | | | | | | | |
| COA-GEO1 | Applicant/developer shall comply with applicable provisions of the Uniform Building, Plumbing and Mechanical Codes, Electrical Code, California Administrative Code, Title 24, and the Code of the City of Cypress. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Building Permit | Cypress Building Division | | | |

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| Landslides/Soil Strength | | | | | | |
| COA-GEO2 | A soil investigation report shall be submitted with the plans for plan check. Report shall include soil bearing capacity, seismic study, in compliance with the Seismic Hazard Mapping Act of the State of California, grading, paving, sulfate test and other pertinent information under good engineering practice. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Plan Review Process | Cypress Building Division | | |
| Soil Erosion | | | | | | |
| 4.6.1 | For any construction or development projects involving grading activities; as soon as possible following the completion of grading, exposed soils shall be seeded or vegetated with a City approved seed mix and/or native vegetation to ensure soil stabilization. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Periodic Site Inspections | Cypress Public Works Department | | |
| 4.6.2 | The City of Cypress shall maintain and update the standards and regulations within the City's Municipal Code that minimize soil disturbance and erosion. Future development projects shall be required to adhere to such standards. | Update City Municipal Code, In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | City Municipal Code Compliance with Condition of Approval | Cypress Building Division Cypress Community Development Department | | |
| Expansive Soil and Soil Strength | | | | | | |
| 4.6.3 | 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 Issuance of Building Permit | Cypress Building Division | | |

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| HYDROLOGY AND DRAINAGE | | | | | | |
| Water Quality Standards and Waste Discharge Requirements | | | | | | |
| 4.7.1 | The City of Cypress shall require individual development projects to reduce runoff. Additionally, landscape irrigation waste and runoff shall be reduced by water conserving irrigation systems, moisture-sensing devices, and/or avoidance of mounded landscaped areas. The amount and specific type of runoff control will be determined during individual project design review. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Plan Review Process Prior to Issuance of Grading Permit | Cypress Public Works Department | | |
| 4.7.2 | Individual development projects shall comply with NPDES rules and regulations, as well as applicable permits. The City of Cypress shall actively enforce all NPDES rules and regulations, including total maximum daily load (TMDL) guidelines, to further reduce the amount of water runoff from the City. Future development projects shall not be approved without compliance to these regulations. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Grading Permit | Cypress Public Works Department | | |
| Drainage and Runoff | | | | | | |
| COA-HYD1 | Drainage shall be solved to the satisfaction of the City Engineer. A grading and drainage plan, in ink on Mylar, signed by a registered California civil engineer and using actual grades from an Orange County Surveyor's Benchmark shall be submitted for approval by the City Engineer. A topography of the area surrounding this development shall be made to establish existing drainage flow patterns. If the existing natural flow of any adjoining parcel is across the land of this development, a drainage easement shall be granted and drainage facilities provided for that property to the satisfaction of the City Engineer. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Grading Permit | Cypress Public Works Department | | |

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| COA-HYD1 (continued) | All on-site drainage conveyed to the street shall be by means of an under-sidewalk drain. On-site landscape shall have a slope gradient of one percent (1%) minimum in landscape areas. In parking areas, AC shall have a minimum slope gradient of one and one-half percent (1.5%) or as approved by the City Engineer, and concrete shall have a minimum slope gradient of two-tenths percent (0.2%). | | | | | |
| Flooding | | | | | | |
| 4.7.3 | Potential flooding in the Business Park shall be reduced through project-specific mitigation measures during individual design review. Future development in the City of Cypress would largely be limited to the Business Park. As such, specific mitigation measures designed to reduce flooding impacts shall be required and approved during design review for individual development projects. | In Conjunction with Submittal and Approval of Discretionary Cases | Plan Review Process | Cypress Public Works Department | | |
| PUBLIC SERVICES AND UTILITIES | | | | | | |
| Fire Protection | | | | | | |
| COA-F4 | All requirements of the Orange County Fire Marshal's Office shall be complied with prior to a Certificate of Occupancy being issued. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Plan Review Process Prior to Issuance of Certificate of Occupancy | Orange County Fire Authority | | |

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| COA-FP2 | Prior to the issuance of a building permit, the applicant shall provide evidence of adequate fire flow. The Orange County Fire Authority Water Availability for Fire Protection form shall be signed by the applicable water district and submitted for approval to the Orange County Fire Authority. If sufficient water to meet fire flow requirements is not available, an automatic fire extinguishing system may be required in each structure affected by insufficient fire flow. | In Conjunction With Approval of Discretionary Cases and Tentative Subdivision Maps | Plan Review Process Prior to Issuance of Building Permit | Orange County Fire Authority | | | |
| 4.8-1 | Prior to buildout of the proposed General Plan Update, the Orange County Fire Authority shall investigate the possibility of closing Station 12 and consolidating Station 12 with Station 17. Any determination regarding existing or new stations by the OCFA shall ensure that adequate service levels are maintained in the City of Cypress. | Ongoing | Annual Review by OCFA | Orange County Fire Authority | | | |
| Schools - Anaheim Union High School District | | | | | | | |
| 4.8.2 | In accordance with AB 2926, project developers shall pay development fees levied in accordance with Education Code Section 17620 and Government Code Sections 65995, 65995.5 and 65995.7. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Fee Payment Prior to Issuance of Building Permit | Cypress Community Development Department | | | |
| Schools - Cypress School District | | | | | | | |
| 4.8.3 | In accordance with AB 2926, project developers shall pay development fees levied in accordance with Education Code Section 17620 and Government Code Sections 65995, 65995.5 and 65995.7. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Fee Payment Prior to Issuance of Building Permit | Cypress Community Development Department | | | |

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| Sewer | | | | | | |
| COA-E20 | A sewer plan shall be submitted for approval by the City Engineer. Unused sewer laterals connecting existing buildings at this property shall be plugged at the property line. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Plan Review Process | Cypress Engineering Division | | |
| COA-E25 | A Sanitary Sewer Connection Fee shall be paid for increased category of use, per Orange County Sanitation District Ordinance No. OCSD-09. Fee shall be paid to the Engineering Division prior to issuance of permits. (Condition applies to alterations and modifications to existing structures). | Prior to Issuance of Building Permit | One-Time Fee Payment | Cypress Engineering Division | | |
| PARKS AND RECREATION | | | | | | |
| 4.9.1 | Develop cooperative arrangements with adjacent park departments and park and recreation districts for providing a coordinated set of recreational programs and a broader range of recreational resources than currently available. | In Conjunction with Implementation of General Plan | Annual Report | Cypress Recreation and Parks District | | |
| 4.9.2 | Continue to employ cooperative use arrangements with the Anaheim Union High School District and the Cypress School District in providing additional recreational resources. If necessary, these cooperative use arrangements can be formalized into written agreements. Past practice has been to cooperate on a regular but informal basis. In addition, pursue joint-use agreements with Cypress College. | In Conjunction with Implementation of General Plan | Annual Report | Cypress Recreation and Parks District | | |
| 4.9.3 | Continue to work with various civic and recreation oriented private groups (e.g., Boys Club and YMCA) in providing a recreational program that is well coordinated and responsive to changing community needs. | In Conjunction with Implementation of General Plan | Annual Report | Cypress Recreation and Parks District | | |

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| PUBLIC HEALTH AND SAFETY | | | | | | |
| Hazardous Materials Use, Generation and Transport | | | | | | |
| COA- FP11(A) | Prior to the approval of an use/site permit(s), issuance of any grading permits or building permits, whichever occurs first, the applicant shall submit to the Fire Chief a list of the quantities of all hazardous, flammable and combustible materials, liquids or gases to be stored, used, or handled on site. These liquids and materials shall be classified according to the uniform fire code using the "Orange County Fire Authority Chemical Classification Handout." The submittal shall provide a summary sheet listing each hazard class, the total quantity of chemicals stored per class and the total quantity of chemicals used in that class. All forms of materials are to be converted to units of measure in pounds, gallons and cubic feet. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Grading or Building Permit | Orange County Fire Authority | | |
| COA-FP11(B) | Prior to the issuance of a building permit, the applicant shall contact the Orange County Fire Authority Hazardous Materials Disclosure Office at (714) 744-0463 to obtain a "Hazardous Materials Business Information and Chemical Inventory Packet". This shall be completed and submitted to the Fire Chief prior to the issuance of a building permit. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Building Permit | Orange County Fire Authority | | |
| 4.10.1 | Ensure that all new land uses within the City of Cypress comply with applicable laws regarding hazardous substances transport, 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 | Cypress Community Development Department Orange County Fire Authority | | |

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| 4.10.2 | Establish and adopt development standards which ensure that new commercial and industrial development near proposed residential, school use 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 | Cypress Community Development Department | | | |
| 4.10.3 | 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 processes. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Compliance with Condition of Approval | Cypress Community Development Department Orange County Fire Authority | | | |
| 4.10.4 | Ensure through 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 | Cypress Community Development Department | | | |

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| Accidental Release of Hazardous Materials | | | | | | | |
| 4.10.5 | Coordinate with hazardous substance regulatory agencies to ensure that businesses located in the City comply with all hazardous substances regulations. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Plan Review Process | Cypress Community Development Department Orange County Fire Authority Health Care Agency | | | |
| 4.10.6 | Provide businesses with technical assistance on reducing and/or eliminating the use of hazardous substances in order to further reduce the potential for accidental releases. | Ongoing | Pollution Prevention Program | Cypress Community Development Department Orange County Fire Authority Health Care Agency | | | |

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| Increased Air Toxic Emissions | | | | | | | |
| COA-B3 | Applicant/developer shall comply with all disclosure requirements of the Orange County Fire Authority for hazardous materials use and/or storage and the South Coast Air Quality Management District for exhaustion of air contaminants. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Building Permit | Cypress Community Development Department Orange County Fire Authority South Coast Air Quality Management District | | | |
| Aircraft Overflight | | | | | | | |
| COA-E21 | The developer shall comply with all requirements of the FAA should any portions of the development encroach within 100 to 1 imaginary surface surrounding the JFTC Los Alamitos. Encroachment within the 50 to 1 approach surface will require approval by the FAA. | In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps | Prior to Issuance of Building Permit | Cypress Community Development Department | | | |