

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2019100444

Project Title: Westminster Mall Specific Plan Project

Lead Agency: City of Westminster Contact Person: Steven Ratkay, AICP, Planning Manager
 Mailing Address: 8200 Westminster Boulevard Phone: (714) 548-3484
 City: Westminster Zip: 92683 County: Orange

Project Location: County: Orange City/Nearest Community: Westminster
 Cross Streets: Westminster Mall, Bolsa Avenue, Edwards Street, Goldenwest Street Zip Code: 92683
 Longitude/Latitude (degrees, minutes and seconds): 118 ° 012 ' 762 " N / 33 ° 0747 ' 200 " W Total Acres: 100
 Assessor's Parcel No.: 195-373-08,09,10,11,15,16,17,18,19,20,22,26,26,27,195-461-01, 195-462-01, 02 Section: 5 S Twp.: 11 W Range: _____ Base: _____
 Within 2 Miles: State Hwy #: I-405, SR-39, SR-22 Waterways: Westminster Channel
 Airports: N/A Railways: Navy Railway easement Schools: Ocean View ES District, Huntington Beach Union HS Dist

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Governor's Office of Planning & Research

OCT 23 2019

STATE CLEARINGHOUSE

Development Type:

Residential: Units 3000 Acres _____
 Office: Sq.ft. _____ Other _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Other _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: 425 Hotel Rooms
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Mixed Use 1.2 Million Sq.Ft. Retail/Office

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Mixed Use Westminster Mall/C-2

Project Description: (please use a separate page if necessary)

See attachment.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

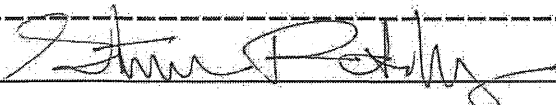
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>12</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 24, 2019 Ending Date November 25, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>City of Westminster</u>
Address: <u>3 MacArthur Place</u>	Address: <u>8200 Westminster Boulevard</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Westminster, CA 92683</u>
Contact: <u>Mark Teague</u>	Phone: <u>(714) 548-3484</u>
Phone: <u>(714) 966-9220</u>	

Signature of Lead Agency Representative:  Date: 10.22.19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION: The proposed project would provide guidelines for mixed commercial, professional office, hotel, and residential development (which would vary in housing type and affordability). The development standards and guidelines will address: permitted uses, building heights (that vary by location on the site), edge treatments, setbacks, aesthetic design features, open space requirements, circulation, and landscaping. The development standards and guidelines would apply to future development as the proposed project does not include development of projects on-site. The proposed project would include a general plan amendment and a specific plan.

Primary and secondary circulation within and to the project site would be similar to existing conditions, and would be provided through the I-405 offramp and driveways along Bolsa Avenue, Edwards Street, and Goldenwest Street. A pedestrian and bicycle gateway would be located at the northwestern corner of the site, north of the mall property in the Navy Railway easement. Additionally, future development of the Specific Plan must fit within the capacity of the existing roadway as road widening is not proposed.

The Draft EIR would analyze the maximum square footage and number of units (3,000 dwelling units, 425 hotel rooms, 1.2 million square feet of non-residential uses (retail and office), and a maximum height of 10 stories (including density bonuses). Final numbers in the Specific Plan may change depending on the findings of the environmental review.