

Appendices

Appendix 2-2 NOP/Initial Study Comments

Appendices

This page intentionally left blank.



Gavin Newsom
Governor

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



Kate Gordon
Director

Notice of Preparation

October 23, 2019

To: Reviewing Agencies

Re: Westminster Mall Specific Plan Project
SCH# 2019100444

Received
Community Development Dept.

NOV 04 2019

CITY OF WESTMINSTER

Attached for your review and comment is the Notice of Preparation (NOP) for the Westminster Mall Specific Plan Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit 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:

Steven Ratkay
Westminster, City of
8200 Westminster Boulevard
Westminster, CA 92683

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019100444/2>.

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

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

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

2019100444
 SCH#

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 ' 782 " N / 33 ° 747 ' 200 " W **Total Acres:** 100

Assessor's Parcel No.: 105-373-00, 00, 10, 11, 15, 16, 17, 18, 19, 20, 22, 25, 26, 27, 105-461-01, 105-462-01, 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 Dist/HS, 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

☐ Bank Easement

Other:

Governor's Office of Planning & Research

OCT 23 2019

STATE CLEARINGHOUSE

Development Type:

☒ Residential: Units 3000

Acres

☒ Office: Sq.ft.

Other

Acres

Employees

☐ Transportation: Type

☒ Commercial: Sq.ft.

Other

Acres

Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

☐ Educational:

☐ Waste Treatment: Type

☒ Recreational: 425 Hotel Rooms

☐ Hazardous Waste: Type

☐ Water Facilities: Type

MGD

☒ 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.



SENT VIA USPS AND E-MAIL:

November 19, 2019

sratkay@westminster-ca.gov

Steven Ratkay, AICP, Planning Manager
City of Westminster, Planning Division
8200 Westminster Boulevard
Westminster, CA 92683

**Notice of Preparation of an Environmental Impact Report for
Westminster Mall Specific Plan Project**

The South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the EIR upon its completion and public release. Note that copies of the EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on South Coast AQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

South Coast AQMD has also developed both regional and localized significance thresholds. South Coast AQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to South Coast AQMD's CEQA regional pollutant emissions significance thresholds to determine air quality

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

impacts. South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

Mobile Source Health Risk Assessment

Notwithstanding the court rulings, South Coast AQMD staff recognizes that the Lead Agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of South Coast AQMD staff's concern about the potential public health impacts of siting sensitive populations within close proximity of freeways and other sources of air pollution, South Coast AQMD staff recommends that, prior to approving the project, Lead Agencies consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse health risk impacts using its best efforts to find out and a good-faith effort at full disclosure in the CEQA document. Based on a review of aerial photographs, South Coast AQMD staff found that some of the planned residential components of the Proposed Project will be located in close proximity to Interstate 405 (I-405). Because of the close proximity to the existing freeway and a potential source of air pollution, residents at the Proposed Project² would be exposed to diesel particulate matter (DPM), which is a toxic air contaminant and a carcinogen. Diesel particulate matter emitted from diesel powered engines (such as trucks) has been classified by the state as a toxic air contaminant and a carcinogen. Since future residences at the Proposed Project would be exposed to toxic emissions from the nearby sources of air pollution (e.g., diesel fueled highway trucks), South Coast AQMD staff recommends that the Lead Agency conduct a health risk assessment (HRA)³ to disclose the potential health risks to the residents in the EIR⁴.

²According to the Project Description in the Notice of Preparation, the Proposed Project would include, among others, construction of 3,000 residential units on 94.46 acres.

³ South Coast AQMD. "Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis." Accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁴ South Coast AQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When South Coast AQMD acts as the Lead Agency, South Coast AQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of

Guidance Regarding Residences Sited Near a High-Volume Freeway or Other Sources of Air Pollution

South Coast AQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the South Coast AQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the South Coast AQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. South Coast AQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on South Coast AQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance⁵ on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 of South Coast AQMD's CEQA Air Quality Handbook
- South Coast AQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- South Coast AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- South Coast AQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- California Air Pollution Control Officers Association (CAPCOA)'s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Health Risk Reduction Strategies

As stated above, the Proposed Project is located in proximity to I-405. Many strategies are available to reduce exposure, including, but are not limited to, building filtration systems with Minimum Efficiency Reporting Value (MERV) 13 or better, or in some cases, MERV 15 or better is recommended; building design, orientation, location; vegetation barriers or landscaping screening, etc. Enhanced filtration units are capable of reducing exposures. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit.

10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

⁵ In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

Enhanced filtration systems have limitations. South Coast AQMD staff recommends that the Lead Agency consider the limitations of the enhanced filtration. For example, in a study that South Coast AQMD conducted to investigate filters⁶, a cost burden is expected to be within the range of \$120 to \$240 per year to replace each filter. The initial start-up cost could substantially increase if an HVAC system needs to be installed. In addition, because the filters would not have any effectiveness unless the HVAC system is running, there may be increased energy costs to the residents. It is typically assumed that the filters operate 100 percent of the time while residents are indoors, and the environmental analysis does not generally account for the times when the residents have their windows or doors open or are in common space areas of the project. Furthermore, these filters have no ability to filter out any toxic gases from vehicle exhaust. Therefore, the presumed effectiveness and feasibility of any filtration units should be carefully evaluated in more detail prior to assuming that they will sufficiently alleviate exposures to toxic emissions.

Because of the limitations, to ensure that enhanced filters are enforceable throughout the lifetime of the Proposed Project as well as effective in reducing exposures to DPM emissions, South Coast AQMD staff recommends that the Lead Agency provide additional details regarding the ongoing, regular maintenance and monitoring of filters in the EIR. To facilitate a good faith effort at full disclosure and provide useful information to future sensitive receptors who will live and/or work in proximity to I-405, the Lead Agency should include the following information in the EIR, at a minimum:

- Disclosure on potential health impacts to prospective residents from living and/or working in proximity to freeways, and the reduced effectiveness of air filtration system when windows are open and when tenants are outdoor;
- Identification of the responsible implementing and enforcement agency such as the Lead Agency for ensuring that enhanced filters are installed on-site at the Proposed Project before a permit of occupancy is issued;
- Identification of the responsible implementing and enforcement agency such as the Lead Agency's building and safety inspection unit to provide periodic, regular inspection on filters;
- Provide information and guidance to the Project developer or proponent on the importance of filter installation and ongoing monitoring and maintenance;
- Provide information to residents about where the MERV filters can be purchased;
- Disclosure on increased costs for purchasing enhanced filtration systems to prospective residents;
- Disclosure on increased energy costs for running the HVAC system with MERV filters to prospective residents;
- Disclosure on recommended schedules (e.g., once a year or every six months) for replacing the enhanced filtration units to prospective residents;
- Identification of the responsible entity such as residents, tenants, Homeowner's Association (HOA) or property management to ensure filters are replaced on time, if appropriate and feasible;
- Develop ongoing cost sharing strategies between the HOA and residents/tenants, if available, for replacing the enhanced filtration units;
- Set up criteria for assessing progress in installing, replacing, and maintaining the enhanced filtration units; and
- Set up process for evaluating the effectiveness of the enhanced filtration units at the Proposed Project.

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of

⁶ This study evaluated filters rated MERV 13 or better. Accessed at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/aqmdpilotstudyfinalreport.pdf>. Also see 2012 Peer Review Journal article by South Coast AQMD: <http://d7.iqair.com/sites/default/files/pdf/Polidori-et-al-2012.pdf>.

potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

In the event that the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit South Coast AQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD’s Engineering and Permitting staff at (909) 396-3385.

Data Sources

South Coast AQMD rules and relevant air quality reports and data are available by calling South Coast AQMD’s Public Information Center at (909) 396-2001. Much of the information available through the Public Information Center is also available at South Coast AQMD’s webpage at: <http://www.aqmd.gov>.

South Coast AQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

ORC191101-05

Control Number

November 25, 2019

NCL-19-031

Steven Ratkay, Planning Manager
City of Westminster
City of Westminster Planning Division
8200 Westminster Boulevard
Westminster, California, 92683

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Westminster Mall Specific Plan

Dear Steven Ratkay,


Thank you for the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the Westminster Mall Specific Plan. The County of Orange offers the following comments for your consideration.

OC Flood Programs/Hydrology & Floodplain Management

1. The Project Area is tributary to Orange County Flood Control District (OCFCD) facilities. Please be advised that the Westminster Channel (OCFCD Facility No. C04) runs along Bolsa Avenue. C04 is a deficient flood control facility and is not capable of conveying runoff from the 100-year storm event. The future development projects should not worsen existing conditions or shift flooding problems upstream or downstream of proposed developments.
2. The FEMA Flood Insurance Rate Map, Panel No.0232J shows the majority of project site is within Zone X and the southern boundary is within Zone A. The City of Westminster, as floodplain administrator, should ensure that floodplains are properly identified and that structures are located outside the FEMA 100-year floodplain, or designed in conformance with local floodplain ordinances, and Federal Emergency Management Agency (FEMA) regulations.
3. All work within or adjacent to OCFCD right-of-way or flood control facilities shall be conducted so as not to adversely impact the structural integrity, hydrology, hydraulic flow conditions, access and maintainability. Furthermore, all proposed projects within OCFCD right-of-way shall be reviewed and approved by OC Public Works. The work should be conducted only after an encroachment permit has been obtained. For information regarding the permit application process and other details please refer to the Encroachment Permits Section link on the OC Public Works website: http://www.ocpublicworks.com/ds/permits/encroachment_permits. Technical reviews and approvals for the proposed work will be accomplished within the permit process.

If you have any questions regarding these comments, please contact Sahar Parsi at (714)647-3988 in OC Flood Programs or Cindy Salazar at (714) 667-8870 in OC Development Services.

Sincerely,



Richard Vuong, Manager, Planning Division
OC Public Works Service Area/OC Development Services
601 North Ross Street
Santa Ana, California 92701
Richard.Vuong@ocpw.ocgov.com

cc: Sahar Parsi, OC Flood Programs/Hydrology & Floodplain Management
Penny Lew, OC Flood Programs/Hydrology & Floodplain Management



AFFILIATED AGENCIES

Orange County
Transit District

Local Transportation
Authority

Service Authority for
Freeway Emergencies

Consolidated Transportation
Service Agency

Congestion Management
Agency

November 25, 2019

Mr. Steven Ratkay
Planning Manager
City of Westminster – Planning Div.
8200 Westminster Blvd.
Westminster, CA 92683

Subject: Westminster Mall Specific Plan Initial Study and Notice of Preparation (IS/NOP)

Dear Mr. Ratkay:

Thank you for providing the Orange County Transportation Authority (OCTA) with the IS/NOP for the Westminster Mall Specific Plan Project (Project). The following comments are provided for your consideration:

- Presently, OCTA operates Routes 64 and 64X that service the Westminster Mall and utilize the Westminster Mall ring road for transfers and layovers. These routes run along Bolsa Avenue and provide a connection between Boeing, the Westminster Mall, and Larwin Square in the City of Tustin. They are highly traveled routes that run from 4:23 a.m. to 1:38 a.m. during weekdays and from 5:12 a.m. to 10:58 p.m. on weekends.
- OCTA requests that the City of Westminster work with OCTA regarding any bus stop reconstruction or relocation proposed for the Project. OCTA staff is available to review plans to make sure that relocations and bus stop construction plans are suitable for OCTA bus service.
 - You may contact OCTA Stops and Zones at (714) 265-4318 or stopsandzones@octa.net.
- OCTA administers the Master Plan of Arterial Highways (MPAH) – a countywide circulation system to ensure that the regional arterial highway network would be planned, developed, and preserved – to supplement the County's developing freeway system. Please include the adjacent MPAH facilities in the Environmental Impact Report: Edwards Street, Bolsa Avenue, and Goldenwest Street. Please note that Bolsa Avenue, east of Goldenwest Street, is classified as a Major Arterial (six lanes, divided), but is currently underbuilt. Please ensure the right-of-way will be preserved for the ultimate buildout of this facility.

Mr. Steven Ratkay
November 25, 2019
Page 2

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dan Phu", with a stylized flourish at the end.

Dan Phu
Manager, Environmental Programs

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

1750 E 4TH ST, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

FAX (657) 328-6511

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

November 25, 2019

Mr. Steven Ratkay
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

File: IGR/CEQA
SCH#: 201910444
IGR Log: 2019-01249
I-405, PM: 18.224

Dear Mr. Ratkay:

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR) for the Westminster Mall Specific Plan Project. 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 project 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. The project site is the Westminster Mall site which is bounded by Edwards Street to the west, Bolsa Avenue to the south, and Goldenwest Street to the east. Regional access to the site is provided by Interstate 405 (I-405). Other nearby state transportation facilities include State Route 22 (SR-22) approximately 1.6 miles north of the site and State Route 39 (SR-39) approximately one mile to the east of the site.

Caltrans is a responsible and commenting agency on this project and has the following comments:

Traffic Operations

1. As stated in the Initial Study, a Traffic Impact Study (TIS) will be provided in the Environmental Impact Report (EIR). Please refer to Caltrans Guide for the Preparation of Traffic Impact Studies using the latest version of the Highway Capacity Manual (HCM 2016) methodologies when analyzing traffic impacts on State transportation facilities.
2. Please submit a queue analysis for review and comment. The analysis should include:

- a) The 95 percentiles queue for all on/off ramps at Caltrans intersections within the study area to determine if there are impacts to the storage lengths.
 - b) Determine that there is no impact to the vehicle's storage lengths at the off-ramps. (a discussion on any potential impacts and propose mitigation measures)
 - c) Right and left pocket length (ft)
 - d) Number of lanes in pocket
 - e) Pedestrian and Bicycle Volumes
 - f) The future land use of the Westminster Mall will include residential, retail, office, and hotel, therefore, different peak hours for different demands should be analyzed and included in the analysis.
3. A Traffic Management Plan (TMP) to address impacts on I-405 ramps during construction
 4. According to Project Description "future development of the Specific Plan must fit within the capacity of the existing roadway as road widening is not proposed."
 5. A fair share discussion must be included in the environmental document due to any potential significant impacts to State transportation facilities as a result of this project. Consultation between the lead agency and Caltrans to define responsibilities for implementing mitigation measures and Cost Estimates for mitigation measures and financing plan should also be discussed in the document.
 6. It is recommended that Caltrans District Traffic Operations Branch be responsible for ramp metering review of the TIS. (Electrical?)

7. Due to the proximity of this project to I-405 Freeway, coordination with I-405 Improvement Project is required.

Active Transportation Planning

8. Please include the following Active Transportation Planning Elements:

- a) **Bicycle and Pedestrian Facilities** - A discussion on existing and proposed bicycle and pedestrian facilities in the project vicinity. According to the City of Westminster's General Plan Mobility Element (2016), Edwards Street is considered a "Bicycle and Pedestrian Priority" corridor and there is also a proposed "Bicycle and Pedestrian Priority" corridor located north of the project site. These Active Transportation corridors will provide key bicycle and pedestrian connections to the project site. Encouraging Active Transportation increases safety for all roadway users, increases regional connectivity, improves air quality, and reduces congestion.
- b) **Secure Storage/Parking Facilities, Showers, and Wayfinding Signage**- Consider providing a discussion about bicycle facilities such as secure storage/parking facilities, showers, and wayfinding signage. Facilities like these promote the use of Active Transportation.
- c) **Complete Streets** - Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, and increase safety for all modes of transportation. This may include planning for appropriate safety measures for bicyclists and pedestrians in the project area, such as pedestrian-oriented LED lighting, high-visibility continental crosswalk striping, wayfinding signage, and safe connections to existing and proposed bicycle facilities. These improvements increase regional connectivity and

Mr. Steven Ratkay
November 25, 2019
Page 4

encourage both residents and visitors to utilize walking and bicycling as a form of transportation.

Designated Freight Delivery Area

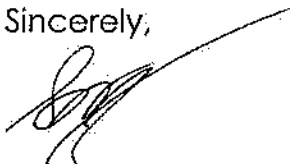
9. Please consider incorporating designated areas/parking for freight delivery, package, and transportation network companies pickup and drop off.

Encroachment Permit

10. In the event of any activity in Caltrans right of way an Encroachment Permit will be required. For specific details on Encroachment Permits procedure, please refer to Encroachment Permits Manual at: <https://dot.ca.gov/programs/traffic-operations/ep>

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or would like to meet with us regarding these comments, please do not hesitate to call Maryam Molavi at (657) 328-6280.

Sincerely,



SCOTT SHELLEY,
Branch Chief, Regional-IGR-Transit Planning

From: Peter Gillin [REDACTED]
Sent: Thursday, October 24, 2019 5:28 PM
To: Ratkay, Steve
Subject: Hi Mr. Ratkey, Westminster Mall

Hi Mr. Ratkay,
I have been following the redevelopment of the Westminster Mall for some time.

I noticed that you posted an NOP today for the Draft EIR.

How close is the property owner to receiving entitlements? Is the project something that Planning staff and the City are fairly open to seeing?

I am a resident of Tustin, not Westminster, but I would to see high

density mixed-use development at the site. It would provide a huge economic boost to the City of Westminster and would provide much needed affordable housing.

Thanks, Peter Gillin

From: Tiona Todoruk [REDACTED]
Sent: Thursday, October 24, 2019 5:48 PM
To: Ratkay, Steve
Subject: Written Comments, Initial Study

Good evening,

I own a home on Trojan circle and have the following concerns with the current proposed project:

Aesthetics: the proposed buildings on the Edwards side of the development and within the center of the site are too tall. A setback on development from existing residential developments should be considered to prevent shadows and minimize impacts on privacy of adjacent residents.

Traffic: the proposed development would substantially increase traffic in the area and through the neighborhood. As my neighborhood is in Huntington Beach, traffic calming measures would likely not be implemented by the City of Westminster. This creates a safety hazard to residents as well as students of the school. Furthermore, it will impact my commute due to congestion on roads not equipped to handle that volume of traffic.

Hazardous materials: The development of a hotel and office buildings will result in hazardous materials being brought to the area, particularly if the hotel has a pool. This is a significant

concern for proximal residents and the school.

Air quality: The area is already in a non-attainment zone. The proposed development will result in thousands of additional vehicles in the area daily. This will further exacerbate the problem. I have a young child and grow the majority of my own foods, and am concerned about the additional benzene, PAH and PM exposure this will cause.

Light: With such a significant development proposed, the light pollution will be significant. Excessive light exposure has been shown to negatively impact sleep patterns and interfere with migratory birds.

Noise: A development such as this will result in significantly more ambient noise in the area. The neighborhood is currently very quiet and this will negatively impact that. This will be exacerbated during construction.

Infrastructure: The project will impact existing infrastructure and services including the school and park in the Stacy Tract, access to transit and neighborhood parking.

Other: In general such an extensive development will negatively impact the quality of life in my neighborhood due to noise, light, aesthetics and excessive use of infrastructure. Furthermore, elements of the project create a public endangerment to our community through increased traffic, a reduction in air quality and potential exposure to hazardous materials.

I appreciate your consideration of my comments and look forward to having them addressed.

Kind regards,
Tiona

From: [Mark Teague](#)
To: [Jasmine Osman](#)
Subject: FW: Westminster Mall
Date: Friday, November 8, 2019 1:43:34 PM

From: Ratkay, Steve <SRatkay@Westminster-CA.gov>
Sent: Friday, November 8, 2019 1:36 PM
To: Smittle, Alexa <ASmittle@Westminster-CA.gov>; Mark Teague <mteague@placeworks.com>
Subject: FW: Westminster Mall

Steven Ratkay AICP, Planning Manager
[City of Westminster](#) Planning Division
8200 Westminster Boulevard | Westminster | CA 92683 | 714-548-3484 | sratkay@westminster-ca.gov

To ensure good service and personal attention, we kindly request that you schedule visits by appointment so that we can assure the appropriate staff member is available to serve you. Thanks for your cooperation. Planning Division counter hours: 7:30 AM to 5:30 PM, Monday through Thursday, and every other Friday from 7:30 AM to 4:30 PM.

From: [REDACTED]
Sent: Friday, November 08, 2019 1:35 PM
To: Ratkay, Steve
Subject: Westminster Mall

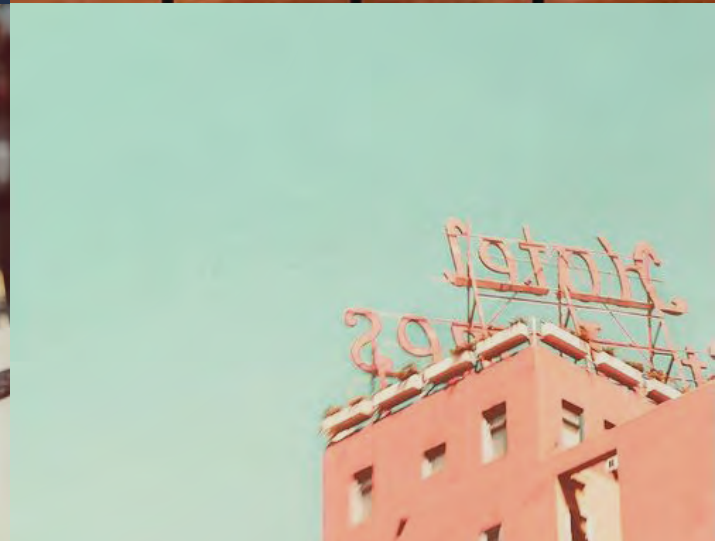
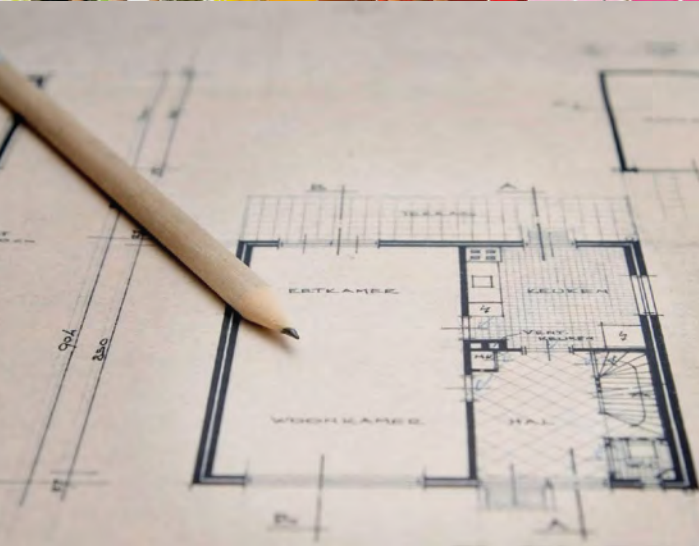
Please rethink these plans. I live in Huntington Beach but with this mall so close to us it is where we do a lot of shopping. We have many stores we love there and spend money in. It would be terrible to see it become a Bella Terra nightmare in that area. If you build that is what will happen. Just stop with the HDD please! The traffic it will bring will be a nightmare. If you look at Bella Terra the crime has gone up because of those places. They also do NOT ever seem to fill up with renters. I understand wanting to add offices, even a hotel (yet that is another Bella Terra thing) and agree the area needs to be freshened up. Yet I do not believe adding HDD to it is the way to go. I do not agree to outdoor mall like area either. As it gets to hot to be able to enjoy shopping when its summer or we are in a heat wave during other times of the year. If its rainy season it makes it hard to enjoy as well. Yet adding more shops, restaurants and offices will add needed jobs for the area. Adding HDD does NOT add anything positive to the area. HDD just brings problems that will effect many of us in Huntington Beach as well as many in Westminster also. So please rethink the plans you are trying to push there and why not try to bring back some stores to the mall we lost. Like a Disney Store. Bring back having a theater. Why not a theater that ups its game with in seat dining? Why not a good variety of restaurants around the mall parking lot? We love Outback and they have outstanding service but bring in a few other places as options. Please instead of HDD let's bring some life to the mall area with shops, food and entertainment instead. Thank you.

Anna Plewa



HOSPITALITY HOUSE

FOOD
BEVERAGE
AND
EVERYTHING
IN
BETWEEN



WE PROVIDE FOOD AND BEVERAGE
STRATEGY, SUPPORT, AND REAL ESTATE
SERVICES INTERNATIONALLY

HOSPITALITY HOUSE WAS CREATED WITH THE INTENT OF PROVIDING FOOD + BEVERAGE SOLUTIONS TO THE HOTEL AND REAL ESTATE COMMUNITIES

*Founded in 2004 by
Steven Karnali,*

Our culture thrives on a passion for Food and Beverage, which is integrated into a disciplined business approach. For this reason, we have gained the trust of our clients resulting in a multitude of successful projects internationally.

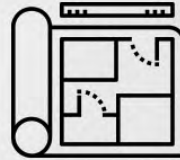
Headquartered in New York City, we service all sectors of the hospitality industry including Real Estate Investment Trusts, Private Equity Firms, Hedge Funds, Hotel Brands, and Owner/Developers.

Our clients include Marriott, Hilton, Hyatt, Equinox Hotels, Related Companies, Four Seasons Hotels and Resorts, Highgate Hotels iStar, ADIA, Brookfield Property Partners, Hard Rock Hotels, Silverstein Properties, and Caesars Entertainment.

Whether designing a commercial kitchen, underwriting of a proposed restaurant, developing an innovative dining concept, or sourcing 3rd party operators, our diverse background and in-depth industry expertise allow us to provide thoughtful and unique perspectives to our clients, assisting them in a variety of endeavors within the hospitality space.



**SPATIAL
PLANNING**



**FOODSERVICE
DESIGN**



**FINANCIAL
ANALYSIS**



**PROGRAM
DEVELOPMENT**

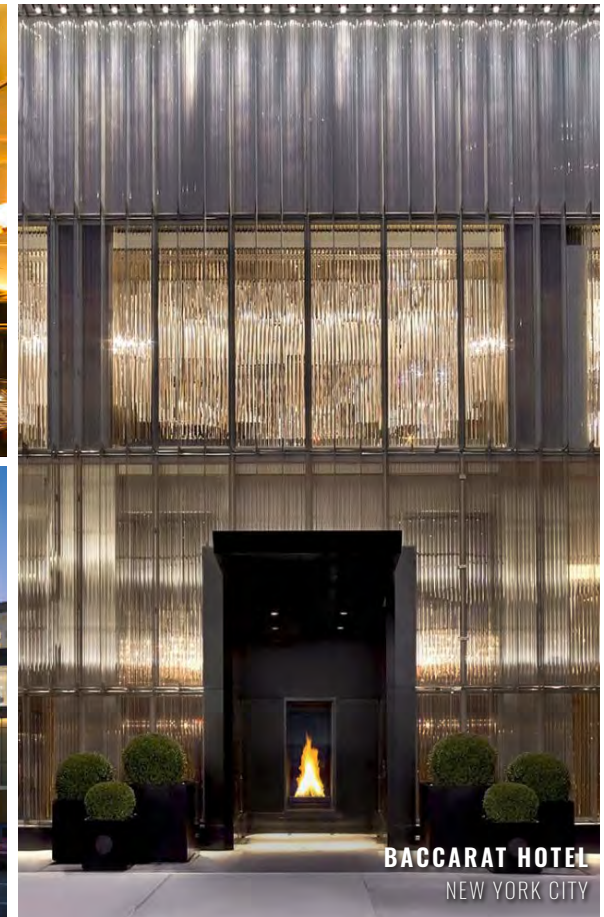
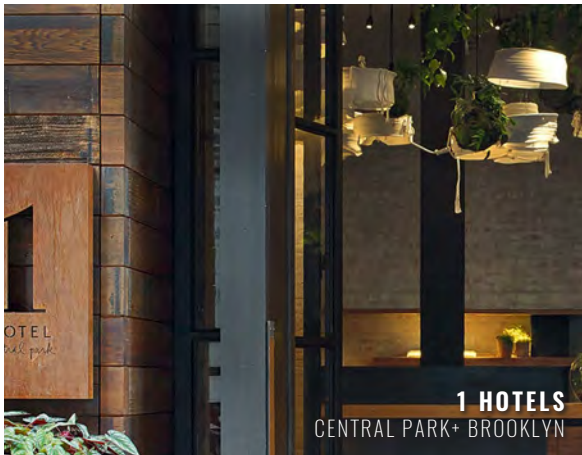


BRANDING



**OPERATOR
SOURCING**

Highlighted Projects



Highlighted Projects



ONE WEST PALM
PALM BEACH, FLORIDA



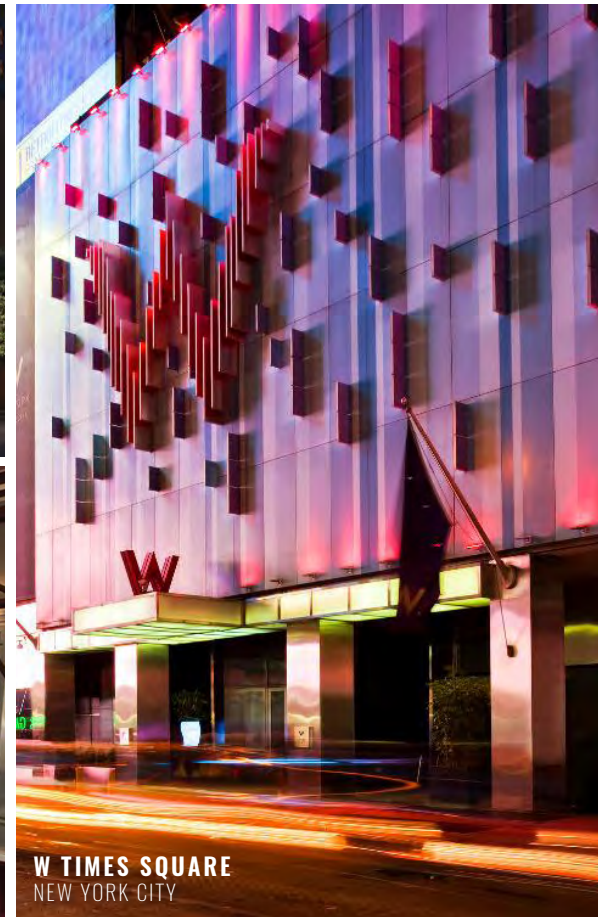
JOEL ROBUCHON
100 EAST 53RD STREET



MARRIOTT MARQUIS DC
WASHINGTON D.C.



LA ESQUINA TAQUERIA
NEW YORK CITY



W TIMES SQUARE
NEW YORK CITY

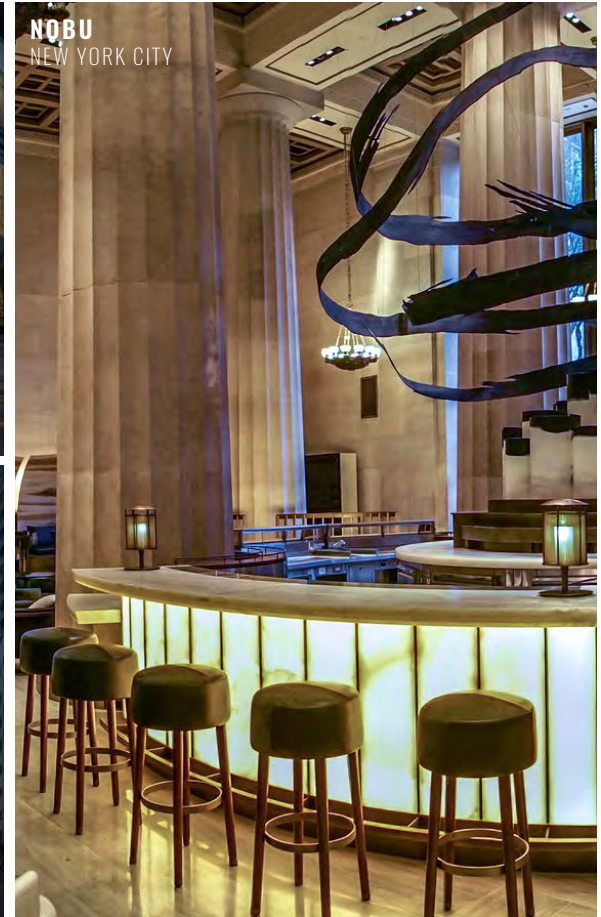


QUALITY EATS
NEW YORK CITY



THE BUTCHER'S DAUGHTER
NEW YORK CITY

Highlighted Projects



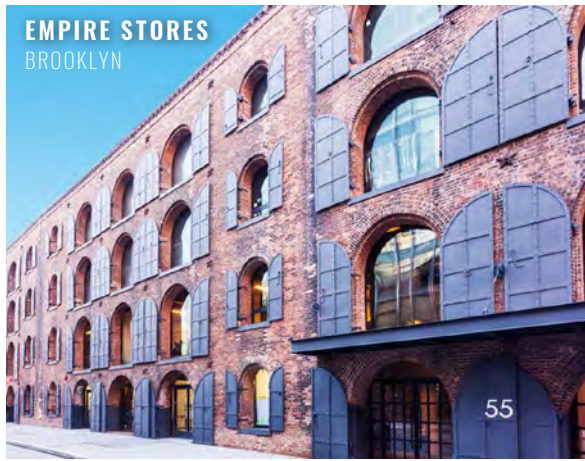
Highlighted Projects



Highlighted Projects



Highlighted Projects





Executive Personnel



STEVEN KAMALI

CHIEF EXECUTIVE OFFICER

Steven serves as an Advisor to the Hospitality and Real Estate communities at large, consulting Hotel brands, developers, Private Equity firms and REIT's. Steven's disciplined business approach and industry expertise have gained the trust of his clients resulting in a multitude of successful projects across North America and Europe. In 2012, Steven started The Chef Agency, a leading executive search firm in the Food and Beverage industry improving his reach + insight into the industry. A serial entrepreneur with a passion for "Food, Beverage and Everything in Between," Steven continues to invest in Food and Beverage concepts across technology and hospitality, inclusive of, but not limited to the restaurant application Resy, and New York City restaurant Jack's Wife Freda.



KARMA MCDERMOTT

RETAIL LEASING
FOUNDING PARTNER

Karma oversees all aspects of our Food + Beverage Retail Leasing Group. As a Founding Partner, Karma has helped grow the Company's brokerage practice exponentially since it's inception in 2001. With over twenty years' experience in the Hospitality Industry, Karma has successfully orchestrated hundreds of transactions which include Boqueria, Megu, La Esquina, and Café Clover. Karma's passion for the industry provide her with the unique ability to serve both landlords and tenants with meaningful and long lasting real estate solutions. Karma holds a degree in Culinary Arts and Restaurant Management from The Art Institute of New York City. Prior to founding Hospitality House, she worked Front of House in Manhattan's most successful hospitality venues, most notably TAO Group, Lotus, and Manhatta. As such, she is keenly aware of the niche needs of owners and operators alike.



JOSH LEBOWITZ

MANAGING PARTNER

Josh oversees our International Licensing practice and our newly formed lending platform. Prior to joining Hospitality House, Josh served as Director of Operations at Brother Jimmy's where he put together a group of investors to purchase the restaurant's IP. Over the next twelve years, Josh grew Brother Jimmy's from a trio of neighborhood restaurants to a regional Company and celebrated brand. Currently, the business operates seven New York locations in addition to an outlet at Yankee Stadium, employs over 500 people, and earns over \$25mm in sales. In 2012, Josh launched a franchise program where seven franchises were developed over the next four years. Additionally, he co-authored and published cookbook and produced a line of retail supermarket ready products.



CODY HICKS

FOODSERVICE DESIGN
MANAGING PARTNER

Cody Hicks leads our Foodservice Design practice, overseeing all aspects of planning and design. With over 30 years experience, Cody has worked alongside the most celebrated chefs in the country including Chefs Daniel Boulud, Tom Colicchio, Todd English, and Jean-Georges. Among many of his successful projects are Soho House, Google, The Mark Hotel, Eataly, Pastis, and The Eventi Hotel, amongst several others. Cody is a licensed Architect and a graduate of the Pratt Institute. He became a professional member of the Foodservice Consultant's Society International in 1995. His food service experience includes eight years as the facilities architect for the Culinary Institute of America, four years as project director for Clevenger Fable and LaVallee and over 10 years as Vice President of Post & Grossbard.



CAROLYN VAHEY

ADVISORY
MANAGING DIRECTOR - US

Carolyn serves as a Managing Director on our Advisory Team, overseeing our efforts across North America. Over the course of her tenure with Hospitality House, she has successfully executed on numerous transactions through her ability to understand and communicate the needs of both owners, and operators. Notable projects include: The Hard Rock Hotel Times Square, The Equinox Hotel, and Moxy Hotels Prior to joining Hospitality House, Carolyn was a Senior Manager with Hillstone Restaurants and ran daily operations at multiple locations across the East Coast. With a background in Food and Beverage operations, Carolyn brings her industry expertise and business acumen to our Advisory Team providing thoughtful solutions to our clients.

Team



STEVEN KAMALI
CHIEF EXECUTIVE OFFICER



KARMA McDERMOTT
RETAIL LEASING
FOUNDING PARTNER



JOSH LEBOWITZ
MANAGING PARTNER



CODY HICKS
FOODSERVICE DESIGN
MANAGING PARTNER



CAROLYN VAHEY
ADVISORY
MANAGING DIRECTOR - US



ELIZABETH RAOUFI
DIRECTOR OF FINANCE



MARIANNA ALFA
ADVISORY
VP OF CONCEPT DEVELOPMENT



KELLY ESFORMES ALVAREZ
ART DIRECTOR



DOUG BLANKROT
RETAIL LEASING
ASSOCIATE



ANISSA BURNETT
CHIEF OF STAFF



NICOLAS CORRAO
RETAIL LEASING
ASSOCIATE



SARAH DALIDOWITZ
STRATEGY + DEVELOPMENT
ASSOCIATE



BRIAN HICKS
FOODSERVICE DESIGN
SENIOR ASSOCIATE



ALEXIS LENHART
ADVISORY
MANAGING DIRECTOR - EMEA



JORDAN RAHIMI
RETAIL LEASING
ASSOCIATE



JESSICA GELIN
DIRECTOR OF
BUSINESS AFFAIRS



ANISIA TIERNEY
INTERNATIONAL LICENSING
BRAND MANAGER



HOSPITALITY HOUSE

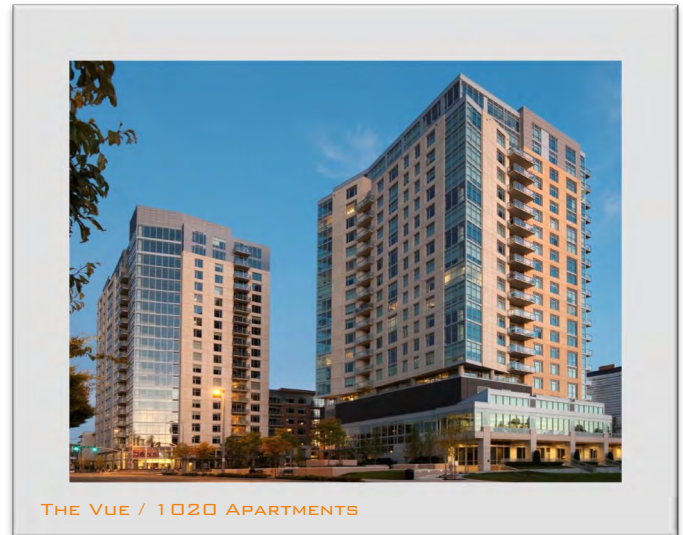
NEW YORK
275 MADISON AVENUE
NEW YORK, NY 10016
+1 (212) 684-6666



Scopes of Services

With over 20 years of experience, we have maintained a reputation as one of the most experienced, innovative and knowledgeable building envelope consulting and engineering firms in North America.

As our main office located in Seattle, we have projects throughout the US and internationally. Design and engineering services are run from our main office, and construction services are serviced from locations that are most cost effective respective to the project locations. **FS** is able to provide real building envelope solutions to a range of issues related to roofing, waterproofing, and total **FAÇADE** performance.



Consulting: Our Consultants are experts in the specification, design and fabrication of exterior wall, roofing and waterproofing and glass and glazing systems. We have worked extensively with ANSI/ASCE, the International Building Codes (IRC, IBC, IECC), Washington State Energy Code, California (Title 24), Florida Building Code as well as national standards for wind tunnel testing and mock-up testing. As a result, we can assist your team in the selection of appropriate performance criteria, testing standards as well as subcontractors and systems.

Design Services: In part of our assistance to develop complete permit drawings, FS offers three (3) levels of design assist. Accounting for the owners selected design team, FS coordinates and reviews the architect's drawing packages or provides complete Building Enclosure (WP) Drawings. As similar to the Structural Drawings, Electrical Drawings, and Civil or Landscape Drawings, Building Enclosure (WP) drawings are referenced or attached to the architectural drawing set providing project specific installation details for each of the building envelope systems.

- i. **Peer Review:** **FS** assist with the selection, specification and detailing of project specific building envelope components and materials. **FS** provides a Review of the Architectural drawings and specifications for the purpose of confirming the building envelope system details, code compliance, and performance requirements and standards. **FS** provides comments and/or recommendations in writing or via Red-Lines for the design team's consideration and incorporation.
- ii. **CAD Services:** **FS** provides drawing services to the architect with complete building envelope 'Project Specific' details representing each exterior envelope component, coordinated with the architects' elevations and floor plans. CAD service drawings are provided to the Architect of Record for consideration and incorporation into their design documents. (Drawings and details are stamped by the Designer of Record.)
- iii. **Enclosure Drawings/Details (WP's):** As the State of Washington now requires Enclosure Drawings be provided for permit submission (RCW 64.55.020), **FS** provides Building Enclosure packages to the project complete with 'Project Specific' (for construction) details and specifications, referencing each exterior envelope system(s), coordinated with the architects' elevations and floor plans, for attachment as WP-xxx sheets. (Building Enclosure drawings and details are stamped by **FS** , licensed in the state of project location.)



WHOLE BUILDING AIR-LEAKAGE (AIR BARRIER) TESTING

FS specializes in air barrier testing for large building enclosures, where the leakage characteristics of the building are identified in order to determine the airtightness of the building envelope. We are well versed in the codes that govern, (i.e. United States Army Corps of Engineers (USACE) Air Leakage Test Protocol, International Energy Conservation Code (IECC) C402.5 and American Society of Testing and Materials (ASTM) Standards E779).

A building enclosure airtightness test, or an air leakage test, is conducted using orifice blower door fans that induce a series of positive and negative pressures on the building envelope. The Architect of Record (AOR) will specify the purpose of the test, the two most common test purposes are: architectural or air barrier systems enclosure test (HVAC related openings excluded) or architectural plus HVAC operational building enclosure test (HVAC related openings included). Testing methods for quantitative building enclosure airtightness testing include: multipoint regression (ASTM E779), repeated single point (ASTM E1827) or two-point airtightness testing (ASTM E1827).

Data from testing is used to quantify the rate and magnitude of air leakage through the building envelope. To pass an air leakage test, a building must be below the allowable rate or magnitude of air leakage required by project specifications. Mock-up or preliminary testing can predict success or show weaknesses in the air barrier system so corrections can be made before air barrier connections are covered in the construction process. Final testing must only be conducted once the building envelope or air barrier has been fully installed.

IECC Code Baseline: Maximum air leakage rate 0.40 cfm/ft² at 75 Pa

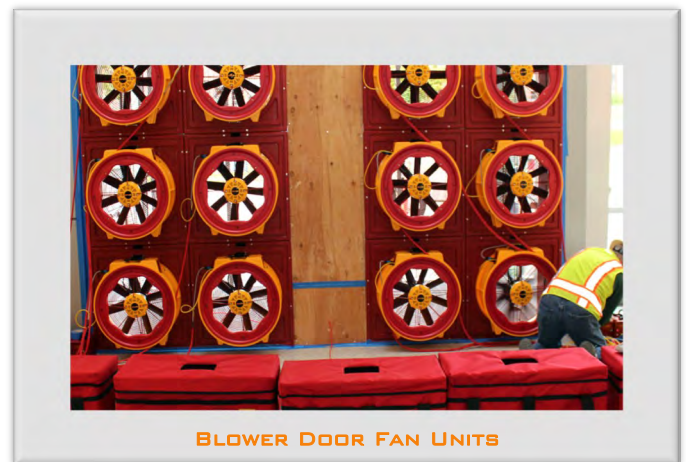
QUESTION: WHAT IS THE PROBLEM WITH AIR LEAKAGE ?

1. During the summer you are losing the conditioned air to the exterior, or drawing in hot air to the interior.
2. During the winter you are losing heated air to the exterior, or drawing in cold air to the interior.
3. You are wasting energy and your money

If a building is leaky the pressure difference between the interior and exterior will cause the stack effect to kick in and move the air out. Once air moves out at the upper floors, exterior air is sucked in at the lower floors.

QUESTION: WHAT IS STACK EFFECT?

1. Air is always moving during pressure difference. The inside vs the outside of the house.
2. As air moves out of the higher area of the house, more air is sucked in at the lower sections of the house.
3. Higher building = stronger pressure difference.
4. Stronger pressure = more air is moved and faster air changes.
5. Faster air changes = more energy is wasted.



AIR LEAKAGE PATHWAYS

PROJECT EXPERIENCE

- 2019-2021 Dual Brand Marriott, Freemont, CA (8-story)
 - Client: Jensen|Fey (Architects), Redmond, WA
 - Client: Z-Modular, Birmingham, AL
 - Services: Design Consultant, Field QA/QC

- 2019-2021 1101 Western Avenue, Seattle, WA (17-story)
 - Client: ANI Residential, Seattle, WA
 - Client: GGLO Architects, Seattle, WA
 - Services: Design Consultant, Field QA/QC

- 2019-2020 YWCA – Homeless/Battered Women Shelter, Missoula, MT
 - Client: MMW Architects P.C., Missoula, MT
 - Services: Design Review (Pro Bono Donation)

- 2018-2020 CSN Health Sciences Building, Henderson, Nevada
 - Client: SH-Architecture, Las Vegas, NV
 - Services: Design Consultant
(Seismic and Enclosure Drawing Design)

- 2018-2020 Geraldine E King Women’s Center, Salt Lake City, UT
 - Client: AJC Architects, Salt Lake City, UT
 - Services: Design Review (Pro Bono Donation)

- 2018-2020 Washington Street Condos, Salt Lake City, UT
 - Client: AJC Architects, Salt Lake City, UT
 - Services: Design Consultant

- 2017-2020 Inneswood Apartments, Issaquah, WA (Dual 6-story)
 - Client: Inneswood Estates, LLC, Bellevue, WA
 - Client: Milbrandt Architects, Kirkland, WA
 - Services: Design Consultant, Field QA/QC

- 2016-2018 I-5 Casino – Fife, WA
 - Client: Cuninghams Group, Minneapolis, MN
 - Services: Design Consultant

- 2016-2019 The Hive (Apartments) – Seattle, WA
 - Client: Board & Vellum, Seattle, WA
 - Services: Design Consultant

- 2016-2017 MGM Convention Center Expansion – Las Vegas, NV
 - Client: YWS Architecture, Las Vegas, NV
 - Services: Design Consultant, Field QA/QC

- 2016-2017 Cliff Castle Casino – Camp Verde, AZ (6-story)
 - Client: Cuninghams Group, Las Vegas, NV
 - Services: Design Consultant, Field QA/QC

- 2016-2017 Reno Student Housing – Reno, NV (6-story)
 - *Client: CA-Ventures, Chicago, IL*
 - *Client: Caron Architects, Seattle, WA*
 - *Services: Design Consultant, Field QA/QC*
- 2016 ASU Student Pavilion – Tempe, AZ
 - *Client: Black Rock Studio, Scottsdale, AZ*
 - *Services: Design Consultant, Field QA/QC*
- 2016 255 South King Street (Embassy Suites) (23-story)
 - *Client: Sodo Development*
 - *Services: Engineering (Hygrothermal Analysis, WUFI)*
- 2015 NAS 380 Building – Whidbey Island, WA
 - *Client: U.S. Army Corp of Engineers*
 - *Client: Pacific Tech Construction,*
 - *Services: Design Consultant, Field QA/QC*
- 2015 NAS 2556 Building – Whidbey Island, WA
 - *Client: U.S. Army Corp of Engineers*
 - *Client: Pacific Tech Construction*
 - *Services: Design Consultant, Field QA/QC*
- 2014-2015 Charles W. Turnbull Regional Library – St. Thomas U.S. Virgin Islands
 - *Client: Balbo Construction, St. Thomas, VI*
 - *Services: Design Consultant, Field QA/QC*
- 2009-2014 LDS Temple & Patron Housing – Trujillo, Peru
 - *Client: GSBS Architects, Salt Lake City, UT*
 - *Services: Project Manager, Lead Consultant, Field QA/QC*
- 2012-2014 Cardinal (AT&T) Data Center – Kings Mountain, N.C.
 - *Client: Gensler, Dallas, TX*
 - *Services: Field QA/QC*
- 2013 DM-1 Data Center – Cheyenne, Wyoming
 - *Client: Microsoft Corp., Redmond, WA*
 - *Services: Design Consultant, Field QA/QC*
- 2013 300 Mill Street – Ketchikan, AK
 - *Client: Waterfall Properties, Ketchikan, AK*
 - *Services: Forensic Investigation, Design Consultant, Field QA/QC*
- 2012 Shoreline Commercial – Ketchikan, AK
 - *Client: Rhinco, Inc., Ketchikan, AK*
 - *Services: Design Consultant, Field QA/QC*
- 2010-2011 Roosevelt NTDATA (Dell) Data Center – Quincy, WA
 - *Client: Holder Construction, Atlanta, GA*
 - *Services: Design Consultant, Field QA/QC*

- 2008-2009 Great Wolf Lodge – Grand Mound, WA
 - *Client: GSBS Architects, Salt Lake City, UT*
 - *Services: Design Consultant, Field QA/QC*
- 2008-2011 Avalon Queen Anne – Seattle, WA (7-story)
 - *Client: Avalon Bay Communities/GGLO Architects, Seattle, WA*
 - *Services: Design Consultant, Field QA/QC*
- 2007-2009 Fontainebleau Casino/Resort – Las Vegas, NV (68-story)
 - *Client: Turnberry Development, Miami, FL*
 - *Services: Design Consultant, Field QA/QC*
- 2007-2009 Cosmopolitan Casino/Resort – Las Vegas, NV (56-story)
 - *Client: Friedmutter Group, Las Vegas, NV*
 - *Services: Design Consultant, Field QA/QC*
- 2007-2008 The Olivian (Apartment Tower), Seattle, WA (27-story)
 - *Client: Hanover Company, Houston, TX*
 - *Services: Design Consultant, Field QA/QC*
- 2007-2009 45 Lansing (Jasper), San Francisco, CA (40-story)
 - *Client: Hanover Company, Houston, TX*
 - *Services: Design Consultant, Field QA/QC*
- 2007-2008 The Vue (Apartment Tower), Bellevue, WA (19-story)
 - *Client: Hanover Company, Houston, TX*
 - *Services: Design Consultant, Field QA/QC*
- 1999-2000 Fed-EX Hanger, Anchorage, AK
 - *Client: Trinity Engineering, Seattle, WA*
 - *Client: Light Island Construction, Ketchikan, AK*
 - *Services: Forensic Investigation, Field QA/QC*
- 1999-2000 Alaska Sealife Center, Seward, AK
 - *Client: Trinity Engineering, Seattle, WA*
 - *Client: Light Island Construction, Ketchikan, AK*
 - *Services: Forensic Investigation, Field QA/QC*
- 1997-1998 Intel Fab 18, - Qiryat Gat, Israel
 - *Client: Trinity Engineering, Seattle, WA*
 - *Client: Soprema Ent, Strasbourg, France*
 - *Services: Design Consultant, Field QA/QC*
- 1995 Parris Cone/Cone Mills, Parris de la Fuente, Mexico
 - *Client: Trinity Engineering, Seattle, WA*
 - *Client: Soprema USA, Wadsworth, OH*
 - *Services: Field QA/QC*



MULTI-FAMILY - RESIDENTIAL

Our experience culminates from years of successful projects in various environmental climates, that range from cold climates within the northern regions of North America, elevated and high humidity climates in the south east region of United States, and tropical climates of the Caribbean, Central America, northern regions of South America and the Philippines. Here in Washington State, multi-family code has evolved to require testing for energy efficiency (Whole Building Air Leakage Testing) and specialized design documents, (Building Enclosure Design Drawings), which architects and developers rely upon **FS** to provide.

RCW 64.55.020 "Building Enclosure Design Documents" means plans, details, and specifications for the building enclosure that have been stamped by a licensed engineer or architect. Project specific 'Building Enclosure Drawings' are necessary to waterproof, weatherproof, and otherwise protect the building and its components from water or moisture intrusion.

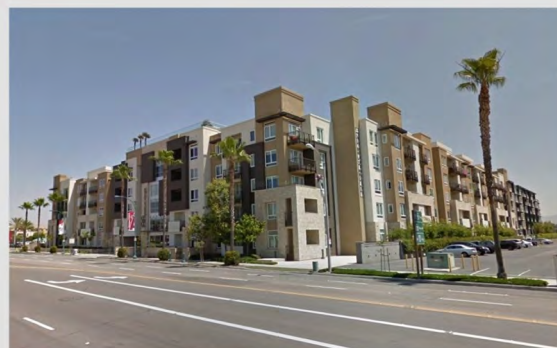
Our approach to each project begins with listening carefully to identify goals and objectives for the project. From these objectives, **FS** is able to coordinate the design decisions and overall design / construction solutions with the owner and architect to create the greatest quality, impact, and efficiency for the finished project for the owners.

PROJECT SUMMARY:

- ☐ Candlestick Cove Apartments – San Francisco, CA
- ☐ 1818 Platinum Triangle – Anaheim, CA
- ☐ 817 Olympic – Los Angeles, CA
- ☐ Residence @ L.A. Live – Los Angeles, CA
- ☐ UNR Student Housing – Reno, NV
- ☐ Virginia Street Student Housing – Reno, NV
- ☐ Avalon Queen Anne – Seattle, WA
- ☐ The Olivian Apartments – Seattle, WA
- ☐ Ten20 Apartments – Bellevue, WA
- ☐ The Vue – Bellevue, WA
- ☐ McKee Condominiums – Bellevue, WA
- ☐ 3400 Wallingford (AMLI) – Seattle, WA
- ☐ AMLI SLU (I/II) – Seattle, WA
- ☐ Tilt 49 Residence Tower – Seattle, WA
- ☐ Inneswood Apartments – Issaquah, WA



CANDLESTICK COVE — SAN FRANCISCO, CA



1818 PLATINUM TRIANGLE — ANAHEIM, CA



THE BRAVERN RESIDENCE — BELLEVUE, WA



HOTELS - CASINOS - RESORTS

With over 20 years of experience, we have maintained a reputation as one of the most experienced, innovative and knowledgeable building envelope consulting and engineering firms in North America. We provide services including building envelope condition assessments, design consulting / WP drawing development / specification writing, testing, construction observation, and quality control testing to a wide variety of clients.

Our approach to each project begins with listening carefully to identify goals and objectives for the project. From these objectives we are able to direct the design decisions and overall design/construction solutions to create the greatest quality, impact, and efficiency for the finished project.

The casino industry has evolved from simple gambling facilities to become entertainment destinations. **FS** is proud to be an integral part of the ever-expanding casino industry. The theme and specialty finishes designed are the focal point of many of the most recognized casinos in the U.S. Exterior specialty features located in highly visible areas such as porte cocheres, cladding and glazing styles, and water features differentiate one gaming facility from another in this competitive industry. Creating this differentiation involves a truly creative and collaborative team. **FS** works with casino architects, general contractors, and owners to develop ideas into working drawings and then physical features.

PROJECT SUMMARY:

- ❑ Thunder Valley Casino Hotel – Sacramento, CA
- ❑ North Fork Rancheria Casino – Madera, CA
- ❑ Diamond Jo Casino – Debuque, IA
- ❑ Maryland Live! Casino – Hanover, MD
- ❑ Carson Fandango – Carson City, NV
- ❑ Circus Circus Hotel & Casino – Las Vegas, NV
- ❑ Castaway Casino – Las Vegas, NV
- ❑ Cosmopolitan Resort & Casino – Las Vegas, NV
- ❑ Fontainebleau Casino & Resort – Las Vegas, NV
- ❑ Hard Rock Casino – Las Vegas, NV
- ❑ The Palazzo Resort Hotel & Casino – Las Vegas, NV
- ❑ The M Resort Spa Casino – Las Vegas, NV
- ❑ John Ascuaga's Nugget Casino Resort – Reno, NV
- ❑ Chinook Winds Casino Resort – Lincoln City, OR
- ❑ I-5 Casino, Phase II– Tacoma, WA



KANSAS STAR CASINO RESORT — MULVANE, KS



RED HAWK CASINO — PLACERVILLE, CA



COSMOPOLITAN RESORT & CASINO — LAS VEGAS



HIGH-RISE OFFICE & RESIDENTIAL

FS is here to make sure you make reasonable and educated decisions as we evaluate the pros and cons of the available building options. Our 20-years of high-rise residential, office, hotel and resort experience gives us the opportunity to work with high-performing cladding designs that will remain in place for the life of the building.

Our approach to each project begins with carefully listening to our clients and identify goals and objectives for the project. From these objectives we are able to effectively provide meaningful design/construction solutions to create the greatest quality, impact, and efficiency for the towers' exterior envelope.

The high-rise industry has evolved from the shear frames of the early days, to the hybrid, exterior diagonalized tubular systems that are in use today for the tallest buildings of the world. **FS** is proud to be an integral part of the evolution.

We're seeing an increased interest in "Amenity Notches" that will provide relief from the height of the towers' forms. These amenity notches wrap nearly the entire perimeter of the towers, with most of the mass of the enclosed space set back from the face of the tower. Creating this differentiation involves a truly creative and collaborative team. **FS** works intimately with the architects, general contractors, and owners to develop ideas into working drawings and then into their physical features.

PROJECT SUMMARY:

- ❑ 45 Lansing – San Francisco, CA (40-story)
- ❑ 717 West Olympic – Los Angeles, CA (26-story)
- ❑ L.A. Live – Los Angeles, CA (54-story)
- ❑ 816 Acoma – Denver, CO (16-story)
- ❑ Turnberry Place – Las Vegas (Four 38-story towers)
- ❑ Turnberry Towers – Las Vegas (Dual 45-story towers)
- ❑ Stanhi Towers – Las Vegas, NV (45-story)
- ❑ Cosmopolitan Resort & Casino – Vegas, NV (Dual 56-story towers)
- ❑ Fontainebleau Casino & Resort – Vegas, NV (68-story)
- ❑ Boulevard Place – Houston, TX (53-story)
- ❑ European Tower – Bellevue, WA (20-story)
- ❑ Ten20 Tower – Bellevue, WA (19-story)
- ❑ Tilt 49 (ARC) – Seattle, WA (41-story)
- ❑ Embassy Suites – Seattle WA (23-story)



LA LIVE — LOS ANGELES, CA



45 LANSING/JASPER — SAN FRANCISCO, CA

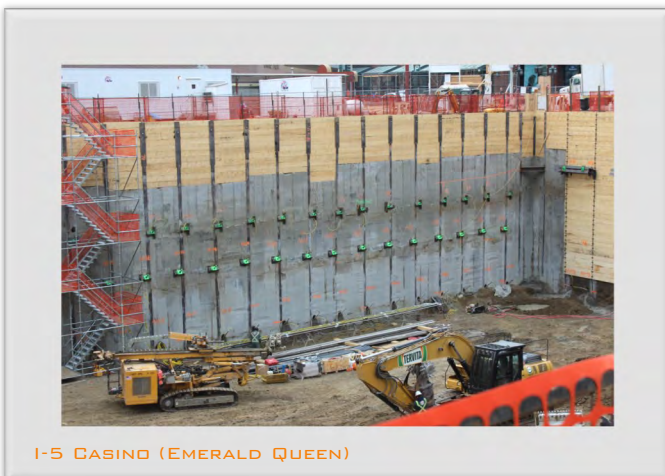


Engineering: **FS** offers building envelope design and engineering options as part of our early design development work.

- i. **Energy Modeling:** **FS** is a leader in energy modeling and building performance analysis services for commercial and residential projects with experience in multifamily, offices, recreation & resort centers and public works structures. **FS** typically is retained in the early design development for the selection of systems to meet state/city energy codes, LEED and Built Green criteria. Early performance identification is essential to establish budgets and the selections of the building envelope's assemblies
- ii. **Target UA - Exterior Envelope Performance Analysis:** Washington State Energy Code "Commercial Provisions" requires Target UA compliance forms be provided within the permit submittal. **FS** coordinates design of all opaque assemblies and can provide the compliance forms for submittal.
- iii. **Hygrothermal Analysis:** 'Hygrothermal' pertains to the movement of heat and moisture through building assemblies. Computer-based modeling offers highly accurate predictions of hygrothermal performance for preventing early degradation and reduced service life. **FS** can provide a performance analysis of the exterior envelope assemblies, following ASHRAE 160 Section 6.1 *Criteria For Moisture Performance Evaluation Criteria*, utilizing computer modeling (WUFI Pro Version 5.3) to determine the moisture migration properties of the proposed exterior walls, roofs and ceiling assemblies. Further, **FS** can provide optional simulations utilizing optional building materials to optimize the overall assembly's performance.

Production Monitoring: Typically limited to high-rise curtainwall and window wall projects, we are asked to provide inspections during fabrication. **FS** monitors the fabricators quality control program, confirm material quality during the production process at window and door manufacturers' fabrication plants. During our initial visit we determine whether the manufacturer has implemented a satisfactory Quality Control program. During subsequent visits we verify that it is actually being enforced.

Jobsite Monitoring: **FS** has developed a methodology for jobsite QA/QC inspection that allows us to customize a scope, priority list and communication system to suite the owner's needs. Field reports and punch list reports are issued for all deficiencies are entered into a computer database. On regular intervals, **FS** issues Action Summary Lists indicating the status of all previously reported non-conformances items or items of concern. The list allows us to track the progress of all remedial work and prevents items from being overlooked.



Adhesion & Compatibility Testing: **FS** works closely with the envelope manufacturers and sealant manufacturers to confirm sealant adhesion and compatibility performance. When conditions prevent a laboratory test from being performed, an on-site adhesion 'Mock-up' test is recommended. **FS** coordinates with the general contractor, sub-contractors and manufacturers to perform field mock-up testing to identify the required compatibility and performance of sealants with each known and anticipated substrate, cleaning and preparation procedure is suitable for the existing conditions. When properly done, these tests will provide answers as to the surface preparation that may be required and use of an appropriate surface adhesion primer that may be required.



Field Performance Testing: **FS** provides a mobile laboratory with portable testing equipment to run field air and water infiltration tests under static pressure differential as well as other related field tests which can be used to verify quality installation and workmanship prior to the release of payments to the contractor.

- i. **Jobsite Water Penetration Testing:** **FS** provides jobsite water penetration resistance tests on installed glass and glazing systems per ASTM E1105 and AAMA 502. **FS** will assist in the selection of specimens to be tested. Upon completion of testing **FS** will prepare written reports with photos confirming the test results.
- ii. **Whole Building Air Leakage Testing:** As an option to the International Energy Conservation Code (IECC), and required within the State of Washington, **FS** will provide whole building air leakage testing in accordance with ASTM E779. **FS** assists in defining the building zones to be tested. Utilizing fan pressurization and depressurization, air flow (leakage) rates are determined through the building envelope. Upon completion of testing **FS** provides a written report confirming the test results.



Condition Assessments: **FS** provides Condition Assessments as part of 'Intent to Purchase—Due Dilligence' and for determining and developing Scopes of Work for system (i.e. re-roofing) replacements and maintenance in general accordance with the SEI/ASCE 30 standards. **FS** reviews available architectural drawings, specifications, shop drawings, submittals, and maintenance records for the purpose of identifying any potential problem areas or inconsistencies as related to any reported water leaks.

Maintenance Manuals: **FS** develops initial maintenance schedules based upon construction design and contractors 'As-Built' documents. Maintenance manuals establishes the ground work for years and bi-yearly maintenance and inspection requirements for the buildings envelope systems, (including but not limited to the structures roofing, waterproofing, glass & glazing systems, cladding, sealant and flashing components).

Reserve Studies: *Typically for condominium projects,* **FS** develops the reserve study is a long-term capital budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures (i.e. – roof membrane replacement) actually occur. The reserve study consists of two parts: the physical analysis and the financial analysis.



Via email to asmittle@westminster-ca.gov
November 18, 2019

Alexa Smittle
Economic Development Manager
City of Westminster, CA

Re: Westminster Mall Specific Plan Project – Project Case No. 2019-201
Comments on NOP, SCH # 2019100444

Dear Ms. Smittle:

Macy's West Stores, Inc. submits the following comments on the City's Notice of Preparation of an Environmental Impact Report for the Westminster Mall Specific Plan Project. Macy's owns and operates the Macy's store at 300 Westminster Mall within the project site. We support the City's proposal to introduce residential, hotel and office uses into the mall.

1. Flexibility in Land Use Plan.

The City proposes to study a specific land use plan for the mall, as depicted in Figure 4 of the initial study. Such a precise land use plan would limit the usefulness of the EIR, and require additional CEQA evaluations for the inevitable changes that would need to be made as the plan is built out. Our experience exploring potential residential development of shopping mall sites indicates that redevelopment of shopping malls rarely, if ever, follows such precise contours. In this particular instance, the possibility of changes to the land use plan is especially high given that the landowners, who are bound by agreements that require the consent of other mall landowners before redevelopment could occur, have not yet agreed upon a land use plan they will jointly pursue. The risk is further heightened by the fact that the proposed land use plan placed three different land use designations on the single parcel that Macy's owns, which appears infeasible and would unnecessarily complicate the EIR. Accordingly, the land use plans the EIR studies must be flexible enough to accommodate fluctuating market demands and changes in housing laws as they occur.

We propose two potential solutions to this problem. Our preferred solution is that the City evaluate the potential for a maximum envelope of development of a menu of uses, each of which could be sited anywhere within the project site, subject to the height requirements stated. We especially encourage the City to study potential residential uses located anywhere within the site.



If that solution is not acceptable, then, at a minimum, the EIR should study residential development located throughout most (if not all) of the project site. For the Macy's property in particular, the lavender area to the south (Residential, Retail, Office and Hotel Flex) should be changed to yellow (Priority Use: Residential; 2d Priority: Hotel, Office Retail). To retain flexibility, the EIR also should evaluate general areas for these uses, rather than the hard line between the yellow and pink (Retail Core) areas, to allow for the possibility that some residential uses could be introduced around the edges of the pink area.

2. Redevelopment of Entire Mall.

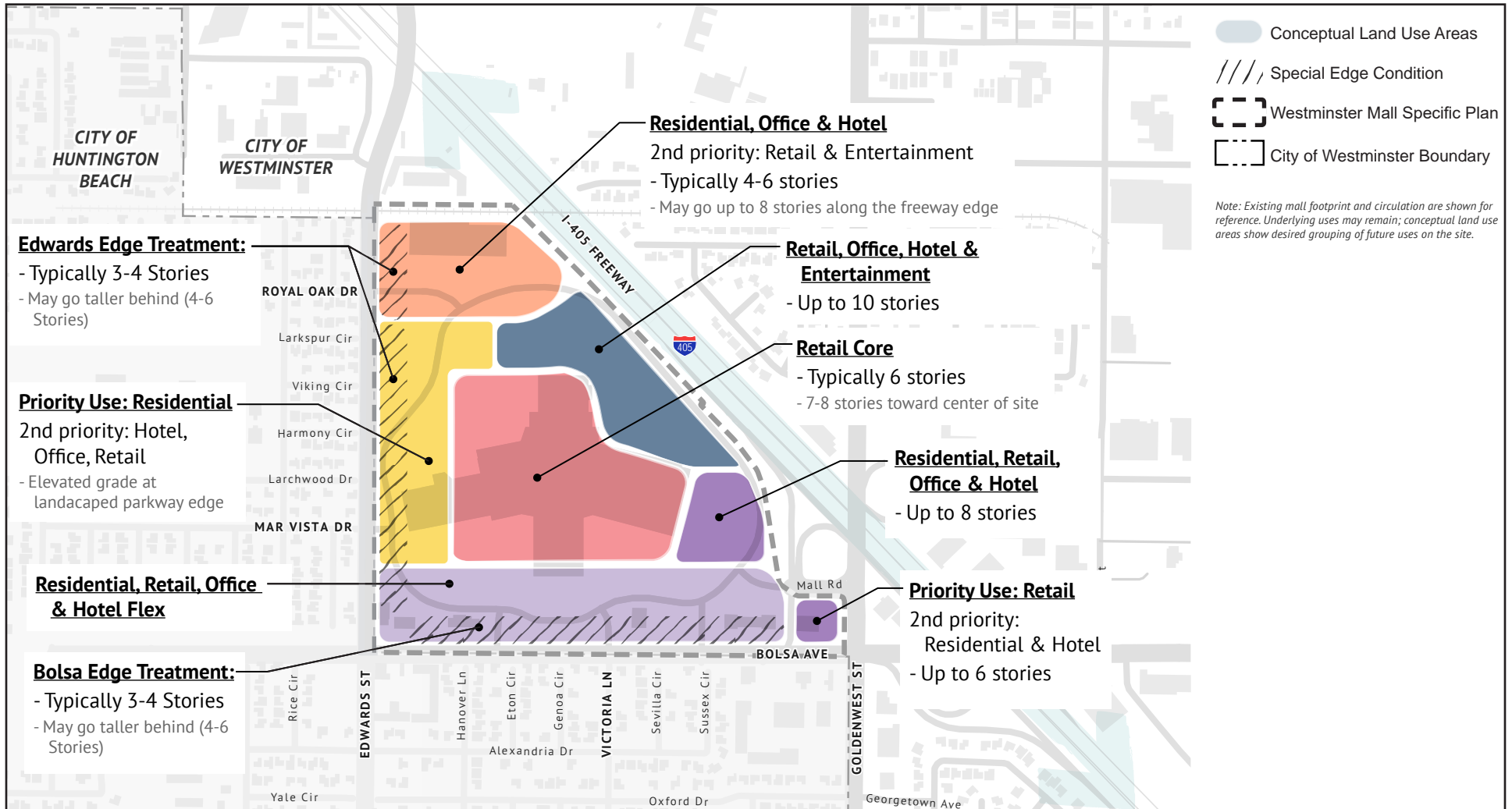
It appears that the project description assumes that all existing development could be demolished and the site redeveloped into other uses. While Macy's has no current plans to demolish its store, we agree that this conservative assumption is appropriate as it will enable the EIR to be used for future redevelopment no matter which portions of the mall are eventually demolished. Please confirm that the EIR will study the impacts of potential demolition of all buildings, including the health risks of demolition and construction activities on the nearby residential uses.

Thank you for your attention to these comments. We look forward to cooperating with the City as it processes this specific plan.

Sincerely,

Morgan Mann
Macy's, Inc. Development Director

Figure 4 - Land Use Concept





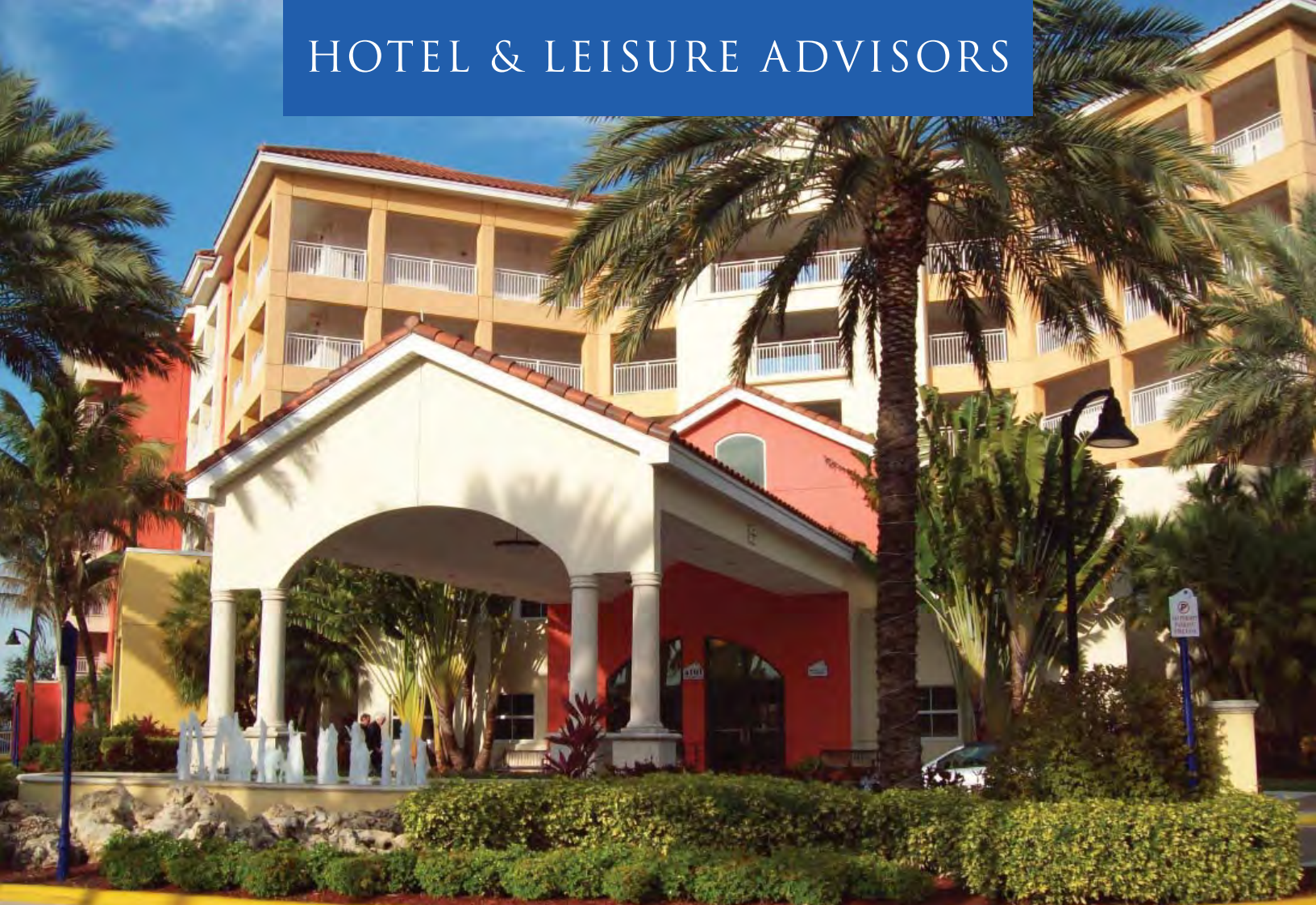
HOTEL & LEISURE ADVISORS



hladvisors.com

Cleveland, Ohio 216-228-7000 • San Antonio, Texas 210-319-5440
Corporate Headquarters: 14805 Detroit Avenue, Suite 420, Cleveland, Ohio 44107 2-2-51

H&LA



WHY HOTEL & LEISURE ADVISORS?

Our extensive background in hotel and leisure property operations and consulting gives H&LA the experience and financial acumen necessary to analyze all types of hotel and leisure properties, including resorts, waterparks, golf courses, ski resorts, conference and convention centers, amusement parks, spas, and casinos.

We have consulted on every major type of hospitality and leisure property and understand the unique challenges these hospitality properties face. We evaluate complex factors and approach each project with a unique perspective of what needs to be accomplished to ensure success.

OUR EXPERTISE

- Since 2005, H&LA has studied every major hotel brand in the United States.
- H&LA has completed more than 3,000 studies for hotels, resorts, and leisure properties across North America and Internationally.
- We have contacts with industry leaders and keep up on the latest trends, performance, challenges, and opportunities.
- Our consultants are experts in the lodging and hospitality industry, with over 150 combined years of consulting, operations, and research experience.
- Our dedicated research and support staff assist our consultants in bringing the best quality reports to our clients.
- Our consultants network with industry leaders by attending and/or presenting at leading industry conferences such as the Hunter Hotel Conference, The Lodging Conference, ISHC Conference, ALIS Conference, World Waterpark Association Symposium and Tradeshow, IAAPA Attractions Expo, the NYU International Hospitality Industry Investment Conference, and InfoComm.

OUR RESOURCES

We curate and maintain robust and updated hospitality and leisure industry data for use in our reports. We have a financial statements database of over 1,000 properties and sales database of over 10,000 sales from across the United States and Canada.

We regularly consult leading industry experts and reports from:

- | | |
|---|--|
| • CBRE Hotels | • International Society of Hospitality Consultants |
| • STR | • International Association of Amusement Parks and Attractions |
| • Lodging Econometrics | • National Association of RV Parks & Campgrounds |
| • American Resort Development Association | • World Waterpark Association |
| • PwC | • National Ski Area Association |
| • International Spa Association | |
| • CoStar | |
| • National Golf Foundation | |



OUR PROJECTS

We give our clients individualized attention and provide the very best and most thorough analysis that only a company with our expertise and knowledge can deliver. Our expertise includes the following property types:

- Hotels
- Resorts
- Outdoor Waterparks
- Indoor Waterpark Resorts
- Amusement Parks
- Golf Courses
- Ski Resorts
- Conference & Convention Centers
- Casinos
- Family Entertainment Centers
- RV Parks and Campgrounds
- Timeshare/Fractional Resorts
- Spas
- Aquariums
- Retail/Mixed-Use
- Residential

MARKET & FINANCIAL FEASIBILITY STUDY

WHAT H&LA PROVIDES

- Sophisticated hospitality and leisure feasibility models that provide detailed market analysis and assists our consultants in making credible financial projections
- Expertise from years of experience and education in the hospitality and consulting industries from our dedicated consultants and support staff
- Expert data generated from STR, ISHC, and other hospitality industry data centers and reports



WHAT TO EXPECT FROM A FEASIBILITY ANALYSIS

- Market Analysis
- Site Review
- Brand Franchise Analysis
- Usage Levels
- Development Costs
- Financial Analysis
- Valuation Analysis
- Cost-to-Value Ratio

We analyze market conditions, economic and demographic factors, site conditions, and their effects on a proposed project. H&LA completes a detailed analysis of comparable properties' performance and conditions. The study estimates the operating performance of the project and may suggest variations in size or scope that would improve performance.

We analyze supply and demand when researching performance of hotels and leisure real estate within local and regional markets. We utilize sophisticated hospitality and leisure valuation models that enable us to provide a detailed market analyses by evaluating competitive factors, comparable financial information, and comparisons with similar properties and industry standards. We forecast reasonable financial projections and discern a credible valuation to determine if the project is feasible considering the development costs.

The results of our analysis are high-quality, thorough market and financial feasibility studies that are insightful and well-researched. Our clients can utilize our reports in the process of obtaining financing or investors and as a tool to help determine whether to move forward with development.

"Your report was incredible, and we are using it constantly! It will be a critical element in the construction of our project. Best and most thorough report that we have had the pleasure to see in our careers."

-Rick, Grand Prairie Park, Arts & Recreation Department

APPRAISAL AND MARKET ANALYSIS REPORT

WHAT H&LA PROVIDES

- Sophisticated hospitality and leisure valuation models that provide detailed market analysis and aids our consultants in concluding to a credible and defensible opinion of value
- The expertise of MAI-designated and state-certified hospitality appraisers with years of experience
- Expert data generated from STR, CBRE, and other hospitality industry data centers and reports



WHAT TO EXPECT FROM AN APPRAISAL REPORT

- Area Review
- Local Market Analysis
- Demand and Pricing Analysis
- Attendance and Usage Analysis
- Highest and Best Use Analysis
- Income Capitalization Approach
- Sales Comparison Approach
- Cost Approach
- Reconciled Opinion of Value

H&LA has multiple state licensed appraisers. Two of our appraisers boast the MAI designation from the Appraisal Institute. An appraiser with the MAI designation exceeds the state certification and licensing required of all appraisers. When you hire an MAI, you receive the services of a professional with specialized training and experience in the appraisal industry who adheres to specific standards and ethics and must fulfill continuing education requirements.

H&LA appraisals value the going-concern of a hotel or leisure property and then allocate that value among the real estate, personal property, and any business value component that may exist. Our reports are available in either a comprehensive or a summary format.

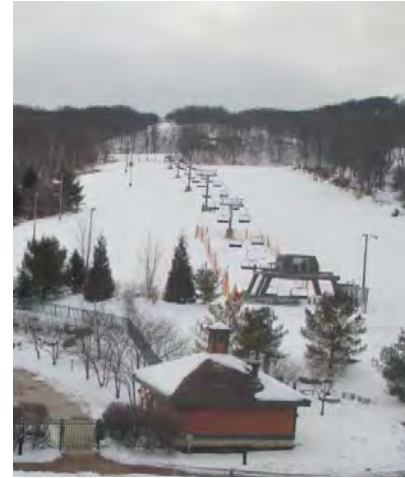
H&LA also offers retrospective tax appeal appraisals, a specialized form of an appraisal that is completed for a tax assessment appeal by either the government or the property owner to determine the real estate market value. Among the appraisal services we offer, we also provide appraisal reviews.

"We appreciate all the assistance you gave us on this matter.
Your excellent appraisals helped us reach a good compromise settlement of this case."
-Richard, Fayette County Attorney's Office

ECONOMIC IMPACT STUDIES

WHAT H&LA PROVIDES

- A sophisticated economic impact and financial model that provides detailed analysis of future economic benefit from a proposed development
- Expertise of consultants with a variety of qualifications including, MAI, CPA, ISHC, and MBA
- Expert data from RIMS and other sources



WHAT TO EXPECT FROM AN ECONOMIC IMPACT STUDY

- Indirect and direct output from the proposed development
- The number of jobs that the proposed development will create
- Estimated tax revenue for city, county, and state/province

An economic impact study analyzes the financial impact a project will have throughout the many levels of the economy. This impact will include both temporary and permanent effects. Temporary impacts include jobs and revenues created during the construction of the facility and related costs. Permanent economic impacts are generated by jobs created, and ongoing revenues realized by service providers.

Our studies identify significant economic events resulting from the construction and operation of a proposed facility; consider event patron surveys to estimate spending patterns; analyze relevant municipal revenues; and project the impact on the market. We estimate three types of economic impact, including Direct-Effect Impact, Indirect or Induced Impact, and Final Impact on local economies. We utilize the RIMS II multipliers for output earnings and employment by industry for the county.

We calculate the projected jobs and output for the proposed development for a 10-year period. We calculate projected tax revenue and profile municipal incentives similar projects have received. The economic impact study is an essential tool for cities looking to publicly fund a project or for developers vying for municipal incentives.

"Everyone I've spoken to thinks very highly of you and your work. I think we're making a lot of good decisions with this project but the best so far has been hiring you. We sincerely appreciate the work you're doing."

-Justin, New Lion

OPERATIONAL REVIEWS

We prepare an operational analysis and review of an existing hotel or leisure property to determine areas that are performing well and those in need of improvements. This study will find opportunity at the property to enhance performance, streamline operations, and reevaluate revenue centers. Our report considers:

- Objective and subjective performance characteristics observed during our property inspection and interviews with property management and clients, management of comparable properties, and city and county officials
- Financial review analyzing all major departments and comparing the performance of the subject property with industry standards and our database of over 1,000 hotel and leisure property financial statements
- Analysis and recommendations of operational changes and renovations or capital improvements that should be completed at the property

BRAND IMPACT STUDIES

An impact analysis measures the financial impact of a brand-affiliated property entering a market in which the brand already exists. We have prepared impact studies for nearly all major hotel brands. Our impact analyses include:

- Interviewing representatives of the applicant and objecting properties and conducting an area market review
- Determining current demand at the objecting property and consider specific demand sources that may switch to a new property if it were constructed or rebranded
- Analyzing potential additional demand that would come to the objecting property from having another brand affiliation in a general market
- Estimating the occupancy, average daily rate, and room revenue impact that may occur from the addition of new supply or conversion of an existing hotel

RFQ PREPARATION AND SOLICITATION

Finding a qualified management or development company can make or break a hotel or leisure property project. Through our RFQ preparation and solicitation process, we assist our clients in identifying appropriate management companies and developers for all types of hospitality projects. Our goal is to have our clients receive proposals from competent and competitive companies that will share similar goals and vision for the project.

LITIGATION SUPPORT & EXPERT WITNESS TESTIMONY

H&LA provides expert witness testimony for attorneys in litigation cases involving hospitality industry valuations and consulting assignments. Our consultants have testified in various states concerning hotel- and leisure-related projects. Our understanding of the industry gives us the credibility necessary to be considered experts in our field.

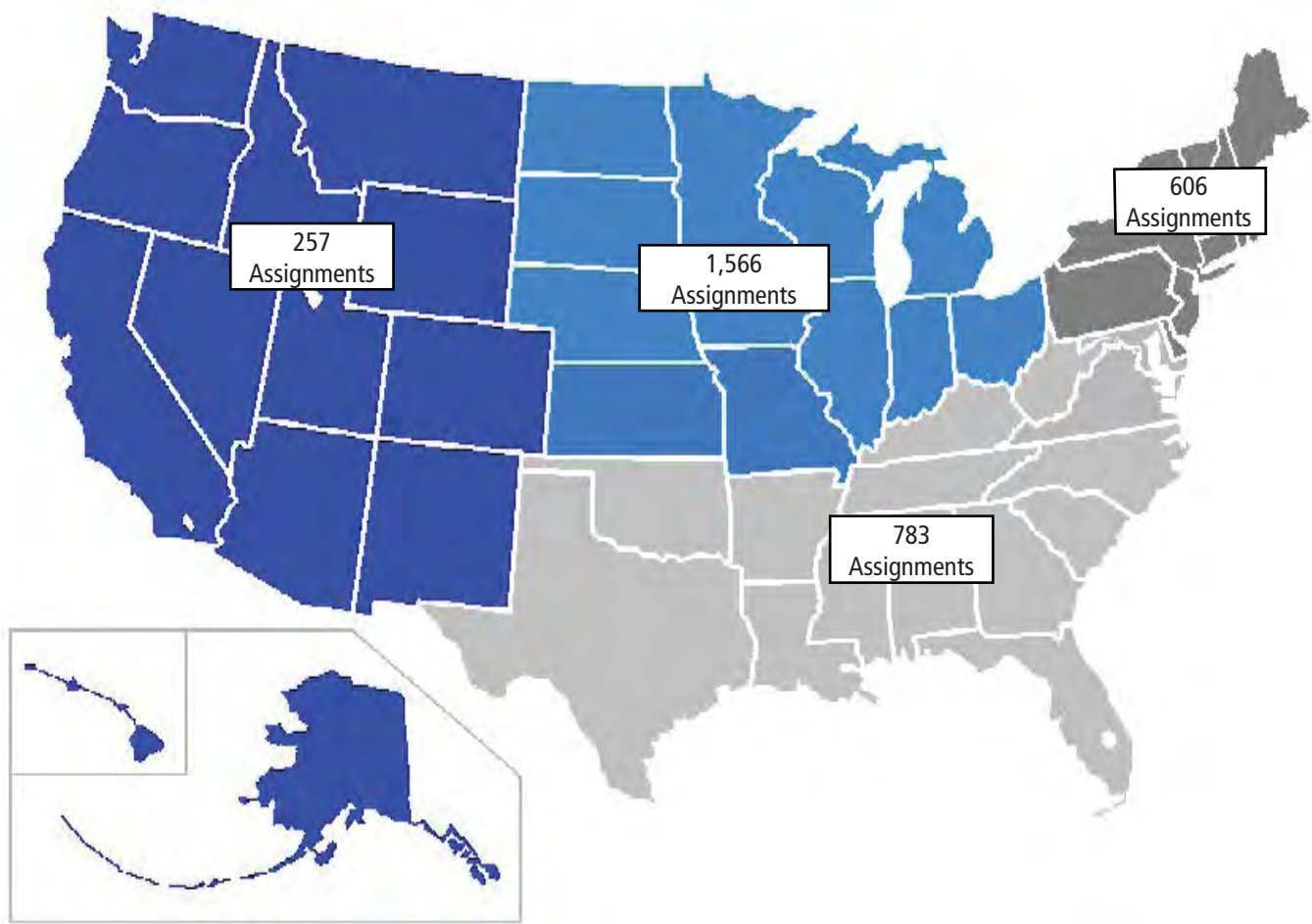
OTHER H&LA SERVICES

- Renovation Feasibility and ROI Analysis
- Site Selection Services
- Hotel Brand Facilitator/Selection Assistance
- Hotel Brand Compliance Services
- Site Verification

These services help developers, corporate brand franchisors, and/or owners with their various development needs.

H&LA PROJECTS

Our studies have taken us all across the United States and Canada. We have analyzed an extensive range of hospitality property types. We have completed studies in almost every major market in the United States.



H&LA works in all sectors of the hotel and leisure industry. We have experience with all hotel brands and chain scales. In addition, we are the leading national experts in waterparks. These properties represent a sampling of the many property types we have studied.

Hotels

- Westin Hotel - Cleveland, OH
- Hilton Garden Inn - Ann Arbor, MI
- The Shoreham Hotel - New York, NY
- Embassy Suites - Chicago, IL
- Courtyard by Marriott - Houston, TX

Resort Hotels

- Pointe Hilton Squaw Peak Resort - Phoenix, AZ
- The Shores Resort & Spa - Daytona Beach FL
- Sundara Spa Resort - Wisconsin Dells, WI
- Hilton Hawaiian Village - Honolulu, HI

Indoor Waterpark Resorts

- Great Wolf Lodge Resorts (multiple locations)
- Kalahari Resorts (4 locations)
- Splash Lagoon Resort - Erie, PA
- Camelback Indoor Waterpark Resort - Tannersville, PA
- Chula Vista Resort - Wisconsin Dells, WI

Outdoor Waterparks

- Typhoon Texas - Katy, TX
- Myrtle Waves Waterpark - Myrtle Beach, SC
- Lost Island Waterpark - Waterloo, IA
- Cowabunga Bay - Henderson, NV
- Raging Waves Outdoor Waterpark - Yorkville, IL

Amusement Parks/Family Entertainment Centers

- Elitch Gardens Amusement Park - Denver, CO
- Proposed Family Entertainment Center - Portland, OR
- Crystal Falls Amusement Park - Hot Springs, AR
- Cypress Gardens Amusement Park - Winter Haven, FL

Golf Courses and Ski Resorts

- Heritage Hills Golf Course - York, PA
- Silverado Golf Course - Durant, OK
- Peek n Peak Ski Resort - Vernon, NJ
- Hidden Valley Ski Resort - Hidden Valley, PA

Campground/RV Resort

- Jellystone Park Camp Resort - Larkspur, CO
- Frontiertown Campground Resort - Berlin, MD
- Maddox Family Campground - Chincoteague, VA

Casinos

- Foxwoods Casino Resort - Mashantucket, MA
- JACK Casinos - Cleveland & Cincinnati, Ohio
- Silver Reef Casino Resort - Ferndale, WA
- Wheeling Island Casino and Hotel - Wheeling, WV

Conference and Convention Centers

- Marriott Chicago Convention Center Hotel - Chicago, IL
- International Exposition Center - Cleveland, OH
- Gaylord Opryland Convention Center - Nashville, TN

Retail/Mixed-Use

- Proposed Mixed-Use Retail - Portland, OR
- Proposed Mixed-Use Retail - Dallas, TX
- Proposed Retail Center - Kapolei, HI

Residential

- Proposed Condominiums - Morgantown, WV
- Proposed Apartments - Cleveland, OH
- Proposed Condominiums - Sioux Falls, SD



H&LA CLIENTS

H&LA works with a wide range of developers, investors, hotel companies, lenders, management companies, attorneys, and others. These clients represent a sampling of the various client types we serve.

Developers and Investors

- Scott Enterprises
- Delaware North Companies
- Kalahari Resorts
- Sun Communities
- Stark Enterprises
- CNL Lifestyle Companies
- Triple Five
- Crystal Lagoons

Hotel Companies

- Best Western International
- Choice Hotels International
- Marriott International
- Host Hotels
- InterContinental Hotels Group

Operators/Management Companies

- Herschend Family Entertainment
- Cedar Fair
- Great Wolf Resorts
- American Hospitality Group
- Brittain Resorts

Lenders

- Wells Fargo
- US Bank
- Deutsche Bank
- M&T Bank
- PNC Financial Services
- C-III Asset Management

Attorneys

- Kadish Hinkel & Weibel
- Sleggs Danzinger & Gill
- Smith Peters & Kalail
- Baker & Hostetler
- Thompson Hine
- McDonald Hopkins

Government/Municipal

- Ohio Department of Transportation
- Cincinnati USA
- Columbus Regional Airport Authority
- States Attorney of Cook County
- Frisco Economic Development Corporation
- Destination Cleveland
- Assessor of Hancock County, WV

Native American Tribes

- Tulalip Tribe
- Choctaw Nation of Oklahoma
- Nottawaseppi Band of Potawatomi
- The Confederated Tribe of the Grand Ronde
- HoChunk Gaming

Other

- JACK Entertainment
- EPR Properties
- The Trust for Public Land
- Six Flags
- Michigan State University
- Inland Capital Management



DAVID J. SANGREE, MAI, CPA, ISHC
PRESIDENT

David's expertise is in the appraisal and analysis of hotels, resorts, indoor and outdoor waterparks, amusement parks, casinos, conference centers, golf courses, restaurants, ski resorts, and other leisure real estate. David has provided consulting services to banks, hotel companies, developers, management companies, and other parties involved in the lodging and leisure sectors throughout the United States, Canada, and the Caribbean since 1987. He is a state certified general appraiser in Ohio and many other states and holds the MAI designation from the Appraisal Institute. David was formerly employed by US Realty Consultants in Cleveland and Columbus, Pannell Kerr Forster in Chicago, and Westin Hotels in Chicago, New York, Fort Lauderdale, and Cincinnati. David received his Bachelor of Science degree from Cornell University School of Hotel Administration. He has spoken at many seminars throughout the United States, has written numerous articles, and is frequently quoted in magazines and newspapers about the hospitality and waterpark industries. He has appeared on Good Morning America and CNBC in segments profiling resorts and waterparks. David was profiled twice by Aquatics International, most recently in 2019 in their "Power People" issue as one of the first consultants serving the waterpark resort industry and for his expertise and experience in shaping some of the latest industry trends. The World Waterpark Association awarded him with their Executive Board Award in 2016, citing his many contributions and accomplishments in the waterpark industry.



JOSEPH PIERCE, MAI
DIRECTOR OF APPRAISAL & CONSULTING SERVICES

Joseph has been a hospitality consultant and appraiser since 2003. He has completed appraisals, market feasibility studies, economic impact studies, and impact studies throughout the United States. Joseph has a wide range of experience in operations and accounting for hotels and resorts. Joseph was a Controller and Director of Finance and Accounting for Clarion, Renaissance, Marriott, and Westin Hotels. He also managed The Talbott Hotel in Chicago. Joseph received an MBA from Michigan State University's hospitality program and a Bachelor of Science in Accounting from the State University of New York at Brockport. He is a Certified General Real Estate Appraiser in Ohio, Illinois, Indiana, Michigan and Pennsylvania and holds the MAI Designation from the Appraisal Institute.



NURESH MAREEDIA
DIRECTOR OF APPRAISAL & CONSULTING SERVICES

Nuresh is a hospitality consultant and appraiser and has completed assignments in over 30 states. He has generated appraisals, market feasibility studies, economic impact studies, and hotel impact studies for a wide variety of leisure and hospitality oriented property types. Nuresh has a wide range of experience in hotels and resorts. He has worked in management positions at a hotel and restaurant in Texas and has also helped operate and manage four independent hotels near Mumbai, India. He has been a hospitality consultant since 2006. Nuresh received a Masters of Science in Hospitality Business in 2005 and a Bachelor of Arts in Business Finance in 2003 from Michigan State University. He is a Certified General Real Estate Appraiser in Texas and he heads our San Antonio office.

ADAM ZARCZYNSKI, CHIA ASSOCIATE



Adam prepares appraisals, market feasibility studies, economic impact studies, and impact studies throughout the United States. His expertise is in financial statement analysis, competitive benchmarking, market analysis, and operations. Throughout his career, Adam has analyzed many markets and hotels at price points ranging from budget/economy to luxury hotels and resorts. Prior to his tenure at Hotel & Leisure Advisors, he worked with Doradus Partners, where he evaluated several hotel investment opportunities throughout the United States, focusing on the Southeast. Prior to joining Doradus, he was a member of the opening team for a 120-room Towneplace Suites in Huntsville, Alabama. Adam has operational experience in a variety of hotels and resorts in the states of New York and South Carolina, and the Villa d'Este in Lake Como, Italy. Adam received his Bachelor of Science in Hotel & Restaurant Management with a concentration in Hotel Planning, Development and Operations from Niagara University.

STEPHEN SZCZYGIEL, CHIA ASSOCIATE



Stephen prepares appraisals, market feasibility studies, economic impact studies, and impact studies throughout the United States. His expertise is in process improvement, financial analysis, competitive benchmarking, market analysis, and operations. Prior to joining Hotel & Leisure Advisors, Stephen was Director of Food & Beverage with several Hilton branded properties, Assistant General Manager for XfinityLive! and spent many years in the casino industry as Manager of Food & Beverage for Hollywood Casino at Penn National Race Course. He has had direct P&L accountability for operations exceeding \$10M+ and has facilitated Kaizen Process Improvement Seminars throughout the country during his tenure in casinos. In addition to Stephen's operational experience, he studied Culinary Arts at The Restaurant School at Walnut Hill College in Philadelphia. Stephen earned his Bachelor of Science in Hotel and Restaurant Management, with focus on Casino Operations, and Minor in Business Administration from Drexel University.

SHARYN ARAI, CHIA ASSOCIATE



Sharyn prepares appraisals, market feasibility studies, economic impact studies, and impact studies throughout the United States. Sharyn brings her expertise in financial analysis, marketing, competitive benchmarking, market analysis, and operations. She prepares appraisals, market feasibility studies, economic impact studies, and impact studies throughout the United States. Prior to joining Hotel & Leisure Advisors, Sharyn was the general manager and assistant general manager with hotels affiliated with Wyndham Hotels and Radisson Hotels brands in Carlisle, Pennsylvania. She also operated a retail store in Hillsborough, North Carolina where she made handmade art and goods accessible to the community. She received her Bachelor of Arts in International Business and Management from Dickinson College and her Master of Arts in Business Administration from the Pennsylvania State University.

COMPANY PROFILE



DIGICOM is an innovative, customer-focused, and solutions-driven Communication Systems Technology company.

We operate within two basic principles, to provide the best personalized services on time and provide these services right the first time around.

By pursuing and improving on these two principles, we have earned an impressive pool of clients, making DIGICOM a market leader since **1982**.

With in-depth collaboration, your company and our proven real-world experience, we can design, develop and deliver the right solutions to meet your company's present and future needs.

DIGICOM provides a myriad of solutions for Hospitality, Finance, Health Care, Retail, Real Estate Development, Government, Education, Manufacturing, Contact Centers, Defense & Public Safety, Telecoms, and Transportation.

We are known for our leading-edge innovative and proactive approach to service backed by over 30 years of experience in 24x7 support.

With offices in Manila, Cebu and Southern California, DIGICOM can help your business harness the power of emerging technologies and dramatically improve your efficiency, profitability and customer service to give your business a significant edge over your competition.

We at DIGICOM pride ourselves with our services. From the smallest corner-shop to Fortune-500 companies, we serve you with the same quality of service that has given us a substantial share of the market. Here are some of the partners we have served over the years.

- Ritz Carlton - Rancho Mirage, CA
- The Hilton Lake Las Vegas, Henderson, NV
- Springhill Suites - Anaheim, CA
- Springhill Suites - Arcadia, CA
- Washington Court Hotel, Washington, DC
- Sheraton - Redding, CA
- Element - Detroit, MI
- Embassy Suites - Glendale, CA
- Embassy Suites - Arcadia, CA
- Embassy Suites - Santa Ana, CA
- Embassy Suites - Temecula, CA
- Embassy Suites - Las Vegas Convention Center
- Holiday Inn and Suites - Anaheim
- Holiday Inn and Suites - Oceanside, CA
- Doubletree Hotel - San Bernardino, CA
- Doubletree Hotel - Torrance, CA
- Doubletree Club Orange County Airport - Santa Ana, CA
- Hilton Waterfront - Huntington Beach, CA
- Kolaa Landing Resort - Kolaa, HI
- Hyatt Regency Garden Grove, CA
- The Line - Los Angeles, CA
- Le Meridien - Indianapolis, IN
- USC Hotel - Los Angeles, CA
- Hampton Inn - Murrietta, CA
- Hampton Inn - Garden Grove, CA
- Hilton Garden Inn - Garden Grove, CA
- Homewood Suites - Garden Grove, CA
- Homewood Suites - Irvine, CA
- Fairfield Inn and Suites, El Segundo, CA
- Aloft El Segundo, CA
- Aloft Sunnyvale, CA
- Aloft Cupertino, CA
- Aloft San Jose, CA
- Aloft San Jose/Cupertino, CA
- Philippine Airlines
- Jollibee USA



DIGICOM provides the full range of consulting and implementation services that companies need to put into operation new strategies, improve key processes, and modernize critical systems.

To meet the unique needs of each client project, we form multi-disciplinary teams combining deep experience in key business processes and enabling technologies. We don't just give you a box and ask you to adjust to it, we take the box and custom-fit it for you.

Our company prides itself with highly-trained Product Certified engineers from Nexans, NEC, Commtech Wireless, and all our partners to ensure top-quality design and installation to meet every customer's requirements.

Our services include :

- Business and Hospitality IP Communication Systems Integration, Design, Engineering and Maintenance.
- IP-CCTV and Premise Security Systems
- Voice & Data Structured Cabling Systems
- Building Automation and Control Systems
- Enterprise Mobility and Wireless LAN Integration
- Enterprise Messaging and Notification Systems
- Contact Center Systems
- Audio/Video Systems Integration, Project Management, and Systems consultation
- Emergency Campus Notification Systems
- Hospitality and Business Software Application Development (iOS, Android)

Corporate Headquarters

30th Floor Antel Global Corporate Center
Julia Vargas Ave. Ortigas Center,
Pasig City, Philippines 1605
Voice: +632-6362888 Fax: +632-6383630
Email : digicomhq@digicom-ph.com
Web : www.digicom-ph.com

Cebu

Ground Floor Krisha Bldg.,
Gonzales Compound. Lahug,
Cebu City, Philippines
Voice: +6332-2332331 Fax: +6332-2332584
Email : cebu@digicom-ph.com
Web : www.digicom-ph.com

USA

3910 Prospect Ave., Suite K
Yorba Linda, California USA 92886
Voice: +1-714-4944768 Fax: +1-714-4944775
Email : info@digicom-usa.com
Web : www.digicom-usa.com

HOSPITALITY PROFILE



aLoft Cupertino, CA



Doubletree Club Orange County



Hilton Lake Las Vegas Resort



Embassy Suites Glendale



Waterfront Beach Resort Hilton



Ritz Carlton Rancho Mirage, CA



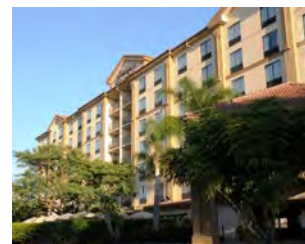
Le Meridien - Indianapolis, IN



The Line - Los Angeles, CA



Springhill Suites Anaheim Maingate



Hampton Inn Garden Grove, CA



Hilton Garden Inn - Garden Grove, CA



Hyatt Regency Orange County

Hospitality IP
Communication
Systems



Guestroom Telephones



Call Accounting Systems



IP Video Surveillance



DIGICOM (USA)

3910 Prospect Ave., Suite K,
Yorba Linda, California USA 92886
Voice: +1-714-4944768
Fax: +1-714-4944775
Email : info@digicom-usa.com

From: [Mark Teague](#)
To: [Jasmine Osman](#)
Subject: Fwd: Public Comment Draft EIR Westminster Mall
Date: Monday, November 25, 2019 8:10:03 AM

From: Ratkay, Steve <SRatkay@Westminster-CA.gov>
Sent: Monday, November 25, 2019 8:07:59 AM
To: Mark Teague <mteague@placeworks.com>
Cc: Smittle, Alexa <ASmittle@Westminster-CA.gov>
Subject: FW: Public Comment Draft EIR Westminster Mall

Steven Ratkay AICP, Planning Manager
[City of Westminster](#) Planning Division
8200 Westminster Boulevard | Westminster | CA 92683 | 714-548-3484 | sratkay@westminster-ca.gov

To ensure good service and personal attention, we kindly request that you schedule visits by appointment so that we can assure the appropriate staff member is available to serve you. Thanks for your cooperation. Planning Division counter hours: 7:30 AM to 5:30 PM, Monday through Thursday, and every other Friday from 7:30 AM to 4:30 PM.

From: Daniel Gary [REDACTED]
Sent: Sunday, November 24, 2019 6:02 PM
To: Ratkay, Steve; CFikes@surfcity-hb.org; erik.peterson@surfcity-hb.org
Subject: Public Comment Draft EIR Westminster Mall

From:
Daniel Gary
[REDACTED]
Huntington Beach, CA 92647
[REDACTED]

I would like to receive an electronic copy of the Westminster Mall EIR when it is prepared via email. I live due south of Westminster Mall. I would like the EIR to consider:

I. Air Pollution

What would be the effect on ozone, nitrogen oxide (NOx) compounds, volatile organic compounds (VOCs), diesel and odors?

II. Aesthetics

What mitigating factors would you do to prevent noise from traveling south? What are the 2020 standards for noise pollution? I will hold Westminster accountable for minimizing and controlling noise during the construction. I will not tolerate blocked traffic for construction. I will not tolerate any construction before 7:00 am.

III. Traffic Congestion:

I request widening Bolsa Avenue by adding additional lanes on property north of Bolsa Avenue (e.g. land currently owned by the Mall) and adding lanes in the east direction. Traffic backs up west from Golden West Street to Victoria/Target exit stop light during afternoon rush hour in the eastbound lanes.

I also request that there remain a dedicated lot for carpooling as it is convenient to meet at this location for carpools that use the 405 Freeway.

IV. Consideration for Huntington Beach residents to the south and west of the current mall.

I require a bi-city commission because the Westminster Mall property sits on the southern/western border of Westminster and impacts Huntington Beach residents.

In the past two years since the Sears closed, I have witnessed trash dumping at the auto center and had to call Westminster 2-3 times. I observe homeless day-living in the lot. I require Westminster to well-police the area.

V. Impact on Schools

What is the impact on Stacey and Clegg schools or other Westminster/Huntington Beach schools?

From: [Mark Teague](#)
To: [Jasmine Osman](#); [Miles Barker](#)
Cc: [Wendy Nowak](#)
Subject: FW: Westminster Mall Redevelopment
Date: Tuesday, November 26, 2019 11:13:57 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

From: Brett Perkins [REDACTED]
Sent: Tuesday, November 26, 2019 11:00 AM
To: Ratkay, Steve
Subject: Westminster Mall Redevelopment

Hi Steven,

I wanted to reach out and introduce myself. I am the Director of Project Development for C.W. Driver, a premier builder since 1919. I was speaking to a colleague and it was mentioned that the city may still be looking for a Developer Partner. I wanted to check-in, to see if there was additional information or details? I am very close to a prominent mall developer in the area that would be strongly interested in learning more. Please let me know if there is still room to make some introductions and receive information!

Regards,





Brett Perkins

Director of Project Development

2 Technology Drive, Suite 100, Irvine, CA 92618

[Redacted]

[Redacted] w www.cwdriver.com



COMMENT CARDS

November 18, 2019 5:00-7:00 PM – Westminster Mall Specific Plan Project Scoping Meeting

Please let us know your comments/concerns regarding the Westminster Mall Specific Plan Project EIR (please print):

The project looks beautiful. I understand the need for housing.

My concerns are:

1. Adding 3,000 apartments, offices, and a hotel will tax the surrounding roadway. How can we alleviate traffic on the surrounding streets.

2. I don't see ^{much} ~~any~~ room for parking at the mall. If parking isn't addressed, people will park in the surrounding neighborhoods.

3. Is there a need for a hotel in the area?

COMMENT CARDS

November 18, 2019 5:00-7:00 PM – Westminster Mall Specific Plan Project Scoping Meeting

Please let us know your comments/concerns regarding the Westminster Mall Specific Plan Project EIR
(please print):

1. Pedestrian crossing near Port Bay
2. Accidents
3. Ped crossing @ GRACE on ASH
Side distance @ Royal Oaks - EDWARDS S
wall & vehicle speed
Lots of J/ High kids walking to Stacey J/ High

COMMENT CARDS

November 18, 2019 5:00-7:00 PM – Westminster Mall Specific Plan Project Scoping Meeting
Please let us know your comments/concerns regarding the Westminster Mall Specific Plan Project EIR
(please print):

Careful consideration should be shown in the EIR regarding traffic impacts to the mall residents and nearby Huntington Beach residents residing in the tracts on Bolsa and Edwards. Traffic Calming measures must be implemented to mitigate impact to the neighborhood.

Careful consideration needs to be shown regarding available emergency services. What density triggers the demand for additional police and fire services? The mall is located far enough from existing emergency services that developing it may be a burden on Huntington Beach resources. Calls for service from Huntington Beach PD are likely since someone literally just drives down the street and they are now within Huntington Beach jurisdiction. The mall already has the worst crime statistics in the city of Westminster. All emergency service needs should be studied.

Consideration for the need of additional schools in the area must be studied. Can our existing school system accommodate the impact of 3,000 plus units that may likely include families with school age children?

Consideration for the need of additional water resources and wastewater infrastructure needs to be considered. The proposed development includes not only residents on the site, but a potential impact from visitors to the site. Water resources with a higher density in an already water-restricted area needs to be studied. And, areas of Westminster already have poor solid waste infrastructure, it is important to consider proper infrastructure for this much density so the development won't impact nearby residents with smells or overburden existing wastewater infrastructure.

COMMENT CARDS

November 18, 2019 5:00-7:00 PM - Westminster Mall Specific Plan Project Scoping Meeting
Please let us know your comments/concerns regarding the Westminster Mall Specific Plan Project EIR
(please print):

NOISE impacts - I would like the EIR to show how exactly noise from that much density and various activities would be mitigated. Noise dampening measures should be investigated along with the EIR process.

Light Pollution - I would like the EIR to include a light study to insure nearby residents are not impacted by outward facing lighting - be it from store fronts or parking. With the proposed building heights, light impacts to nearby residents is likely - the mitigation measures detailed in the EIR would have to be adhered to with future development of the mall site. So it must be included in the study.

Additional Public Services - With this much proposed density the mall needs to be self sustaining with ample services for residents so there will be less strain on other public services in the area. Grocery stores, roadways, parks, ample spaces for resident vehicles, enough consideration for parking of attendees to events or patrons of the mall (to mitigate parking down residential streets - this happens during Christmas when mall parking is full), eating spaces, places to hang out, places to shop, the proposed 3,000 plus residents will not have as much need to drive elsewhere if ample services are on-site.
Note - a community garden for residents might be a good idea since higher density is a drain on agricultural resources.

COMMENT CARDS

November 18, 2019 5:00-7:00 PM – Westminster Mall Specific Plan Project Scoping Meeting
Please let us know your comments/concerns regarding the Westminster Mall Specific Plan Project EIR
(please print):

Utilities - Solar Solutions should be investigated so the development of the mall site does not become a drain on the power grid. Rolling blackouts are not fun and this much density may not be supported by our existing power infrastructure.

Refuse Services - There will be A Lot of trash created by a development of this size - refuse and management of refuse needs to be studied.

Green Building measures and permeable surfaces need to be recommended or conditioned with future development. All new buildings need to have sustainable measures implemented as it is important for our future.