

1. Executive Summary

1.1 INTRODUCTION

This draft environmental impact report (DEIR) addresses the environmental effects associated with the implementation of the proposed Westminster General Plan Update. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. This document focuses on impacts determined to be potentially significant in the Initial Study completed for this project (see Appendix A).

This DEIR has been prepared pursuant to the requirements of CEQA and the City of Westminster's CEQA procedures. The City of Westminster, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment, including reliance on City technical personnel from other departments and review of all technical subconsultant reports.

Data for this DEIR derive from onsite field observations, discussions with affected agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (air quality, cultural resources, hydrology and water quality, noise, transportation and traffic, and utilities and service systems).

1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed project, as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Disclose to decision makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental damage.
3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.
5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

1. Executive Summary

An EIR is the most comprehensive form of environmental documentation in CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

1.2.1 EIR Format

Chapter 1. Executive Summary: Summarizes the background and description of the proposed project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Chapter 2. Introduction: Describes the purpose of this EIR, background on the project, the notice of preparation, the use of incorporation by reference, and Final EIR certification.

Chapter 3. Project Description: A detailed description of the project, including its objectives, its area and location, approvals anticipated to be required as part of the project, necessary environmental clearances, and the intended uses of this EIR.

Chapter 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the project as they existed at the time the notice of preparation was published, from local and regional perspectives. These provide the baseline physical conditions from which the lead agency determines the significance of the project's environmental impacts.

Chapter 5. Environmental Analysis: Each environmental topic is analyzed in a separate section that discusses: the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the proposed project and other existing, approved, and proposed development in the area.

Chapter 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the proposed project.

Chapter 7. Alternatives to the Proposed Project: Describes the alternatives and compares their impacts to the impacts of the proposed project.

1. Executive Summary

Chapter 8. Impacts Found Not to Be Significant: Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study and were therefore not discussed in detail in this EIR.

Chapter 9. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Chapter 10. Growth-Inducing Impacts of the Project: Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.

Chapter 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR.

Chapter 12. Qualifications of Persons Preparing EIR: Lists the people who prepared this EIR for the proposed project.

Chapter 13. Bibliography: The technical reports and other sources used to prepare this EIR.

Appendices: The appendices for this document contain the following supporting documents:

- Appendix A: Notice of Preparation and Initial Study
- Appendix B: NOP Comments
- Appendix C: General Plan Buildout Methodology
- Appendix D: Air Quality and GHG Modeling Data
- Appendix E1: Cultural Resources
- Appendix E2: Paleontological Resources
- Appendix F: Hazardous Materials Data
- Appendix G: Infrastructure Report
- Appendix H: Noise Modeling Data
- Appendix I: Traffic Impact Analysis
- Appendix J: Public Services and Utilities Correspondence

1.2.2 Type and Purpose of This DEIR

This DEIR fulfills the requirements for a Program EIR. Although the legally required contents of a Program EIR are the same as for a Project EIR, Program EIRs are typically more conceptual than Project EIRs, with a more general discussion of impacts, alternatives, and mitigation measures. Program EIRs are typically more conceptual and contain a more general discussion of impacts, alternatives, and mitigation measures than do project-level EIRs. This is appropriate since the General Plan Update is meant to guide long-term development within the City and does not involve a site specific development project. The General Plan does not dictate specific site-planning requirements, internal transportation networks, or other project-level details.

1. Executive Summary

However, the City acknowledges and intends to make best use of the advantages of the programmatic approach to environmental analysis and reporting in this EIR consistent with CEQA Guidelines Section 15168.

According to Section 15168 of the CEQA Guidelines, a Program EIR may be prepared on a series of actions that can be characterized as one large project. Use of a Program EIR gives the lead agency an opportunity to consider broad policy alternatives and programwide mitigation measures, as well as greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive basis.

Agencies prepare Program EIRs for programs or a series of related actions that are linked geographically; logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program; or individual activities carried out under the same authority and having generally similar environmental effects that can be mitigated in similar ways. The proposed project covers plans and programs that would guide the future development of the City over more than 30 years. Therefore, this Program EIR meets the requirements of CEQA.

Subsequent Activities Under the General Plan

The analysis in this program EIR is considered the first tier of environmental review and creates a foundation upon which future, project-specific CEQA documents can build. Tiering refers to the concept of a multilevel approach to preparing environmental documents set forth in the PRC Section 21083.3 and the State CEQA Guidelines Section 15152.

Through tiering, project-level environmental analysis can be limited in scope to site-specific environmental impact issues following the preparation of an EIR for a general plan. This applies to site specific discretionary approvals subject to CEQA review for projects that are consistent with a general plan. This program EIR will be used to determine the need for subsequent environmental documentation and the scope of project level CEQA review.

Additionally, a program EIR can be incorporated by reference into subsequently prepared environmental documents to address cumulative and growth-inducing impacts, allowing subsequent documents to focus on new or site-specific impacts (State CEQA Guidelines Section 15168[d]). Section 15152 of the CEQA Guidelines provides that where a first-tier EIR has “adequately addressed” the subject of cumulative impacts, such impacts need not be revisited in second- and/or third-tier documents. According to Section 15152(f)(3), significant effects identified in a first tier EIR are adequately addressed, for purposes of later approvals, if the lead agency determines that such effects have been either:

- mitigated or avoided as a result of the prior [EIR] and findings adopted in connection with that prior [EIR]; or
- examined at a sufficient level of detail in the prior [EIR] to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

1. Executive Summary

Therefore, once a Program EIR has been certified, subsequent activities within the program must be evaluated to determine whether an additional CEQA document is necessary. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities may be within the Program EIR's scope, and additional environmental documents may not be required (Guidelines § 15168[c]). When a lead agency relies on a Program EIR for a subsequent activity, it must incorporate feasible mitigation measures and alternatives from the Program EIR into the subsequent activities (Guidelines § 15168[c][3]). If a subsequent activity would have effects outside the scope of the Program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or an EIR. Even in this case, the Program EIR still serves a valuable purpose as the first-tier environmental analysis. The CEQA Guidelines encourage the use of Program EIRs, citing five advantages:

- Provide a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR;
- Focus on cumulative impacts that might be slighted in a case-by-case analysis;
- Avoid continual reconsideration of recurring policy issues;
- Consider broad policy alternatives and programmatic mitigation measures at an early stage when the agency has greater flexibility to deal with them;
- Reduce paperwork by encouraging the reuse of data (through tiering). (Guidelines § 15168[h])

1.3 PROJECT LOCATION

The City of Westminster and its unincorporated islands (project area) encompass 10.8 square miles, or approximately 6,800 acres, in northern Orange County. The City is surrounded by highly urbanized areas of the county and is adjacent to the cities of Garden Grove, Santa Ana, Fountain Valley, Huntington Beach, and Seal Beach. Regional access to the City is provided by Interstate 405 (I-405), which diagonally traverses southwestern portions of the City in a southeast-to-northwest direction; State Route 22 (SR-22), which generally forms the City's northern boundary; and State Route 39 (Beach Boulevard), which travels in a north-south direction through the center of the City. Westminster is also accessible from adjacent communities via Westminster Boulevard and other major arterial surface streets. The City's sphere of influence (SOI) includes the unincorporated community of Midway City, which consists of four County "islands."

1.4 PROJECT SUMMARY

The proposed project is an update to the City of Westminster's General Plan and is intended to shape development in the City and its SOI over the next 30-plus years. A general plan is the principal long-range policy and planning document for guiding the physical development, conservation, and enhancement of California cities and counties.

1. Executive Summary

1.4.1 Proposed General Plan Elements

The Westminster General Plan Update involves reorganization of the current General Plan into the following six required elements and two optional elements:

Required General Plan Elements

- The **Land Use Element** guides the distribution, location, and extent of land uses for housing, business, industry, institutions, open space, and recreation in the City and its SOI. The element includes goals, policies, and implementation direction and establishes development criteria and standards, including building intensity and residential density. This element is where the City's General Plan land use designations are defined and where the distribution of land uses is described. The land use element also covers land use compatibility and provides special policy direction for the City's six new mixed-use areas.
- The **Mobility Element** addresses the identification, location, and extent of existing and proposed major thoroughfares, transportation routes, multimodal transportation options, and local public utilities and facilities. The mobility element articulates the City's commitment to implementing complete street principles through the creation of roadway typologies that address the needs of all users, regardless of age and ability. It serves as an infrastructure plan and is closely correlated with the land use element and the infrastructure and natural resources element.
- The **Parks and Recreation Element** focuses on preserving and providing high quality parks, open spaces, recreational facilities, and cultural resources. The parks and recreation element establishes the City's parkland requirements; defines the location and distribution of open space in the community; and encourages new partnerships with public, quasi-public, and private agencies to provide additional open space in the future.
- The **Infrastructure and Natural Resources Element** identifies a number of public and semipublic services and infrastructure facilities, including water, wastewater, waste management, and communication facilities. This element will also provide direction on conservation of water, energy, and natural resources.
- The **Public Health and Safety Element** addresses community safety and identifies natural and man-made hazards—including geologic and seismic, flooding, wildland and urban fires, air quality and climate change, and noise—and establishes policies to protect the people and property in the community from hazardous materials and through active emergency preparedness.
- The **Housing Element** is a required element and was adopted on January 22, 2014, for the 2013–2021 eight-year plan period, and no changes to the housing element are expected as part of the General Plan Update.

1. Executive Summary

Optional General Plan Elements

- The **Economic Development Element** includes long-term goals for the community and policies that guide decision making related to economic issues.
- The **Community Design Element** provides direction on enhancing the image and identity of Westminster through placemaking, design features like landscaping and signage, identification of key gateways and neighborhoods, and celebration of the community’s historic and cultural resources.

1.4.2 Proposed Land Use Designations

All California cities are required to identify development projections (i.e., a “buildout analysis”) in their general plans. The buildout analysis refers to the reasonable development and growth associated with the land uses adopted in a general plan. The analysis considers housing units, households, residents, jobs, and nonresidential square footage. Buildout is important for several reasons—in particular, it allows a city to adequately plan for roads, water service, parks, recreation, and other infrastructure and services.

Table 1-1 outlines the land use designations proposed for the project area and buildout for dwelling units, residents, nonresidential building space, and employment under the General Plan Update. The projections represent reasonable development based on average levels of density and intensity for each land use category (see Appendix C). Proposed land use designations are also shown on Figure 3-3, *Proposed General Plan Land Use*.

Table 1-1 Proposed Land Uses and Buildout

Proposed Land Use Designation	Acres ¹	Assumed Density (du/ac) ²	Assumed Intensity (FAR) ²	Units	Population ^{3,4}	Nonresidential Building Space (square feet)	Employees ⁵
City of Westminster							
Residential – Low (4–7 du/ac)	2,146	7	—	15,020	48,769	—	—
Residential – Medium (8–14 du/ac)	456	12	—	5,467	17,751	—	—
Residential – High (15–25 du/ac)	346	22	—	7,611	24,711	—	—
Neighborhood Commercial	109	—	0.33	—	—	1,588,574	3,177
Regional Commercial	272	—	0.40	—	—	4,800,417	12,001
Industrial	171	—	0.50	—	—	3,732,079	3,732
Urban Industrial	16	—	0.45	—	—	701,943	1,170
Mixed-Use Civic Center ⁶	87	36	0.60	628	2,038	1,823,119	3,646
Mixed-Use Corridor ⁶	45	30	0.40	407	1,321	551,201	1,102
Mixed-Use Little Saigon ⁶	180	36	0.60	1,944	6,311	3,292,670	8,232
Mixed-Use Northwest District ⁶	88	24	0.35	1,060	3,440	673,075	1,346
Mixed-Use Westminster Boulevard/Downtown ⁶	79	24	0.35	951	3,088	604,110	1,510
Mixed-Use Westminster Mall ⁶	92	30	0.50	824	2,676	1,396,070	3,490
Park/Open Space	119	—	—	—	—	—	—
Public/Semi Public	452	—	—	—	—	—	—
Public Utility Corridor	50	—	—	—	—	—	—

1. Executive Summary

Table 1-1 Proposed Land Uses and Buildout

Proposed Land Use Designation	Acres ¹	Assumed Density (du/ac) ²	Assumed Intensity (FAR) ²	Units	Population ^{3,4}	Nonresidential Building Space (square feet)	Employees ⁵
Flood Control Channel	110	—	—	—	—	—	—
Railroad ROW	25	—	—	—	—	—	—
Street ROW	1,595	—	—	—	—	—	—
Subtotal	6,440	—	—	33,910	110,105	18,707,864	38,596
Sphere of Influence							
Residential – Low (4–7 du/ac)	188	7	—	1,313	4,264	—	—
Residential – Medium (8–14 du/ac)	56	12	—	674	2,187	—	—
Residential – High (15–25 du/ac)	27	22	—	587	1,906	—	—
Neighborhood Commercial	1	—	0.33	—	—	18,761	38
Regional Commercial	3	—	0.40	—	—	55,233	138
Urban Industrial	19	16	—	—	—	381,398	636
Park/Open Space	1	—	—	—	—	—	—
Street ROW	100	—	—	—	—	—	—
Subtotal	396	—	—	2,574	8,358	455,392	811
Total (City and SOI)⁷	6,836	—	—	36,484	118,463	19,163,257	39,407
Existing Conditions	6,836	—	—	29,672	92,167	12,744,948	23,237
Difference	—	—	—	6,812	26,296	6,418,309	16,170

Notes: FAR = Floor Area Ratio; ROW = Right of Way

¹ Acres are given as adjusted gross acreages, which do not include the rights-of-way for major roadways, flood control facilities, or railroads.

² Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor-area-ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the general plan. Accordingly, the projections in this General Plan Update do not assume buildout at the maximum density or intensity and are adjusted downward to account for variations in development.

³ Estimates of population by land use designation are based on reasonable person-per-household factors identified by the 2013 5-Year American Community Survey.

⁴ A 4.5% vacancy rate was assumed for population based on the 2013 5-Year American Community Survey.

⁵ Estimates of jobs by land use designation are based on employment generation rates derived from the Longitudinal Employer-Household Dynamics (2013) Report.

⁶ Assumptions for the mix of land uses in each Mixed-Use designation that will be analyzed in the environmental impact report are listed in Table 3-2, below. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.

⁷ Westminster's General Plan Update projections refer to realistic long-term development expected under its land use plan over the next 30 to 40 years. The projections detailed on this sheet represent a likely amount of development over the long term based on average levels of density and intensity as properties transition over time.

The current General Plan includes a land use designation called Planned Development (PD) that provides for mixed-use or single-use development on specific sites throughout the City, including existing mobile home communities. The intent of the PD designation is to provide development intensity guidelines for parcels that have the potential for conversion of use or new development. The General Plan Update eliminates the Planned Development designation and proposes to designate existing Planned Development areas as Mixed-Use or as a stand-alone use in order to better articulate the City's vision for these areas, add flexibility to respond to market conditions in key areas identified for mixed-use, and make the plan easier to understand and administer.

A new Mixed-Use land use category has been identified for six distinct activity centers in Westminster. The Mixed-Use designations accommodate a mix of residential, commercial, civic, and light industrial uses depending on their location in the City. In general, these areas have a higher concentration of uses with

1. Executive Summary

higher densities and intensities than other areas of the City and are predominantly located along the City’s corridors. This is done in large part to preserve the lower-density character of established single-family neighborhoods, but also to accommodate new growth over time. Development in mixed-use areas may be implemented by an area plan, specific plan, or through conventional zoning designations. The preferred land use mix for these areas is shown in Table 1-2.

Table 1-2 Preferred Land Use Mix for Proposed Mixed-Use Areas

Designation	Preferred Ratio (%)			
	Residential	Retail	Office	Other ¹
Mixed-Use Civic Center	20	20	20	40
Mixed-Use Corridor	30	35	35	—
Mixed-Use Little Saigon	30	25	25	20
Mixed-Use Northwest District	50	50	—	—
Mixed-Use Westminster Blvd./Downtown	50	25	25	—
Mixed-Use Westminster Mall	30	70	—	—

¹ In the Civic Center, “other” refers to public and semipublic facilities, including city hall, the police department building, and the West Justice Center of the Superior Court of California. In Little Saigon, “other” refers to hotel, creative media, technology, and some light industrial uses.

1.5 SUMMARY OF PROJECT ALTERNATIVES

1.5.1 No Project/Current General Plan Alternative

Section 15126.6(e) of the CEQA Guidelines requires that an EIR evaluate and analyze the impacts of the “No-Project” Alternative. When the project is the revision of an existing land use or regulatory plan, policy, or ongoing operation, the no-project alternative is the continuation of the plan, policy, or operation into the future. Therefore, in the No Project/Current General Plan Alternative, the current land use plan shown in Figure 4-2, *Current General Plan Land Use*, would remain in effect. Buildout statistics for the proposed General Plan Update and the current General Plan are compared in Table 1-3.

Table 1-3 No Project / Current General Plan Buildout Compared to the Proposed General Plan

Resource	Proposed Project	No Project/Current General Plan Alternative	Change	Percent Change
Dwelling Units	36,484	32,181	-4,303	-12%
Population	118,463	104,492	-13,971	-12%
Employment	39,407	30,390	-9,017	-23%
Jobs-to-Housing Ratio	1.08	0.94	-	-

All proposed land use changes would not occur. Development in accordance with the 1996 General Plan would continue to occur, allowing for totals of 32,181 residential units, 104,492 people, and 30,390 jobs, resulting in a jobs-to-housing ratio of 0.94.

1. Executive Summary

1.5.2 Focused Mixed-Use Areas

The Focused Mixed-Use Alternative was selected to reduce significant and unavoidable impacts related to air quality, noise, and traffic by reducing the areas of increased mixed-use intensity. This alternative would reduce development intensity at Westminster Mall and the Northwest District by replacing the proposed mixed-use designation at these locations with their current designations (regional commercial and planned development/medium density residential, respectively). This alternative results in less development intensity than the proposed project.

Buildout statistics for the proposed General Plan Update and the Focused Mixed-Use Areas are compared in Table 1-4.

Table 1-4 Focused Mixed-use Areas Alternative Compared to the Proposed General Plan

Resource	Proposed Project	Focused Mixed-Use Areas Alternative	Change	Percent Change
Dwelling Units	36,484	35,411	-1,073	-3%
Population	118,463	114,321	-4,142	-3%
Employment	39,407	36,961	-2,446	-6%
Jobs-to-Housing Ratio	1.08	1.04	-	-

1.5.3 REDUCED Mixed-Use INTENSITY ALTERNATIVE

The Reduced Mixed-Use Intensity Alternative was selected to reduce significant and unavoidable impacts related to air quality, noise, and traffic. This alternative would reduce development intensity at all six proposed mixed-use areas by limiting the maximum density to 25 du/ac (consistent with the High Density Residential designation) and limiting nonresidential development intensity to a floor-area-ratio of 0.65 (consistent with the Regional Commercial designation). This alternative results in less development intensity than the proposed project.

Buildout statistics for the proposed General Plan Update and the Reduced Mixed-Use Intensity Alternative are compared in Table 1-5.

1. Executive Summary

Table 1-5 Reduced Mixed-Use Intensity Alternative Compared to the Proposed General Plan

Resource	Proposed Project	Reduced Mixed-Use Intensity Alternative	Change	Percent Change
Dwelling Units	36,484	33,414	-3,070	-8%
Population	118,463	113,606	-4,857	-4%
Employment	39,407	35,158	-4,249	-11%
Jobs-to-Housing Ratio	1.08	1.05	-	-

1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the DEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

1.7 AREAS OF CONTROVERSY

Prior to the preparation of the DEIR, the City of Westminster circulated a Notice of Preparation (NOP) and held an EIR scoping meeting on January 6, 2016 at the Miriam Warne Community Building to determine the concerns of interested parties regarding environmental analysis of the Westminster General Plan Update. Table 1-6 summarizes issues identified by respondents to the NOP and provides references to the sections of the DEIR in which these issues are evaluated. No other areas of controversy are known to the Lead Agency.

1. Executive Summary

Table 1-6 Summary of NOP and Scoping Meeting Comments

Commenting Agency/Person	Comment Type	Comment Summary Issue Addressed In:
Scoping Meeting		
January 6, 2016	General CEQA processing	Throughout DEIR.
Airport Land Use Commission (ALUC)	Airport Environs Land Use Plan for Joint Forces Training Base	Section 5.5, Hazards and Hazardous Materials Section 5.8, <i>Noise</i>
South Coast Air Quality Management District (AQMD)	Air Quality	Section 5.2, <i>Air Quality</i>
State of California, Department of Transportation (Caltrans), District 7	Transportation and Traffic	Section 5.13, <i>Transportation and Traffic</i> .
California Department of Fish and Wildlife (CDFW)	Biological Resources	Chapter 8, Impacts Found Not to Be Significant Appendix A, Initial Study
Local Agency Formation Commission (LAFCO)	Wastewater	Section 5.13, Utilities and Service Systems
Orange County Fire Authority (OCFA)	Fire Protection Services	Section 5.10, <i>Public Services</i>

Correspondence received in response to the NOP is included in Appendix B.

1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-7 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AESTHETICS			
Impact 5.1-1: Implementation of the General Plan Update would alter the visual appearance of the Project Area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.1-2: Buildout in accordance with the proposed General Plan land use plan would generate additional light and glare in the project area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.2 AIR QUALITY			
Impact 5.2-1: The proposed General Plan Update would be inconsistent with the SCAQMD Air Quality Management Plan (AQMP) because buildout of the General Plan land use plan would exceed the growth projections assumed in the AQMP and would cumulatively contribute to the nonattainment designations of the SoCAB.	Potentially Significant	Mitigation Measures AQ-1 and AQ-2 apply.	Significant and Unavoidable
Impact 5.2-2: Construction activities associated with buildout of the proposed General Plan Update could generate short-term emissions that exceed the SCAQMD'S significance thresholds for all the criteria air pollutants and would cumulatively contribute to the nonattainment designations of the SoCAB.	Potentially Significant	AQ-1 Prior to issuance of any construction permits, development project applicants shall prepare and submit to the City of Westminster Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SCAQMD-adopted thresholds of significance, the City of Westminster Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division. Mitigation measures to reduce construction-related emissions include, but are not limited to:	Significant and Unavoidable

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ▪ Requiring fugitive-dust control measures that exceed SCAQMD’s Rule 403, such as: <ul style="list-style-type: none"> – Use of nontoxic soil stabilizers to reduce wind erosion. – Applying water every four hours to active soil-disturbing activities. – Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. ▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. ▪ Ensuring that construction equipment is properly serviced and maintained to the manufacturer’s standards. ▪ Limiting nonessential idling of construction equipment to no more than five consecutive minutes. ▪ Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the SCAQMD’s website at http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf. 	
<p>Impact 5.2-3: Buildout in accordance with the proposed General Plan Update would generate long-term emissions that would exceed SCAQMD’s regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB.</p>	<p>Potentially Significant</p>	<p>AQ-2 Prior to future discretionary project approval, development project applicants shall prepare and submit to the City of Westminster Planning Division a technical assessment evaluating potential project operation phase-related air quality impacts. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the SCAQMD-adopted thresholds of significance, the City of Westminster Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Standard Conditions of Approval. Below are possible mitigation measures to reduce long-term emissions:</p>	<p>Significant and Unavoidable</p>

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ▪ For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. ▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. ▪ Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). ▪ Site-specific development shall demonstrate that an adequate number of electrical vehicle Level 2 charging stations are provided onsite. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy. ▪ Applicant-provided appliances shall be Energy Star appliances (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star appliances shall be verified by the Building & Safety Division during plan check. ▪ Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Westminster and the Orange County Transit Authority to ensure that bus pads and shelters are incorporated, as appropriate. 	
<p>Impact 5.2-4: Industrial and SCAQMD-permitted commercial land uses associated with buildout of the proposed General Plan Update could expose sensitive receptors to substantial concentrations of criteria air pollutants and toxic air contaminants.</p>	<p>Potentially Significant</p>	<p>AQ-3 Prior to future discretionary project approval, applicants for new industrial or warehousing land uses that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, or nursing homes), as measured from the property line of the project to the property line of the</p>	<p>Less Than Significant</p>

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Westminster Planning Division. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast Air Quality Management District. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective thresholds, as established by the SCAQMD at the time a project is considered, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs), including appropriate enforcement mechanisms, are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.</p>	
<p>Impact 5.2-5: Industrial and SCAQMD-permitted land uses associated with buildout of the proposed General Plan Update would have the potential to create objectionable odors that could affect a substantial number of people.</p>	<p>Potentially Significant</p>	<p>AQ-4 Prior to future discretionary approval, if it is determined that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared by the project applicant, subject to review and approval by the Community Development Director or their designee. Facilities that have the potential to generate nuisance odors include but are not limited to:</p> <ul style="list-style-type: none"> ▪ Wastewater treatment plants ▪ Composting, green waste, or recycling facilities ▪ Fiberglass manufacturing facilities ▪ Painting/coating operations ▪ Large-capacity coffee roasters ▪ Food-processing facilities <p>The odor management plan shall show compliance with the South Coast Air Quality Management District's Rule 402 for nuisance odors. The Odor Management Plan shall identify the best available control technologies for toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable</p>	<p>Less Than Significant</p>

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		levels, including appropriate enforcement mechanisms. T-BACTs may include but are not limited to scrubbers (i.e., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.	
5.3 CULTURAL RESOURCES			
Impact 5.3-1: Implementation of the General Plan Update could impact identified historic resources.	Potentially Significant	CUL-1 Future development or redevelopment projects on or within the immediate surroundings of (1) any of the properties listed in Appendix C, Historical Resources List of the Cultural Resources Report (Appendix E1 of this DEIR) or (2) the City's inventory established under Implementation Action CD_IA-23, any with intact extant building(s) more than 45 years old, shall require that an intensive-level historical evaluation of the property be submitted to the City of Westminster. The historic resources technical study shall be prepared by a qualified architectural historian meeting Secretary of the Interior Standards. The study shall evaluate the significance and data potential of the resource in accordance with these standards. If the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1; 14 CCR § 4852), mitigation shall be identified in the technical study that ensures the value of the historical resource is maintained.	Less Than Significant
Impact 5.3-2: Implementation of the General Plan Update could impact identified archaeological resources.	Potentially Significant	CUL-2 Applicants for future development projects that require grading of undisturbed soil in areas of known or inferred archaeological resources, prehistoric or historic, shall provide a technical cultural resources assessment to the City of Westminster prior to the issuance of grading permits. The cultural resources assessment shall be prepared by a qualified archaeologist to assess the cultural and historical significance of any known archaeological resources on or next to each respective development site, and to assess the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:	Less Than Significant

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> a. An archaeologist shall be retained for the development project and shall be on call during grading and other significant ground-disturbing activities. b. Should any cultural/scientific resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director concurs in writing that adequate provisions are in place to protect these resources. The project applicant shall direct the construction contractor to flag a stop-work area in a radius of 50 feet from the discovery. Work may resume immediately outside of the stop-work area. c. Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Archaeologist. If the discovery consists of prehistoric resources, local Native Americans shall be consulted. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University, Fullerton, or the Natural History Museum of Los Angeles County; and provide a comprehensive final report, including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable). 	
<p>Impact 5.3-3: Implementation of the General Plan Update could impact paleontological resources.</p>	<p>Potentially Significant</p>	<p>CUL-3 Applicants for future development projects that require excavation greater than (1) six feet into Holocene and late Pleistocene deposits, (2) four feet into very old alluvial fan deposits, or (3) five feet below the current ground surface in undisturbed sediments with a moderate or higher fossil yield potential shall provide to the City of Westminster a technical paleontological assessment prepared by a qualified paleontologist assessing the sensitivity of sites for buried paleontological resources prior to issuance of grading permits. If resources are known or reasonably anticipated, the assessment shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements:</p>	<p>Less Than Significant</p>

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> a. A paleontologist shall be retained for the project and shall be on call during grading and other significant ground-disturbing activities. b. Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director concurs in writing that adequate provisions are in place to protect these resources. c. Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University, Fullerton; and provide a comprehensive final report, including catalog with museum numbers. 	
Impact 5.3-4: Implementation of the General Plan Update would not impact tribal cultural resources.	Less Than Significant	No mitigation measures are required.	Less Than Significant
GEOLOGY AND SOILS			
See Section 5.6, <i>Hydrology and Water Quality</i> .			
5.4 GREENHOUSE GAS EMISSIONS			
Impact 5.4-1: Buildout of the proposed General Plan Update would result in a reduction of GHG emissions per service population and achieve the forecast Year 2035 efficiency standard.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.4-2: The proposed General Plan Update would be consistent with SCAG's 2016-2040 RTP/SCS; however, it would not achieve the long-term GHG emissions reduction target established under Executive Order S-03-05.	Potentially Significant	General Plan Update policies described under Section 5.4.4, General Plan Update Goals and Policies, and their associated Implementation Actions, would ensure that the City continues on a trajectory that aligns with the long-term state GHG reduction goals of Executive Order S-03-05.	Significant and Unavoidable

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.5 HAZARDS AND HAZARDOUS MATERIALS			
<p>Impact 5.5-1: Implementation of the General Plan Update emit hazardous material or expose workers to hazardous materials during construction activities.</p>	<p>Potentially Significant</p>	<p>HAZ-1 Concurrent with submittal of a development application for a project on a site identified in the EDR report within the City (Appendix F of this DEIR), the project applicant/developer shall submit a Phase I Environmental Site Assessment (ESA) to the City of Westminster Community Development Department to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by an Environmental Professional in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If recognized environmental conditions related to soils or groundwater are identified in the Phase I ESA, the project applicant shall perform soil and soil gas sampling, as required, as a part of a Phase II ESA. If contamination is found at significant levels based on EPA Region 9 Regional Screening Levels, the project applicant shall remediate all contaminated soils with the oversight and in accordance with state and local agency requirements (California Department of Toxic Substances Control, Regional Water Quality Control Board, Orange County Fire Authority, etc.). All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. Prior to the issuance of building permits, a report documenting the completion, results, and follow-up remediation on the recommendations, if any, shall be provided to the City of Westminster Community Development Department evidencing that all site remediation activities have been completed..</p> <p>HAZ-2 If soil is encountered during construction activities that is suspected of being impacted by hazardous materials, work at the subject construction activity area shall be halted, and the suspect site conditions shall be evaluated by a qualified environmental professional. The results of the evaluation shall be submitted to the Department of Toxic Substances Control (DTSC), or the Santa Ana Regional Water Quality Control Board (RWQCB) or other applicable oversight agency, as appropriate, and the necessary response/remedial measures shall be implemented—as directed by DTSC, RWQCB, or other applicable oversight agency—until all specified</p>	<p>Less Than Significant</p>

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>requirements of the oversight agencies are satisfied and a no further action status is attained.</p> <p>HAZ-3 Prior to the issuance of demolition permits for any buildings or structures, the project applicant/developer shall conduct the following inspections and assessments for all buildings and structures onsite and shall provide the City of Westminster Community Development Department with a copy of the report of each investigation or assessment.</p> <ul style="list-style-type: none"> ▪ The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air Quality Management District’s Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos). ▪ The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29; CFR Part 1926; and California Code of Regulation, Title 8, Section 1532.1 (Lead). ▪ Evidence of the contracted professionals attained by the project applicant shall be provided to the City of Westminster Community Development Department. 	
<p>Impact 5.5-2: Implementation of the General Plan Update could impact properties listed on hazardous materials sites.</p>	<p>Potentially Significant</p>	<p>Mitigation Measures HAZ-1 through HAZ-3 apply.</p>	<p>Less Than Significant</p>

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.6 HYDROLOGY AND WATER QUALITY			
Impact 5.6-1: Development pursuant to the General Plan Update would alter the amount of impervious surfaces in the project area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.6-2: Buildout of the General Plan Update would not increase impervious surfaces in the project area and would not interfere with groundwater recharge.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.6-3: Implementation of the General Plan Update could place housing or structures within a 100-year flood hazard area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.6-4: During the construction phases of projects developed pursuant to the General Plan Update, there is the potential for short-term unquantifiable increases in pollutant concentrations and soil erosion from the site. After project development, the quality of storm runoff (sediment, nutrients, metals, pesticides, pathogens, and hydrocarbons) may be altered.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.7 LAND USE AND PLANNING			
Impact 5.7-1: Implementation of the General Plan Update would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant	No mitigation measures are required.	Less Than Significant

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.8 NOISE			
<p>Impact 5.8-1: Implementation of the General Plan would result in temporary noise increases in the vicinity of project-specific developments.</p>	<p>Potentially Significant</p>	<p>N-1 Prior to issuance of grading permits for development projects accommodated by the General Plan Update, a note shall be placed on all construction and building documents requiring contractors implement the following measures to limit construction-related noise:</p> <ul style="list-style-type: none"> ▪ Construction activity is limited to the daytime hours between 7:00 a.m. to 8:00 p.m. on Monday through Saturday, as prescribed in the City's municipal code. Construction is prohibited on Sundays and holidays. ▪ All internal combustion engines on construction equipment and trucks are fitted with properly maintained mufflers, air intake silencers, and/or engine shrouds that are no less effective than as originally equipped by the manufacturer. ▪ Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses. ▪ Stockpiling is located as far as feasible from nearby noise-sensitive receptors. ▪ Limit unnecessary engine idling to the extent feasible. ▪ Limit the use of public address systems. ▪ Construction traffic shall be limited to the haul routes established by the City of Westminster. 	<p>Significant and Unavoidable</p>
<p>Impact 5.8-2: Implementation of the General Plan would not result in long-term operation-related noise that would exceed local standards.</p>	<p>Less Than Significant</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant</p>
<p>Impact 5.8-3: Implementation of the General Plan could result in short-term and long-term groundborne vibration.</p>	<p>Potentially Significant</p>	<p>N-2 Prior to issuance of any construction permits, applicants for individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, within 25 feet of sensitive receptors (e.g., residences), shall prepare and submit to the City of Westminster Community Development Department a study to evaluate potential construction-related vibration impacts. The vibration assessment shall be prepared by an acoustical engineer and be based on the FTA vibration-induced architectural</p>	<p>Less Than Significant</p>

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>damage criterion to ensure that maximum levels shall not exceed 0.2 inch/second. If the study determines a potential exceedance of the FTA thresholds, measures shall be identified that ensure vibration levels are reduced to below the thresholds. Measures to reduce vibration levels can include use of less-vibration-intensive equipment (e.g., drilled piles and static rollers) and/or construction techniques (e.g., nonexplosive rock blasting and use of hand tools) and preparation of a preconstruction survey report to assess the condition of the affected sensitive structure. Identified measures shall be included on all construction and building documents and submitted for verification to the City of Westminster Community Development Department.</p> <p>N-3</p> <p>Prior to the issuance of any grading permits for projects that involve vibration-intensive construction activities, such as blasting, pile drivers, jack hammers, and vibratory rollers, within 25 feet of sensitive receptors (e.g. residences) shall be evaluated for potential vibration impacts. A vibration study shall be prepared by an acoustical or vibration engineer and shall identify measures to reduce construction related vibration impacts. Vibration impacts to nearby receptors shall not exceed the following vibration annoyance levels (in RMS inches/second):</p> <ul style="list-style-type: none"> ▪ Workshop = 0.126 ▪ Office = 0.063 ▪ Residential Daytime (7:00 a.m. to 10:00 p.m.)= 0.032 ▪ Residential Nighttime (10:00 p.m. to 7:00 a.m.) = 0.016 <p>If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (nonexplosive blasting methods, drilled piles as opposed to pile driving, preclusion for using vibratory rollers, use of small- or medium-sized bulldozers, etc.). Vibration reduction measures shall be included on all construction and building documents and submitted for verification to the City of Westminster Community Development Department.</p>	

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.8-4: Implementation of the General Plan Update would not expose residents and workers to airport-related noise.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.9 POPULATION AND HOUSING			
Impact 5.9-1: Implementation of the General Plan Updated would result in population growth in the project area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.10 PUBLIC SERVICES			
Impact 5.10-1: Implementation of the General Plan Update would introduce new structures, residents, and workers into Orange County Fire Authority service boundaries, thereby increasing the need for fire protection facilities and personnel.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.10-2: Implementation of the General Plan Update would introduce new structures, residents, and workers into the service boundaries of the Westminster Police Department and Orange County Sheriff's Department, thereby increasing the requirement for police protection equipment and personnel.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.10-3: Implementation of the General Plan Update would generate approximately 4,769 new students in the project area, who would impact the school enrollment capacities of area schools.	Less Than Significant	No mitigation measures are required.	Less Than Significant

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.10-4: Implementation of the General Plan Update would generate additional population, increasing the service needs of the Westminster Public Library.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.11 RECREATION			
Impact 5.11-1: Implementation of the General Plan would generate additional residents that would increase the use of existing park and recreational facilities.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.11-2: Buildout of the General Plan Update would result in environmental impacts related to provision of new and/or expanded recreational facilities.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.12 TRANSPORTATION/TRAFFIC			
Impact 5.12-1: Buildout of the General Plan Update would result in impacts to four intersections operating below acceptable levels of service.	Potentially Significant	With incorporation of Implementation Actions M_IA-14 impacts to all four intersections would be reduced to less than significant. However, since these intersections are in the jurisdiction of other agencies—Caltrans, County of Orange, City of Huntington Beach—the City of Westminster cannot guarantee implementation of the improvements.	Significant and Unavoidable
Impact 5.12-2: Project related traffic would result in a substantial impact at eight freeway mainline segments during the traffic peak hours. The segments affected are on the SR-22 and are under the jurisdiction of Caltrans.	Potentially Significant	No feasible mitigation measures are available.	Significant and Unavoidable
Impact 5.12-3: Project-related trip generation in combination with existing and proposed cumulative development would not result in designated road and/or highways exceeding county congestion management agency service standards.	Less Than Significant	No mitigation measures are required.	Less Than Significant

1. Executive Summary

Table 1-7 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.12-4: The General Plan Update complies with adopted policies, plans, and programs for alternative transportation.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.13 UTILITIES AND SERVICE SYSTEMS			
Impact 5.13-1: Wastewater generated by buildout of the General Plan Update would be adequately treated by OCSD and MCSD.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.13-2: Implementation of the General Plan Update would generate additional water demands and would be adequately served by existing water supply and delivery systems.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.13-3: Implementation of the General Plan Update would comply with solid waste statutes and regulations and would be adequately served by a landfill with available capacity.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.13-4: Implementation of the General Plan Update would increase demand for electricity and natural gas services.	Less Than Significant	No mitigation measures are required.	Less Than Significant

1. Executive Summary

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