

PUBLIC NOTICE

CITY OF WESTMINSTER NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

FROM: City of Westminster Community Development Department
TO: Agencies, Organizations, and Interested Parties
DATE: June 30, 2016

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (DEIR)

Project Title: Westminster General Plan Update
Lead Agency and Project Applicant: City of Westminster

Environmental Determination: The City of Westminster has completed a DEIR for the Westminster General Plan Update. The DEIR analyzed the environmental impacts to the following study areas: 1) Aesthetics, 2) Air Quality, 3) Cultural Resources, 4) Geology and Soils, 5) Greenhouse Gas Emissions; 6) Hazards and Hazardous Materials, 7) Hydrology and Water Quality, 8) Land Use and Planning, 9) Noise, 10) Population and Housing, 11) Public Services, 12) Recreation, 13) Transportation and Traffic, and 14) Utilities and Service Systems. The DEIR analysis determined that the proposed project, with implementation of mitigation measures, would result in significant environmental impacts in the areas of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation/Traffic. Impacts related to Aesthetics, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, Recreation, and Utilities and Service Systems were determined to be less than significant. Impacts related to Cultural Resources and Hazards and Hazardous Materials, were determined to be significant, but less than significant after incorporation of mitigation measures. In accordance with Section 15087 of the State CEQA Guidelines, the Draft EIR also found that the proposed project site (the City and its sphere of influence) is contained on lists compiled by the Department of Toxic Substances Control relating to hazardous wastes and substances, pursuant to Section 65962.5 of the Government Code.

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), State Route 22 (SR-22), and State Route 39 (Beach Boulevard). 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."

Project Description: 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. The General Plan Update involves reorganization of the current General Plan into the following eight elements, which include those required by state law and two additional elements: Land Use; Mobility; Parks and Recreation; Infrastructure and Natural Resources; Public Health and Safety; Housing; Economic Development; and Community Design. Build out of the General Plan Update could ultimately support a total of 36,484 housing units, 118,463 residents, 19.2 million square feet

of nonresidential building space, and 39,407 jobs in the City and its SOI. This would represent an additional 6,812 housing units, 26,296 new residents, 6.4 million square feet of additional nonresidential building space, and approximately 16,170 new jobs in the plan area compared to existing conditions.

Public Review Period: Comments on the Draft EIR may be received in writing between **July 1, 2016 and August 15, 2016**. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization.

Responses and Comments: Please send your responses and comments by August 15, 2016 to Alexis Oropeza, Associate Planner at AOropeza@Westminster-CA.gov or at the following address:

Alexis Oropeza, Associate Planner, Planning Division, City of Westminster, 8200 Westminster Boulevard, Westminster, CA 92683

Document Availability: The Draft EIR can be viewed on the City of Westminster website at <http://westminstergp.org>. The documents are also available during regular business hours at:

- City of Westminster, Community Development Department, Planning Division, 8200 Westminster Boulevard, Westminster, CA 92683; between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 7:30 p.m. to 4:30 p.m. on alternating Fridays.
- Westminster Branch Library, 8180 13th Street, Westminster, CA 92683; Library Hours: Monday – Thursday 10:00 a.m. to 9:00 p.m., Friday and Saturday 10:00 a.m. to 5:00 p.m. This branch is closed on Sundays.
- If you require additional information, please contact Alexis Oropeza at (714) 548-3485.