



WESTMINSTER

General Plan Update

OPPORTUNITY. COMMUNITY. PROGRESS.

September 2016 | Final Environmental Impact Report
State Clearinghouse No. 2015121052
Certified by City Council on September 28, 2016

WESTMINSTER GENERAL PLAN UPDATE

City of Westminster, California
VOLUME I

Prepared for:

City of Westminster
Contact: Brian Fisk, Acting Planning Manager
8200 Westminster Boulevard
Westminster, CA 92683
714.548.3484

Prepared by:

PlaceWorks
Contact: Nicole Morse, Esq., Associate Principal
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220



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714.966.9220
info@placeworks.com
www.placeworks.com



The Westminster General Plan Update Final Environmental Impact Report was certified by City Council on September 28, 2016. Attached herein are the following certification and supporting documents:

Notice of Determination (Posted September 29, 2016)
City Council Resolution No. 4808 (Exhibits A, B, and C under separate cover)
Mitigation Monitoring and Reporting Program – September 2016
City Council Meeting Minutes – September 29, 2016
City Council Meeting Minutes – September 14, 2016
Planning Commission Meeting Minutes – August 31, 2016
Planning Commission Meeting Minutes – August 17, 2016
Notice of Availability of a Draft EIR – June 30, 2016
Notice of Preparation of a Draft EIR – December 17, 2015



Hugh Nguyen

Orange County Clerk - Recorder

P.O. Box 238 Santa Ana, CA 92702
12 Civic Center Plaza, Room 106 Santa Ana, CA 92701
Phone: (714) 834-2500
www.ocrecorder.com

CITY OF WESTMINSTER
8200 WESTMINSTER BLVD
WESTMINSTER, CA 92683

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - NO EFFECT

The attached notice was received, filed and a copy was posted on 09/29/2016

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: CUEVAS DULCE Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#
 30-2016 1016
 STATE CLEARING HOUSE # (if applicable)
 2015121052

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF WESTMINSTER			DATE 09/29/2016
COUNTY/STATE AGENCY OF FILING Orange			DOCUMENT NUMBER 201685001045
PROJECT TITLE WESTMINSTER GENERAL PLAN UPDATE			
PROJECT APPLICANT NAME CITY OF WESTMINSTER			PHONE NUMBER (714) 548-3486
PROJECT APPLICANT ADDRESS 8200 WESTMINSTER BLVD.	CITY WESTMINSTER	STATE CA	ZIP CODE 92683

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	0.00
<input type="checkbox"/> County Administrative Fee	\$50.00	\$	0.00
<input checked="" type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input checked="" type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 0.00

SIGNATURE X <i>Dulce Cuevas</i>	PRINTED NAME AND TITLE DULCE CUEVAS, DEPUTY CLERK
---	--



NO FEE

201685001045 1:58 pm 09/29/16
256 304 Z01

Notice of Determination

Appendix D

To:
 Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Orange
 Address: 12 Civic Center Plaza, Room 101
Santa Ana, CA 92701

From:
 Public Agency: City of Westminster
 Address: 8200 Westminster Boulevard
Westminster, CA 92683
 Contact: Steven Ratkay, AICP, Associate Planner
 Phone: (714) 548-3486

Lead Agency (if different from above):
 Same as above.
 Address: _____

Contact: _____ ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 Phone: _____
 BY: DC DEPUTY

FILED
SEP 29 2016

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2015121052

Project Title: Westminster General Plan Update

Project Applicant: City of Westminster 8200 Westminster Blvd. Westminster CA 92683

Project Location (include county): City of Westminster (and sphere of influence), Orange County

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 sphere of influence over the next 30-plus years. The General Plan Update involves reorganization of the current General Plan into the following eight elements: Land Use; Mobility; Parks and Recreation; Public Services, Facilities, and Natural Resources; Public Health and Safety; Housing; Economic Development; and Community Design. Buildout 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 is to advise that the City of Westminster has approved the above
 Lead Agency or Responsible Agency)

described project on September 28, 2016 and has made the following determinations regarding the above
(date)
described project.

1. The project will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not] adopted for this project.
5. A statement of Overriding Considerations was was not] adopted for this project.
6. Findings were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Westminster Community Devt. Dept., Planning Division, 8200 Westminster Blvd., CA 92683

Signature (Public Agency): Steven Ratkay Title: Associate Planner

Date: 9.28.16 Date Received for filing at OPR: _____

POSTED

SEP 29 2016
HUGH NGUYEN, CLERK-RECORDER
BY: DC DEPUTY

30-2016-1016



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, CA 92123
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
 CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address: City of Westminster, 8200 Westminster Boulevard
 Westminster, CA 92683

FILED

SEP 29 2016

CEQA Lead Agency: City of Westminster

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Project Name: Westminster General Plan Updates

CEQA Document Type: Environmental Impact Report

BY: DC DEPUTY

State Clearing House Number and/or local agency ID number: SCH No. 2015121052

Project Location: The project area, totaling about 10.8 square miles in northern Orange County, consists of the City of Westminster plus several islands of unincorporated Orange County.

Brief 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.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and Game Code [FGC] Section 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

DFW Approved By: Jennifer Turner Jennifer Turner Date: 09/13/2016

Title: Environmental Scientist

POSTED

Conserving California's Wildlife Since 1870

SEP 29 2016

HUGH NGUYEN, CLERK-RECORDER

BY: De DEPUTY

RESOLUTION NO. 4808

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF WESTMINSTER CERTIFYING THE
ENVIRONMENTAL IMPACT REPORT (SCH #2015121052),
PERTAINING TO CASE NO. 2014-68 PERTAINING TO THE
2016 GENERAL PLAN UPDATE

WHEREAS, the City of Westminster has undertaken an effort to update its comprehensive, long-term general plan with the 2016 General Plan update (the "Project"); and

WHEREAS, under section 21067 of the Public Resources Code, and section 15367 of the State California Environmental Quality Act Guidelines the City is the lead agency for the project; and

WHEREAS, an Initial Study was prepared in accordance with State California Environmental Quality Act (CEQA) Guidelines to define the scope of the Environmental Impact Report; and

WHEREAS, a Notice of Preparation (NOP) was sent to responsible and trustee agencies on or around December 17, 2015, and published in the Westminster Journal, a newspaper of general circulation in the Project area, stating that a draft environmental impact report (DEIR) would be prepared for the project and inviting comments from responsible agencies, other regulatory agencies, organizations, and individuals; and

WHEREAS, the City received written comments in response to the NOP, which assisted the City in identifying the issues and alternatives for analysis in the DEIR; and

WHEREAS, the City held a duly noticed scoping meeting on January 6, 2016 to receive comments regarding the issue areas for analysis in the DEIR; and

WHEREAS, the DEIR (State Clearing House #2015121052) was subsequently prepared and completed, addressing comments received in response to the NOP; and

WHEREAS, the City prepared and posted a Notice of Availability of the DEIR was published on June 30, 2016 in the Westminster Journal, a newspaper of general circulation for the project area; and

WHEREAS, a Notice of Completion of the DEIR was prepared and filed with the Office of Planning Research on July 5, 2016; and

WHEREAS, the above notice initiated a 45-day comment period extending from July 1, 2016 through August 15, 2016 for the public and until August 18, 2016 for agencies; and

WHEREAS, during the public review period, copies of DEIR were available for review at City Hall, the City's dedicated project website, and the Westminster Branch Library; and

WHEREAS, the City has prepared a Final EIR, consisting of comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions to the Draft EIR. For the purpose of this Resolution, the "EIR" shall refer to the Draft EIR, including all of the technical studies and appendices to the draft EIR, including all of the technical studies and appendices to the draft EIR, as amended by the Revisions section of the Final EIR; and

WHEREAS, pursuant to the applicable provisions of the Westminster Municipal Code, the Planning Commission, at its regular meetings August 17, 2016 and a continued meeting on August 31, 2016 held a duly advertised public hearing, considered and recommended the Mayor and City Council Certify the Environmental Impact Report; and

WHEREAS, pursuant to the applicable provisions of the Westminster Municipal Code, the Mayor and City Council, at their regular meeting on September 14, 2015 and September 28, 2016 conducted a duly advertised hearing and considered said Environmental Impact Report; and

WHEREAS, the Lead Agency, the City, has determined that impacts were identified in the Draft Environmental Impact Report to be significant and unavoidable are:

- Air Quality: Conflicts with the Air Quality Management Plan; exceeds the South Coast Air Quality Management District's thresholds and cumulatively contribute to the South Coast Air Basin (SoCAB) nonattainment status, and expose sensitive receptors to substantial pollutant concentrations;
- Greenhouse Gas Emissions: Generate substantial greenhouse gas emissions that will contribute to the cumulatively contribute to the inability to Green House Gas reduction targets established under Executive Order S-03-05.
- Noise: Increased noise levels generated from construction near noise-sensitive land uses.
- Transportation and Traffic: Impacts related to unacceptable levels of service at buildout.

WHEREAS, the adverse impacts associated with the project have been determined to be significant adverse and unavoidable after implementation of feasible mitigation measures. The CEQA Findings of Fact and Statement of Overriding Considerations have been prepared for the project (Exhibit B); and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the City's guidelines for the implementation of CEQA the Mayor and City Council can make the following specific findings of fact related to the EIR:

1. The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and a Final Environmental Impact Report has been prepared by Placeworks; and
2. In accordance with CEQA, Findings of Fact have been prepared for the project; and
3. The adverse impacts associated with the project have been determined to be significant, adverse, and unavoidable after implementation of feasible mitigation measures. A Statement of Overriding Considerations (SOC) has been prepared for the project; and
4. A Mitigation Monitoring and Reporting Program (MMRP) have been developed for the project to lessen those impacts determined to be "Less than Significant with Mitigation Incorporated."

THE CITY COUNCIL OF THE CITY OF WESTMINSTER HEREBY RESOLVES AS FOLLOW:

SECTION 1: Pursuant to the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, the Final Environmental Impact Report which includes the DEIR (Exhibit A) for the project has determined there are significant and unavoidable adverse project-related impacts, as defined by CEQA, based on the EIR prepared by Placeworks. The significant, adverse and unavoidable impacts were identified in the EIR after implementation of feasible mitigation measures. The Mayor and City Council hereby adopts the CEQA Finding of Fact and the Statement of Overriding Considerations (Exhibit B). The Statement of Overriding Consideration shows that the Mayor and City Council has balanced the benefits of the proposed project against its unavoidable significant adverse environmental effects and has determined that the benefits of the project outweigh the adverse effects and, therefore, the effects are considered acceptable.

SECTION 2: After review and consideration of the projects Findings of Fact and Statement of Overriding Consideration, FEIR, and the Mitigation Monitoring and Reporting Program, considering the evidence and due deliberation of the matters presented, the City Council certifies:

1. The Final EIR is an accurate and objective statement that has been completed in compliance with CEQA; and
2. The City Council has been presented with and has reviewed and considered the information contained in the Final EIR prior to approving the project; and

3. The Final EIR reflects the City Council's independent judgment and analysis.

SECTION 3: The City Council Certifies the Final EIR which includes the Draft EIR (Exhibit A), adopts the findings of fact and state of overriding consideration and mitigation and monitoring reporting program for the 2016 General Plan Update.

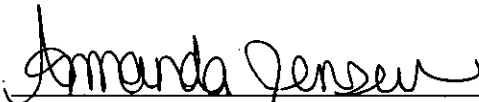
PASSED, APPROVED, and ADOPTED this 28th day of September 2016, by the following vote:

AYES: COUNCIL MEMBERS: TA, CONTRERAS, CAREY, RICE
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: DIEP



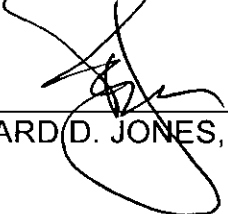
TRI TA, MAYOR

ATTEST:



AMANDA JENSEN, CMC
CITY CLERK

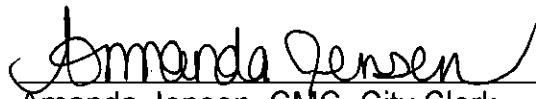
APPROVED AS TO FORM:



RICHARD D. JONES, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF WESTMINSTER)

I, AMANDA JENSEN, hereby certify that I am the duly appointed City Clerk of the City of Westminster; that the foregoing resolution was duly adopted at a regular meeting of the City Council of the City of Westminister held on the 28th day of September 2016.



Amanda Jensen, CMC, City Clerk

EXHIBIT A

**FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
WESTMINSTER 2016 GENERAL PLAN UPDATE
INCORPORATED BY REFERENCE**

EXHIBIT B

**FINDINGS OF FACTS FOR THE FINAL ENVIRONMENTAL IMPACT REPORT FOR
THE WESTMINSTER 2016 GENERAL PLAN UPDATE
INCORPORATED BY REFERENCE**

EXHIBIT C

**STATEMENT OF OVERRIDING CONSIDERATION FOR
THE WESTMINSTER 2016 GENERAL PLAN UPDATE
INCORPORATED BY REFERENCE**

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September 2016 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2015121052

GENERAL PLAN UPDATE

for City of Westminster

Prepared for:

City of Westminster

Contact: Brian Fisk, Acting Planning Manager
8200 Westminster Boulevard
Westminster, California 92683
714.548.3484

Prepared by:

PlaceWorks

Contact: Nicole Morse, Esq., Associate Principal
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1. Mitigation Monitoring and Reporting

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

Section 21081.6 to the State of California Public Resources Code requires a lead or responsible agency that approves or carries out a project where an environmental impact report (EIR) has identified significant environmental effects to adopt a “reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects.” The City of Westminster (the "City") is the lead agency for the Westminster General Plan Update EIR, SCH No. 2015121052 (EIR), and therefore is responsible for implementation of the mitigation monitoring and reporting program. An EIR has been prepared for this project which addresses potential environmental impacts and, where appropriate, recommends measures to mitigate these impacts.

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Public Resources Code Section 21081.6. It is the intent of this program to (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the monitoring program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

1.2 EIR 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.

The General Plan Update involves reorganization of the current General Plan into eight elements, which include those required by state law and two optional 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.

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 higher densities and intensities than other areas of the City and are predominantly located along the City’s

Mitigation Monitoring and Reporting

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. A preferred land use mix for these areas is identified.

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 ENVIRONMENTAL IMPACTS

1.4.1 Impacts Considered Less Than Significant

The following impacts analyzed in the EIR and/or Initial Study were found to be less than significant and do not require mitigation measures:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

1.4.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

The following impacts analyzed in the EIR were found to be potentially significant; however, the impacts would be less than significant after implementation of mitigation measures set forth in the EIR.

Mitigation Monitoring and Reporting

- Cultural Resources
- Hazards and Hazardous Materials

1.4.3 Unavoidable Significant Adverse Impacts

The following impacts analyzed in the EIR were found to be significant and unavoidable:

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Transportation and Traffic

Mitigation Monitoring and Reporting

This page intentionally left blank.

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.2 AIR QUALITY				
<p>AQ-1</p> <p>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:</p> <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 	Project applicant	Prior to issuance of any construction permits	City of Westminster Planning Division and Building Division	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>than five consecutive minutes.</p> <ul style="list-style-type: none"> ▪ 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>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> <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 	Project applicant	Prior to future discretionary project approval	City of Westminster Planning Division	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).</p> <ul style="list-style-type: none"> ▪ 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>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 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</p>	<p>Project applicant for new industrial or warehousing development that meet specified criteria</p>	<p>Prior to future discretionary project approval</p>	<p>City of Westminster Planning Division</p>	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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>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 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.</p>	Project applicant	Prior to future discretionary approval	City of Westminster Planning Division	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.3 CULTURAL RESOURCES				
<p>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.</p>	Project applicant	Prior to future discretionary approval	City of Westminster Planning Division	
<p>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. 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:</p>	Project applicant for future development projects that require grading of undisturbed soil	Prior to the issuance of grading permits	City of Westminster Planning Division	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>a. An archaeologist shall be retained for the development project and shall be on call during grading and other significant ground-disturbing activities.</p> <p>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.</p> <p>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>				
<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</p>	<p>Project applicant 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</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Westminster Planning Division and Public Works Department</p>	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
<p>recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements:</p> <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. 	<p>or higher fossil yield potential</p>				
5.5 HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	<p>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</p>	<p>Project applicant</p>	<p>Concurrent with submittal of a development application for a project on a site identified in the EDR report within the City</p>	<p>City of Westminster Planning Division</p>	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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 requirements of the oversight agencies are satisfied and a no further action status is attained.</p>	Project applicant	During construction activities	City of Westminster Planning Division and Public Works Department	
<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 	Project applicant	Prior to the issuance of demolition permits	City of Westminster Planning Division and Building Division	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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).</p> <ul style="list-style-type: none"> ▪ 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. 				
5.8 NOISE				
<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 	Project applicant	Prior to issuance of grading permits and during grading activities	City of Westminster Planning Division and Public Works Department	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p style="text-align: center;">Mitigation Measure</p> <p>originally equipped by the manufacturer.</p> <ul style="list-style-type: none"> ▪ 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>N-2</p> <p>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 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>Applicants for individual projects that involve vibration-intensive construction activities within 25 feet of sensitive receptors (e.g., residences)</p>	<p>Prior to issuance of any construction permits</p>	<p>City of Westminster Planning Division and Building Division</p>	

Mitigation Monitoring and Reporting

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
N-3	<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>	<p>Prior to the issuance of any grading permits for projects that involve vibration-intensive construction activities within 25 feet of sensitive receptors (e.g. residences)</p>	<p>Acoustical or vibration engineer</p>	<p>City of Westminster Planning Division</p>	

Mitigation Monitoring and Reporting

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CITY COUNCIL/SUCCESSOR AGENCY TO THE
WESTMINSTER REDEVELOPMENT AGENCY
MINUTES OF REGULAR MEETING

WESTMINSTER, CALIFORNIA
September 28, 2016

The City Council of the City of Westminster, California convened on September 28, 2016 at 6:47 p.m. in a Closed Session in the Council Conference Room, 8200 Westminster Boulevard, Westminster, California.

6:45 P.M.
CLOSED SESSION

CALL TO ORDER:

ROLL CALL: TA, CONTRERAS, CAREY, DIEP, RICE

PRESENT: TA, CONTRERAS (arrived at 6:50 p.m.), CAREY, RICE

ABSENT: DIEP

City Attorney Richard Jones stated the closed session is authorized under California Government Code Section 54956.9(d)(2) because existing facts and circumstances indicate there is a significant exposure to litigation against the City. Any discussion of these matters in open session would certainly prejudice the City's position.

The City Council recessed to a Closed Session for the following purpose:

- 1) Conference with Legal Counsel pursuant to Government Code Section 54956.9(a): Existing Litigation: (one case) Case No. 30-2016-00875327-CU-WM-CJC (Voice of Orange County.Org v. City of Westminster).

RECESS: At 6:55 p.m., Mayor Ta recessed the meeting held in the Council Conference Room.

RECONVENE CITY COUNCIL MEETING: The City Council/Successor Agency to the Westminster Redevelopment Agency meeting reconvened at 7:02 p.m. in the Council Chambers.

ROLL CALL: TA, CONTRERAS, CAREY, DIEP, RICE

PRESENT: TA, CONTRERAS, CAREY, RICE

ABSENT: DIEP

SALUTE TO FLAG: Council Member Rice

INVOCATION: Mayor Pro Tem Contreras

REPORT OUT OF CLOSED SESSION: City Attorney Richard Jones stated there was nothing to report.

REPORT FROM CITY CLERK: City Clerk Amanda Jensen stated there was nothing to report.

1. SPECIAL PRESENTATIONS

- A) Recognition of the Westminster General Plan Advisory Committee Members.

Community Development Director Soroosh Rahbari spoke about the General Plan Advisory Committee and presented certificates of appreciation to the members for their dedication and service on the committee.

- B) Presentation of a Proclamation declaring October 9-16, 2016 as "Fire Prevention Week" in the City of Westminster.

Mayor Ta presented a proclamation declaring October 9-16 as "Fire Prevention Week" to Orange County Fire Authority Battalion Chief Matt Levesque.

Battalion Chief Levesque spoke about fire prevention awareness and shared statistics related to fire incidents.

2. ORAL COMMUNICATIONS

Hung Nguyen, Westminster, spoke about Mayor Tri Ta's alleged participation with the Movement for Overseas Environmental Protection Sovereignty of Vietnam.

Dale Bradberry, Westminster, spoke about water run-off on Westminster Blvd. and Edwards St.

Beth Mays and David Bracey, representatives of Anaheim University, spoke about their 20th anniversary and the 40 percent tuition discount being offered for Orange County residents.

Charles J. Ponti, Westminster, spoke in opposition of the proposed amendments to the General Plan related to the mixed use of Westminster Blvd. and expressed concern in the lack of parking and overdevelopment.

Mr. Ponti was advised that his comments are related to a public hearing item and would be made part of the record and he would receive additional time to speak during the hearing.

Mike and Tanya (no last names provided) spoke about the upcoming Veterans Honor Ride event.

3. CONSENT CALENDAR

Motion was made by Mayor Pro Tem Contreras, and seconded by Council Member Carey to approve the Consent Calendar.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, RICE
NOES: NONE
ABSENT: DIEP

APPROVAL OF MINUTES

- 3.1 (City Council/Successor Agency/Housing Authority/Public Finance Authority) Minutes of a Regular Meeting of the Westminster City Council/Successor Agency to the Westminster Redevelopment Agency/Westminster Housing Authority on September 14, 2016.**

ACTION: Approved.

ROUTINE MATTERS

- 3.2 Cancellation of Regular City Council Meetings in November and December.**

ACTION: The Mayor and City Council cancelled the meetings scheduled for November 23, 2016 and December 28, 2016.

RESOLUTIONS

- 3.3 Approval of an Amended Recognized Obligation Payment Schedule 16-17B for January 1, 2017 to June 30, 2017.**

ACTION: The Chair and Agency Board Members adopted Resolution No. 39 entitled, "A Resolution of the Board of the Successor Agency to the Westminster Redevelopment Agency, Approving and Adopting the Amended Recognized Obligation Payment Schedule 16-17B for the period of January 1, 2017 through June 30, 2017 and Authorizing Transmittal to the Oversight Board."

ORDINANCES (SECOND READING)

- 3.4 Second Reading of Ordinance No. 2350 Amending the Westminster Municipal Code to Except the Position of Police Chief from the Classified Service.**

ACTION: The Mayor and City Council adopted Ordinance No. 2350 entitled, "An Ordinance of the Mayor and City Council of the City of Westminster Amending Chapter 2.68 (Personnel System) of the Westminster Municipal Code, excepting the position of Police Chief from the Classified Service," and waived further reading.

ADMINISTRATIVE ITEMS

- 3.5 Special Event Permit application from The Ngo Dinh Diem Foundation to hold a Memorial Ceremony for President Ngo Dinh Diem and his companions at Sid Goldstein Freedom Park on Sunday, October 30, 2016.**

ACTION: The Mayor and City Council approved the Special Event Permit application subject to the conditions attached to the staff report.

WARRANT REGISTER

- 3.6 (City Council/Successor Agency) Warrant Register dated September 7, 2016 through September 20, 2016.**

ACTION: Approved.

REPORTS

- 3.7 Treasurer's Report - August 2016.**

ACTION: Approved.

4. PUBLIC HEARINGS

- 4.1 Case No. 2014-68 General Plan Update - Consideration of the Draft General Plan, Implementation Plan and Environmental Impact Report (SCH #20151121052).**

Community Development Director Soroosh Rahbari made a brief presentation.

MAYOR TA ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OR IN OPPOSITION TO THE ITEM.

Charles J. Ponti, Westminster, spoke in opposition of mixed-use development on Westminster Blvd. and expressed concerns regarding parking, traffic and impacts to existing stores.

SINCE THERE WERE NO ADDITIONAL SPEAKERS, MAYOR TA CLOSED THE PUBLIC HEARING.

Associate Planner Steve Ratkay responded to Mr. Ponti's concerns and explained the proposed General Plan amendment addresses the broader vision, but the specifics and consistencies would be reviewed in the zoning process.

Council Member Rice asked if issues would be presented to the Planning Commission for in-depth study and then to the Council. Mr. Ratkay responded the process requires a public hearing and that issues would be presented at that time.

Motion was made by Mayor Pro Tem Contreras, and seconded by Council Member Carey to:

- A) Adopt Resolution No. 4808 entitled, "A Resolution of the Mayor and City Council of the City of Westminster, Certifying the Environment Impact Report (SCH #2015121053), Pertaining to Case No. 2014-68 Pertaining to the General Plan Update"; and
- B) Adopt Resolution No. 4809 entitled, "A Resolution of the Mayor and City Council of the City of Westminster, Adopting the 2016 Westminster General Plan"; and
- C) Adopt Resolution No. 4810 entitled, "A Resolution of the Mayor and City Council of the City of Westminster, Adopting the Implementation Plan to the 2016 General Plan."

The motion carried by the following vote:

AYES:	TA, CONTRERAS, CAREY, RICE
NOES:	NONE
ABSENT:	DIEP

5. REGULAR BUSINESS

5.1 Approval of Cooperative Agreement No. C-6-1403 between the Orange County Transportation Authority (OCTA) and the City of Westminster for Project V Community-Based Transit/Circulators.

Traffic Engineer Adolfo Ozaeta and OCTA Senior Government Relations Representative Andrea West provided an overview of the marketing and public outreach efforts.

Discussion ensued regarding the lack of donations to fund the city's portion of the program and the use of Air Quality Management District (AQMD) monies to fund the \$61,000 portion.

Council Member Rice spoke in opposition of the project due to the city's financial deficit.

Mayor Pro Tem Contreras expressed concern regarding the marketing plans and the program's early launch date of October 31.

Mr. Ozaeta explained there was interest by stakeholders and County Supervisor Andrew Do's office to push the launch date.

City Manager Eddie Manfro provided a history of the project that began months ago and indicated the City was first approached by Supervisor Do's office to see if there was interest in pursuing the project. He said the City has been working with OCTA since then and the project is 90 percent funded with the remaining 10 percent funded by AQMD funds and not the General Fund.

Mayor Ta said that in meetings with Supervisor Do, Supervisor Do has promised he would help raise money.

Mayor Pro Tem Contreras asked if the item could be tentatively approved pending revenue sources.

OCTA Section Manager Sam Kaur explained the buses are ready and at this point in the process, the option is to either approve or deny the project. She said the project could be cancelled due to lack of riders and the City can cancel at any time.

Mayor Ta suggested trying the program first and then reviewing it after three months.

Council Member Carey suggested allowing the program to continue through the Vietnamese New Year/TET when the number of riders may increase.

Discussion ensued regarding staff time for the project and cost recovery for staff time.

Mayor Pro Tem Contreras spoke in support of the project and the use of AQMD funds to fund it.

Motion was made by Council Member Carey, and seconded by Mayor Pro Tem Contreras to approve Cooperative Agreement No. C-6-1403 between the Orange County Transportation Authority (OCTA) and the City of Westminster for Project V Community-Based Transit/Circulators.

The motion carried by the following vote:

AYES:	TA, CONTRERAS, CAREY
NOES:	RICE
ABSENT:	DIEP

6. LEGISLATIVE ITEMS – None.

7. COMMISSION AND COMMITTEE ITEMS

7.1 Request to Install Additional Parking Restrictions on Locust Street at Main Street for Orange County Transportation Authority Bus Layover – T.C. 73-118.

Motion was made by Mayor Pro Tem Contreras, and seconded by Council Member Carey to adopt Resolution No. 4811 entitled, "A Resolution of the Mayor and City Council of the City of Westminster Providing for the No Parking or Stopping at a Certain Location on the West Side of Locust Street, at Main Street."

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, RICE
NOES: NONE
ABSENT: DIEP

8. BUSINESS MATTERS FROM CITY COUNCIL/AGENCY MEMBERS – None.

9. COMMENTS FROM CITY COUNCIL/AGENCY MEMBERS (Including AB 1234 Report when required)

Council Member Carey thanked everyone who worked on the General Plan and noted the importance of an updated General Plan for grant purposes; and asked staff to review the Conditional Use Permit for the Goodwill Store on Springdale and Westminster.

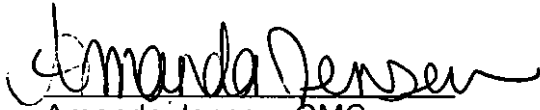
Mayor Pro Tem Contreras thanked the General Plan Advisory Committee members for their efforts.


Council Member Rice commended staff for the water presentation at the recent town hall meeting; provided an update on the Santa Ana Flood Protection Agency Westminster feasibility study; spoke about the Olive Street reunion she attended; and encouraged voter registration.

Mayor Ta thanked the General Plan Advisory Committee for their efforts; expressed concern regarding speeding on smaller streets; and invited everyone to the upcoming State of the City event.

Mayor Pro Tem Contreras expressed concern in pedestrian safety at an intersection at Trask Ave. near Schmitt Elementary School and asked if anything could else could be done to decrease speeding cars.

10. **COUNCIL ADJOURNMENT:** At 8:35 p.m., Mayor Ta adjourned the meeting to a Regular Meeting on Wednesday, October 12, 2016 at 7:00 p.m. in the Council Chambers.


Amanda Jensen, CMC
City Clerk


Tri Ta
Mayor/Chair

CITY COUNCIL/SUCCESSOR AGENCY TO
THE WESTMINSTER REDEVELOPMENT
AGENCY/ HOUSING AUTHORITY
MINUTES OF REGULAR MEETING

WESTMINSTER, CALIFORNIA
September 14, 2016

The City Council of the City of Westminster, California convened on September 14, 2016 at 6:30 p.m. in a Closed Session in the Council Conference Room, 8200 Westminster Boulevard, Westminster, California.

6:30 P.M.
CLOSED SESSION

CALL TO ORDER:

ROLL CALL: TA, CONTRERAS, CAREY, DIEP, RICE

PRESENT: TA, CONTRERAS (arrived at 6:32 p.m.), CAREY, DIEP,
RICE

ABSENT: NONE

City Attorney Richard Jones stated the closed session is authorized under California Government Code Section 54956.9(d)(2) because existing facts and circumstances indicate there is a significant exposure to litigation against the City. Any discussion of these matters in open session would certainly prejudice the City's position.

Upon request by the City Manager and City Attorney, the Council unanimously agreed to add the following item to Closed Session:

Conference with Real Property Negotiators pursuant to Government Code Section 54956.8: Property: 15172 Goldenwest Circle, Westminster, CA 92683; City Negotiator: City Manager Eddie Manfro and Assistant City Manager Chet Simmons; Negotiating Party: City Manager Eddie Manfro and Assistant City Manager Chet Simmons; Under Negotiations: Price and Terms of Payment.

The City Council recessed to a Closed Session for the following purposes:

- 1) Conference with Real Property Negotiators pursuant to Government Code Section 54956.8: Property: 13071 Springdale Street, Westminster, CA 92683; City Negotiator: City Manager Eddie Manfro and Assistant City Manager Chet Simmons; Negotiating Party: City Manager Eddie Manfro and Assistant City Manager Chet Simmons; Under Negotiations: Price and Terms of Payment.
- 2) Conference with Legal Counsel pursuant to Government Code Section 54956.9(d)(2): Anticipated Litigation: (two cases).

RECESS: At 6:50 p.m., Mayor Ta recessed the meeting held in the Council Conference Room.

RECONVENE CITY COUNCIL MEETING: The City Council/Successor Agency to the Westminster Redevelopment Agency/Housing Authority meeting reconvened at 7:08 p.m. in the Council Chambers.

ROLL CALL: TA, CONTRERAS, CAREY, DIEP, RICE

PRESENT: TA, CONTRERAS, CAREY, DIEP, RICE

ABSENT: NONE

SALUTE TO FLAG: Cub Scout Pack 936

INVOCATION: Council Member Tyler Diep

REPORT OUT OF CLOSED SESSION: City Attorney Richard Jones stated there was nothing to report.

REPORT FROM CITY CLERK: City Clerk Amanda Jensen announced pursuant to AB 23 there will be a joint meeting held with the City Council, Successor Agency to the Westminster Redevelopment Agency and the Westminster Housing Authority; and the Council will receive an additional stipend as members of the Westminster Housing Authority.

1. SPECIAL PRESENTATIONS

- A) Presentation of a Proclamation declaring September 2016 as "World Alzheimer's Month" in the City of Westminster.

Bev Harrison, volunteer representing Alzheimer's Orange County, thanked the Council for the proclamation, spoke about Alzheimer's awareness and the Alzheimer's Orange County organization, and encouraged everyone to participate in the "#GoBlueOC" social media campaign.

Mayor Ta presented a proclamation declaring September 2016 as "World's Alzheimer's Month."

2. ORAL COMMUNICATIONS

Veronica Hanson, Midway City, spoke in regards to illegal storage at Good Shepherd Church located behind her home.

3. CONSENT CALENDAR

Motion was made by Mayor Pro Tem Contreras, and seconded by Council Member Rice to approve the Consent Calendar except Item No. 3.2 and 3.11.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

APPROVAL OF MINUTES

3.1 (City Council/Successor Agency/Housing Authority/Public Finance Authority) Minutes of a Regular Meeting of the Westminster City Council/Successor Agency to the Westminster Redevelopment Agency/Westminster Housing Authority/Public Finance Authority on August 24, 2016.

ACTION: Approved.

ROUTINE MATTERS

3.3 Cooperative Agreement between Community SeniorServ Nutrition Transportation Program and City of Westminster Senior Transportation Program for fiscal year 2016/2017.

ACTION: The Mayor and City Council:

- A) Approved the Cooperative Agreement with Community SeniorServ for the Senior Mobility/Transportation Program for current fiscal year 2016/2017; and
- B) Accepted annual funding from Community SeniorServ of \$13,522 to provide transportation services to seniors residing in Westminster; and
- C) Authorized the City Manager to execute the Agreement on behalf of the City.

3.4 Authorization to Increase Purchase Order No. 011592 to Merchants Building Maintenance.

ACTION: The Mayor and City Council:

- A) Authorized the expenditure of an additional \$16,651 from Account Number 75500-43090 for janitorial services performed in Fiscal Year 2015-16; and

- B) Approved an increase to Purchase Order No. 011592 to Merchants Building Maintenance.

RESOLUTIONS

3.5 Biennial Conflict of Interest Code Amendments.

ACTION: The Mayor and City Council adopted Resolution No. 4804 entitled, "A Resolution of the Mayor and City Council of the City of Westminster Amending the Conflict of Interest Code for the City of Westminster for Designated Employees and Officials."

3.6 Adoption of a Resolution Extending the Existing Memorandum of Understanding (MOU) between the City of Westminster and the Westminster Municipal Employees' Association (WMEA) through March 31, 2017.

ACTION: The Mayor and City Council adopted Resolution No. 4805 entitled, "A Resolution of the Mayor and the City Council of the City of Westminster Extending the Existing Memorandum of Understanding Between the City of Westminster and the Westminster Municipal Employees' Association Through March 31, 2017."

3.7 Adoption of a Resolution Extending the Existing Memorandum of Understanding (MOU) between the City of Westminster and the Westminster Police Officers' Association (WPOA) through March 31, 2017.

ACTION: The Mayor and City Council adopted Resolution No. 4806 entitled, "A Resolution of the Mayor and the City Council of the City of Westminster Extending the Existing Memorandum of Understanding Between the City of Westminster and the Westminster Police Officers' Association Through March 31, 2017."

ADMINISTRATIVE ITEMS

3.8 Approval of Agreement to Transfer Funds 2016 Edward Byrne Justice Assistance Grant (JAG) in Fiscal Year 2016-17.

ACTION: Approved the Agreement to Transfer Funds for the 2016 Edward Byrne Memorial Justice Assistance Grant (JAG) Program DJ-BX-0746 and authorized the City Manager to execute the agreement.

3.9 Diesel Fuel Trailer for the City's Emergency Generators and as a Mutual Aid for Other Agencies.

ACTION: Authorized the City Manager to execute the "Agreement for Transfer of Equipment (Diesel Fuel Trailer) for FY 2015 Urban Area Security Initiative (UASI)" with the Municipal Water District of Orange County.

WARRANT REGISTER

3.10 (City Council/Successor Agency) Warrant Register dated August 17, 2016 through September 6, 2016.

ACTION: Approved.

ITEMS PULLED FROM THE CONSENT CALENDAR

3.2 Preliminary Engineering Agreement with the Orange County Transportation Authority concerning the Relocation of City-owned Utilities Impacted by the (I-405) Widening Project.

City Traffic Engineer Adolfo Ozaeta provided a brief summary of the project and explained the agreement is for reimbursement for City staff services.

Motion was made by Council Member Carey, and seconded by Mayor Pro Tem Contreras to:

- A) Approve the subject agreement and authorize the City Manager to execute on behalf of the City: and
- B) Authorize the City Clerk to record the subject agreement with the County Recorder's Office.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
 NOES: NONE
 ABSENT: NONE

3.11 Housing Authority Annual Report for FY 2015-2016.

Motion was made by Vice Chair Contreras, and seconded by Board Member Rice to adopt the Housing Authority Annual Report and approve its transmittal to the California Department of Housing and Community Development as required by State law.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
 NOES: NONE
 ABSENT: NONE

4. PUBLIC HEARINGS**4.1 Case No. 2014-68 General Plan Update - Consideration of the Draft General Plan, Implementation Plan and Environmental Impact Report (SCH #20151121052).**

City Manager Eddie Manfro introduced the item, said the update is representative of over two years of work and introduced staff and the PlaceWorks consulting team for their efforts.

Community Development Director Soroosh Rahbari provided a background of the General Plan project and spoke about outreach efforts and publicity.

PlaceWorks Project Managers Wendy Nova and Amanda Tropiano made a presentation and spoke about the vision, what a General Plan is, what topics a General Plan covers, land use, mobility, economic development, parks and recreation, infrastructure and natural resources, public health and safety, implementation plan, environmental impact report, and comments made during the public review period.

Council Member Carey commented on the active transportation plan component and grant funding from Southern California Association of Government (SCAG). She suggested the General Plan be reviewed more than once every 20 years.

Mayor Pro Tem Contreras spoke in support of the General Plan.

Council Member Rice thanked the staff, committee, and Mayor Pro Tem Contreras for their efforts on the General Plan and spoke in support of the update.

MAYOR TA ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OR IN OPPOSITION TO THE ITEM. SINCE THERE WERE NO SPEAKERS, MAYOR TA CLOSED THE PUBLIC HEARING.

Mayor Ta thanked staff and members of the community for working together and spoke in support of the General Plan updates.

Motion was made by Mayor Ta, and seconded by Council Member Carey to:

- A) Receive an overview presentation of the General Plan, Implementation Plan, Final Environmental Impact Report as recommended by the Planning Commission; and
- B) Receive public comments; and
- C) Continue the public hearing to September 28, 2016.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

4.2 FY 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER).

Housing Coordinator Tami Piscotty stated the report is a summary of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) expenditures and must be presented as a public hearing item.

MAYOR TA ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OR IN OPPOSITION TO THE ITEM. SINCE THERE WERE NO SPEAKERS, MAYOR TA CLOSED THE PUBLIC HEARING.

Motion was made by Council Member Rice, and seconded by Mayor Pro Tem Contreras to:

- A) Approve the Fiscal Year 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) for the CDBG and HOME Program; and
- B) Authorize the City Manager to transmit the CAPER to the United States Department of Housing and Urban Development (HUD) by September 28, 2016.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

4.3 Amendment No. Two (Substantial) to FY 2016/17 Annual Action Plan for Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) Program federal funds.

Housing Coordinator Tami Piscotty explained the proposed amendment is to approve the use of HOME monies to fund the mobile home program.

MAYOR TA ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OR IN OPPOSITION TO THE ITEM. SINCE THERE WERE NO SPEAKERS, MAYOR TA CLOSED THE PUBLIC HEARING.

Motion was made by Council Member Rice, and seconded by Council Member Carey to:

- A) Approve a Substantial Amendment to the Annual Action Plan for FY 2016/17, inclusive of any comments made during the previous 30-day public review period and during this evening's public hearing; and
- B) Authorize City staff to electronically transmit the amended components of the FY 2016/17 Annual Action Plan to the U.S. Department of Housing and Urban Development Department (HUD) via the eCon Planning Suite in the Integrated Disbursement and Information System (IDIS).

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

5. REGULAR BUSINESS

5.1 Award of Contract for Westminster Boulevard Improvements Project from Edwards Street to Goldenwest Street, Federal Aid Project Number: STPL-5338 (050).

Council Member Carey spoke in support of the item and expressed the need for preauthorization of contractors to ensure lowest bids from responsible bidders.

Mayor Pro Tem Contreras spoke in support of the project and expressed concern in the increased use of Westminster Boulevard during the I-405 expansion project. He asked if the city would be reimbursed to mitigate or repair the road.

Council Member Carey responded and stated that cities within the I-405 freeway corridor will receive money for infrastructure repairs. She added the city will receive additional money for the myriad issues related to the I-405 freeway expansion project.

Council Member Rice spoke in support of the item and thanked staff for their hard work.

Motion was made by Mayor Pro Tem Contreras, and seconded by Council Member Rice to:

- A) Approve the award of contract to the lowest and responsive bidder in the amount of \$1,066,259.20 to All American Asphalt, Inc., and that all other bids be rejected; and
- B) Authorize a 10% contingency in the amount of \$106,625.92 for potential change orders; and

C) Authorize the City Manager to execute the contract on behalf of the City.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

6. LEGISLATIVE ITEMS

6.1 League of California Cities request for Council action of Designating Members of the Westminster City Council to vote at the 2016 Annual Conference, October 5-7, 2016 in Long Beach.

Mayor Ta announced he is attending the conference.

Mayor Pro Tem Contreras volunteered to serve as an alternate delegate.

Council Member Rice requested that information be shared from the conference.

Motion was made by Council Member Rice, and seconded by Council Member Carey to appoint Mayor Ta as the delegate and designate Mayor Pro Tem Contreras as the alternate for voting purposes at the League of California Cities 2016 Annual Conference.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

6.2 Amendment to Westminster Municipal Code Excepting the Position of Police Chief from the Classified Service.

City Manager Eddie Manfro stated the Police Chief position is not a civil servant position and the proposed amendment will help the city align with statewide best practices as they recruit for a new chief.

Motion was made by Council Member Rice, and seconded by Council Member Diep to introduce Ordinance No. 2530 entitled, "An Ordinance of the Mayor and City Council of the City of Westminster Amending Chapter 2.68 (Personnel System) of the Westminster Municipal Code, excepting the position of Police Chief from the Classified Service," for first reading and waive further reading.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

7. COMMISSION AND COMMITTEE ITEMS

7.1 Youth Committee Appointments.

Motion was made by Mayor Pro Tem Contreras, and seconded by Council Member Carey to appoint Alexandra Quach and Jessica Le as alternate members to the Youth Committee for a term to expire on June 30, 2017.

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

8. BUSINESS MATTERS FROM CITY COUNCIL/AGENCY MEMBERS

8.1 Resolution in Support of the General Plan.

Motion was made by Mayor Pro Tem Contreras, and seconded by Council Member Carey to adopt Resolution No. 4807 entitled, "A Resolution of the Mayor and the City Council of the City of Westminster Supporting the Further Development and Economic Growth in the City of Westminster."

The motion carried by the following vote:

AYES: TA, CONTRERAS, CAREY, DIEP, RICE
NOES: NONE
ABSENT: NONE

9. COMMENTS FROM CITY COUNCIL/AGENCY MEMBERS (Including AB 1234 Report when required)

Council Member Carey spoke about the importance of Alzheimer's awareness; commented on the Bridging the Gap ceremony, Boys and Girls Club fundraiser, and Dia De La Familia event; and spoke about campaign literature and signs.

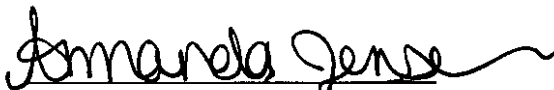
Mayor Pro Tem Contreras thanked the Council for proclaiming the month in honor of Alzheimer's awareness; commented on the General Plan update; and provided an update regarding the West Nile Virus.

Council Member Rice spoke about Alzheimer's disease; talked about Grandparents' Day; said she attended the Moon Festival festivities; and shared her campaign signs had been stolen.

Council Member Diep spoke about the grand opening of the County of Orange's new Community Services Office in Westminster.

Mayor Ta thanked staff and members of the community for organizing the Dia De La Familia and 9/11 Remembrance and stated many were in attendance; and expressed concerns regarding parking enforcement and requested staff to review ticketing practices.

10. **COUNCIL ADJOURNMENT:** At 8:37 p.m., Mayor Ta adjourned the meeting in memory of Kenneth Robbins, Sr. to a Regular Meeting on Wednesday, September 28, 2016 at 7:00 p.m. in the Council Chambers.


Amanda Jensen, CMC
City Clerk


Tri Ta
Mayor/Chair



**PLANNING COMMISSION
Minutes of the Adjourned Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
August 31, 2016
6:30 p.m.**

1. PLANNING COMMISSION ROLL CALL:

ANDERSON, MANZO, NGUYEN, RICE, AND VO

PRESENT: Nguyen, Manzo, Rice
ABSENT: Anderson, Vo

STAFF PRESENT:

Steve Ratkay, Associate Planner, Alexis Oropeza, Associate Planner, Soroosh Rahbari, Community Development Director, Brian Fisk, Interim Planning Manager, Shelley Dolney, Administrative Assistant, Wendy Nowak, Placeworks Associate Principal, Amanda Tropiano, Placeworks Senior Associate, Nicole Morse, Placeworks Associate Principal, Adolfo Ozaeta, City Traffic Engineer, Margie Rice, Council Member.

2. SALUTE TO FLAG:

Commissioner Nguyen led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Associate Planner Ratkay stated one late communication had been received from the Kennedy Commission related to item 8.1.

4. EX PARTE COMMUNICATIONS - None

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – August 17, 2016

The Commission continued the minutes of August 17, 2016 to the next meeting due to lack of Commissioners present, who were also in attendance at the August 17, 2016 meeting, to move the minutes to a vote.

8. PUBLIC HEARINGS

8.1 Case No. 2014-68 General Plan and Draft Environmental Impact Report (State Clearing House No. 2015111068)

Location: Citywide

Applicant: City of Westminster

Continued from August 17, 2016

A presentation of the 2016 General Plan Public Hearing Draft, Implementation Plan Public Hearing Draft, and associated Draft Environmental Impact Report (EIR).

The proposed General Plan updates and reorganizes all elements of the current General Plan except for the Housing Element (last updated January 2013 and is valid through October 2021). The state mandated elements of the updated General Plan are organized into the following Chapters:

- Land Use;
- Mobility;
- Parks and Recreation;
- Infrastructure and Natural Resources; and
- Public Health and Safety

The City of Westminster also elected to prepare two optional elements to address special community priorities:

- Economic development
- Community Design

An Implementation Plan, prepared concurrently with the General Plan, establishes the actions needed to be carried out so that the vision, goals, and policies identified in the General Plan can be achieved.

An Environmental Impact Report (EIR) has been prepared as a companion document to the General Plan and assesses the potential environmental impacts generated and mitigation measures to address the impacts.

CEQA: The Draft Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA). According to Section 15168 of the CEQA guidelines, a Program EIR may be prepared for a series of actions that can be characterized as a single project. The EIR prepared for the General Plan meets the requirements for a Program EIR. The EIR assesses the potential impacts that are generated by the goals and policies of the General Plan, and identifies mitigation measures to address those impacts. Unavoidable significant adverse impacts have been identified in four environmental topic areas: 1) Air Quality; 2) Greenhouse Gas Emissions; 3) Noise; and 4) Transportation and Traffic.

The Draft EIR and Technical Appendices were available for public review and comment for the 45 days from July 1, 2016 through August 18, 2016. Draft response to comments have been prepared for the Planning commission's consideration.

VICE CHAIR MANZO OPENED THE CONTINUED PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK ON THE MATERIALS PRESENTED THUS FAR; THERE BEING NO SPEAKERS, VICE CHAIR MANZO CLOSED THE PUBLIC HEARING.

Associate Planner Steve Ratkay noted a change in the title of the General Plan project which was formerly referred to as the 2015-2035 General Plan. He explained going forward the project will be referred to as the 2016 General Plan. He stated this will reference the year the General Plan is adopted and added the change is reflected in the final resolutions for the meeting tonight.

Senior Associate Amanda Tropiano provided a Power Point presentation to the Commission. She stated the Planning Commission meeting held on August 17th provided a comprehensive overview of the General Plan highlights and tonight's meeting will focus on work that has been completed in the past two weeks as it relates to the environmental impact report and CEQA requirements.

Project Overview

Establishing the Framework
Developing the Land Use Plan
Drafting the General Plan & EIR

Environmental Impact Report

California Environmental Quality Act (CEQA):

- Disclose project impacts to public and decision makers
- Identify ways to avoid or reduce environmental impacts (mitigation measures)
- Analyze alternatives to the proposed project
- Foster inter-agency coordination and review
- Most impact generated by the General Plan can be mitigated to "less than significant" through design strategies, code requirements, fees, etc.
- However, even with mitigation, General Plan projects can result in some unavoidable impacts. In Westminster, these unavoidable impacts are related to:
 - Air Quality
 - Greenhouse Gas Emissions
 - Noise
 - Transportation/Traffic
- If the City finds that the benefits of the project outweigh the unavoidable impacts, they can adopt a "Statement of Overriding Considerations" as part of the project's approval

Comments Received

Received a total of 7 comment letters:

- Garden Grove Unified School District
- The Kennedy Commission
- Naval Weapons Station Seal Beach
- Orange County Fire Authority (OCFA)
- Orange County Transportation Authority (OCTA)
- State of California Department of Transportation, District 12
- Ross Bartlett, et. al.

Response to Comments

- Comments on the Draft Environmental Impact Report are addressed in the “Draft Response to Comments”
- Comments on the General Plan and/or Implementation Plan have been addressed in the Staff Report
 - OCTA
 - The Kennedy Commission
 - Naval Weapons Station Seal Beach

Senior Associate Amanda Tropiano noted the comment letter received in late communication from the Kennedy Commission was the same comment letter previously received and already addressed in the EIR response to comments, she stated there were no changes between the two comment letters.

Next Steps

- September 14, 2016: City Council #1
- September 16, 2016: Beginning of mandatory 10-day agency statutory review period for Final EIR
- September 28, 2016: City Council #2
 - Adopt the General Plan and certify the EIR

Vice Chair Manzo inquired how the Implementation Plan will be initiated. Senior Associate Amanda Tropiano stated that the City Council has formed an Economic Development Task Force to work through the Implementation Plan associated with the General Plan. She added some implementation strategies outlined in the plan are already underway.

Commissioner Nguyen inquired how the relationship with the school districts works regarding the use of school facilities. Senior Associate Amanda Tropiano explained that facilities are managed by the School District currently; however, as we pursue a joint use facility agreement, that responsibility will be evaluated at the time the agreement is formed. Associate Planner Steve Ratkay further explained that although

the General Plan is a policy document and calls for the City to take certain actions, it does not create the agreement.

VICE CHAIR MANZO OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK; THERE BEING NO SPEAKERS, VICE CHAIR MANZO CLOSED THE PUBLIC HEARING.

Motion was made by Commissioner Rice, and seconded by Commissioner Nguyen, to recommend to the Mayor and City Council to adopt a Resolution Certifying the Environmental Impact Report related to the 2016 General Plan; The motion carried (3-0) with the following vote:

AYES: NGUYEN, MANZO, RICE
NOES: NONE
ABSENT: ANDERSON, VO

Motion was made by Vice Chair Manzo, and seconded by Commissioner Rice, to recommend to the Mayor and City Council to adopt a Resolution Adopting the 2016 General Plan. The motion carried (3-0) with the following vote:

AYES: NGUYEN, MANZO, RICE
NOES: NONE
ABSENT: ANDERSON, VO

Motion was made by Commissioner Nguyen, and seconded by Commissioner Rice, to recommend to the Mayor and City Council to adopt a Resolution Adopting the Implementation Plan to the 2016 General Plan. The motion carried (3-0) with the following vote:

AYES: NGUYEN, MANZO, RICE
NOES: NONE
ABSENT: ANDERSON, VO

9. REGULAR BUSINESS - None

10. REPORTS - None

10.1.MATTERS FROM THE PLANNING COMMISSION - None

10.2.AB 1234 Reports – None

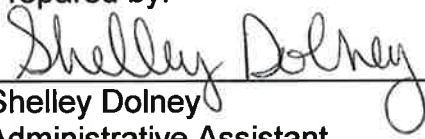
11. ADJOURNMENT – The meeting was adjourned at 6:53 p.m. to a regular meeting on Wednesday, September 7, 2016 at 6:30 p.m. in the City Council Chambers.



Carlos Manzo
Vice Chairman



Brian Fisk
Planning Commission Secretary

Prepared by:


Shelley Dolney
Administrative Assistant



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
August 17, 2016
6:30 p.m.**

1. PLANNING COMMISSION ROLL CALL:

ANDERSON, MANZO, NGUYEN, RICE, AND VO

PRESENT: Anderson, Manzo, and Vo

ABSENT: Nguyen, Rice

STAFF PRESENT:

Steve Ratkay, Associate Planner, Alexis Oropeza, Associate Planner, Soroosh Rahbari, Community Development Director, Tami Piscotty, Housing Coordinator, Brian Fisk, Interim Planning Manager, Shelley Dolney, Administrative Assistant, Wendy Nowak, Associate Principal, Placeworks, Amanda Tropiano, Senior Associate, Placeworks, Nicole Morse, Associate Principal, Placeworks, Jason Pack, Senior Associate, Fehr and Peers

2. SALUTE TO FLAG:

Commissioner Vo led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Associate Planner Ratkay stated there are no late communication items.

4. EX PARTE COMMUNICATIONS

Commissioner Vo stated he visited the site for item 8.1.

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – July 20, 2016

Motion: It was moved by Vice Chair Manzo, and seconded by Chair Anderson, to approve the Planning Commission meeting minutes of July 20, 2016 as presented. The motion carried (3-0) with the following vote:

AYES: ANDERSON, MANZO, VO
NOES: NONE
ABSENT: NGUYEN, RICE
ABSTAIN: NONE

8. PUBLIC HEARINGS

8.1 Case No. 2016-07 (Waiver of Final Parcel Map, and approval of Certificate of Compliance, Development Review and Variance from the City's Parking Standards)

Location: 13811 Locust Street (APN #096-072-11)

Applicant: American Family Homes

The proposed project involves the development of three residential units, and a request for a waiver of Final Parcel Map. Each of the three units is proposed with one garage space and three off-street open parking spaces. A Variance is proposed for three garage parking spaces, whereas Westminster Municipal Code requires a minimum of four garage parking spaces.

Associate Planner Steve Ratkay provided a presentation to the Commission.

CHAIR ANDERSON OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OR OPPOSITION; THERE BEING NONE, CHAIR ANDERSON CLOSED THE PUBLIC HEARING.

Vice Chair Manzo, stated he liked the appearance of the project and believe the parking would be sufficient. He stated he was in favor of the project which fills a need for additional affordable housing in the City.

Commissioner Vo, stated the City needed more projects like this that would improve the housing in the City and he was in favor of approving the project.

Chair Anderson, concurred with other Commissioner comments; adding, the project is well designed, attractive, will fit into the neighborhood, and will provide valuable housing for he affordable market. He asked the applicant if the decorative concrete shown on the plans will be included in the final product.

Jason McGlasson, project manager working for AFH, stated the color stamped concrete will be included in the project and confirmed the design on the plans would be the finished design of the project.

Motion was made by Vice Chair Manzo, and seconded by Commissioner Vo, to waive Final Parcel map for Case No. 2016-07 and approve Certificate of Compliance, Development Review, and Variance from the City's Parking Standards. The motion carried (3-0) with the following vote:

AYES: ANDERSON, MANZO, VO
NOES: NONE
ABSENT: NGUYEN, RICE

8.2 Case No. 2014-68 General Plan and Draft Environmental Impact Report (State Clearing House No. 2015111068)

Location: Citywide

Applicant: City of Westminster

A presentation of the 2015-2035 General Plan Public Hearing Draft, Implementation Plan Public Hearing Draft, and associated Draft Environmental Impact Report (EIR).

The proposed General Plan updates and reorganizes all elements of the current General Plan except for the Housing Element (last updated January 2015 and is valid through October 2021). The state mandated elements of the updated General Plan are organized into the following Chapters:

- Land Use;
- Mobility;
- Parks and Recreation;
- Infrastructure and Natural Resources; and
- Public Health and Safety

The City of Westminster also elected to prepare two optional elements to address special community priorities:

- Economic Development
- Community Design

An Implementation Plan, prepared concurrently with the General Plan, establishes the actions needed to be carried out so that the vision, goals, and policies identified in the General Plan can be achieved.

An Environmental Impact Report (EIR) has been prepared as a companion document to the General Plan and assesses the potential environmental impacts generated and mitigation measures to address the impacts.

CEQA: The Draft Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA). According to Section 15168 of the CEQA guidelines, a Program EIR may be prepared for a series of actions that can be characterized as a single project. The EIR assesses the potential impacts that are generated by the goals and policies of the General Plan, and identifies mitigation measures to address those impacts. Unavoidable significant adverse impacts have been identified in four environmental topic areas: 1) Air Quality; 2) Greenhouse Gas Emissions; 3) Noise; and 4) Transportation and Traffic.

Associate Planner Steve Ratkay introduced the project team that has worked on the General Plan update: From the City staff, Alexis Oropeza, Associate Planner, Brian Fisk, Interim Planning Manager, Soroosh Rahbari, Community Development Director; and, from the consultant team, Wendy Nowak and Amanda Tropiano. He stated Wendy and Amanda will be providing the presentation.

At this time, a Power Point presentation was shown on the monitors for the Planning Commission and public to view.

Associate Principal Wendy Nowak provided an overview and/or summary of the following topics from the Power Point presentation:

A General Plan History, “how we got here”

- Westminster’s current General Plan is 20 years old (adopted in 1996)
- Spring 2014: Council directed staff to initiate an update to the General Plan
- Create a contemporary plan reflective of new state laws, changing demographics, community needs and priorities.
- Provides direction of how and where community will grow, can inform future economic strategies, and can be used to help City seek funding for certain initiatives.

Project Overview

- Establishing the Framework
- Development the Land Use Plan
- Drafting the General Plan & EIR

Community Outreach

- Getting the Word out
 - 100 bus shelter ads
 - 32,000 direct mailers and flyers
- Community Events
 - Asian Garden Mall
 - Concerts in the Park
 - Open houses throughout the Community
 - Other community events (Safety Day, Dia De La Familia, Tet Festival, Harvest Moon Festival)
- Project Website
 - www.westminstergp.org
- General Plan Advisory Committee

What is a General Plan and what does a General Plan Do?

- The State of California requires every city and county to have a General Plan. The General Plan represents the community’s view of its future. It is...
 - A long-term, vision and blueprint for a city’s growth and development
 - Constitution for future development

- A guiding document for administrative and legislative functions
- A General Plan contains goals, policies, maps, diagrams, and implementation action items.

Future Vision of the General Plan through 2060

- Sense of Place
- Community Culture
- Quality Neighborhoods and Housing Choices
- Vibrant Economy
- Easy access and mobility
- Sufficient Parks and Recreation Opportunities

What topics does a General Plan Cover?

- Required Topics
 - Land Use
 - Housing
 - Circulation
 - Conservation
 - Open Space
 - Noise
 - Safety
- Additional topics
 - Economic Development (optional)
 - Community Design (optional)

General Plan Highlights (Five Key Highlights)

1. A new mixed-use land use designation that accommodates future growth along the City's key corridors and around major activity centers while preserving the City's established single-family neighborhoods (Land Use Element)
2. Guidance to create a community identity for Westminster (Community Design Element)
3. A framework to create "Complete Streets" that meet all the needs of all users of all ages and abilities, including pedestrians, bicyclists, drivers, and transit users (Mobility Element)
4. Identification of the City's economic development opportunities (Economic Development Element).
5. A list of specific actions that the City can take to implement the ideas in the General Plan, including responsible departments and estimated timeframes to complete them (Implementation Plan)

Vice Chair Manzo stated he was concerned about the future of the General Plan and possible variances to the goals and requirements of the plan. He asked what could be done to avoid variances to the General Plan in the future since the Commission, Council, and staff will change over the years.

Associate Principal Wendy Nowak responded stating consistency is the issue and it comes down to the decision makers to follow the General Plan.

Chair Anderson offered the safety net for the General Plan is the City's professional planners on who will be tuned in to the requirements of the General Plan and make recommendations to applicants, Planning Commission, and City Council Members regarding consistency with the General Plan. Ultimately, it would be up to the Planning Commission and City Council to make decisions based on those recommendations.

Senior Associate Amanda Tropiano provided an overview and/or summary of the following topics from the Power Point presentation:

Land Use Element/Land Use Considerations

- Preserve existing Single Family neighborhoods
- Accommodate new housing types for changing demographics and community need (diversity in choice)
- Focused areas of change (only 15 percent of the community/land uses have changed)
- Allow for flexibility in uses
- Create gathering spaces and activity centers

Mixed-Use Designation

- New mixed-use designation to enhance economic vitality and flexibility in land use options to promote growth and development in strategic locations (Goals LU-2 and LU-3)
 - Sample Implementation
 - Update Development Code and Zoning Map to reflect updated General Plan designations
 - Monitor and manage the preferred mix of uses in each area
 - Identify a list of priority projects
- MU Westminster Blvd/Downtown
- MU Civic Center
- MU Little Saigon
- MU Westminster Mall
- MU Corridors
- MU Northwest District

Community Design Element/Community Design Considerations

- Create identity and special sense of place
- Promote high-quality design
- Focus on corridors, neighborhoods, landscaping, etc.
- Preserve and celebrate cultural resources

Community Identity

- Create a special sense of place and distinct community identity though (Goal CD-1):
 - Physical improvements
 - Enhancing and preserving existing neighborhoods
 - Establishing mixed-use activity centers
 - Preserving cultural resources
 - Establishing well-designed gateways
 - Sample Implementation:
 - Prepare a Master Streetscape Program
 - Update the Development Code to require that residential/commercial mixed-use project provide on-site gathering spaces (plazas, courtyards, etc.) and other pedestrian-scale amenities

Mobility Element/Mobility Considerations

- Provide a safe, efficient, and accessible transportation system for all users of all ages and abilities (complete streets)
- Promote walking, bicycling, and transit use (active transportation)
- Ensure parking meets the needs of the community
- Identify strategies to improve the efficiency of Westminster’s mobility system
- Use the General Plan as a tool to help secure funding for new improvements

Complete Streets

- Identify which modes of travel should be prioritized on each street (layered networks approach) to ensure a safe, efficient, and accessible transportation system that serves the mobility needs of all users, of all ages and abilities (Goal M-1)
 - Sample Implementation:
 - Update the City’s transportation impact study guidelines to identify methodologies and serve levels that should be addressed in traffic studies (consistent with state law)

Active Transportation

- Create two pedestrian/bicycle circulator loops (east and west of Beach Boulevard) and prepare plans that will make the city competitive for project funding at the local, regional, and state levels (Goal M-2)
 - Sample Implementation:
 - Prepare an Active Transportation Plan (Underway) and plan, design, construct, and fund bicycle and pedestrian infrastructure projects in accordance with the Plan to improve connectivity, accessibility, and safety.

Economic Development Element/Market analysis “Big Ideas”

- Quality of life
 - 7.1% of Westminster’s residents work in the City, but average commute times are normal

- Household income is lower than Orange County and comparison cities, but is rising
- Potential to Capture Segments of Local Economy
 - Westminster has minimal industrial and professional office uses but many residents who work in those sectors
 - Aging of the baby boomers and future competition for skilled and educated workers
 - Opportunity for educational and/or medical services appropriate for Westminster
- Residential Market Demand
 - Potential market demand for single-family and multifamily units over the next 5 years (and beyond)
 - Housing affordability and amenity preferences for first-time homebuyers
- Retail Demand
 - Westminster is a regional retail destination
 - Attracting new retail businesses means attracting more customers from elsewhere
 - Unique experience-oriented shopping
- Don't try to be everything to everyone
 - Market potential for industrial, professional and management offices, education and medical services, and residential
 - Being a bedroom community is okay!
- Plan for tomorrow
 - Today's trends will not last forever
 - Millennials' housing market choices
 - Experience-oriented shopping
- Build Places, not Buildings
 - Public desire to create a "place"
 - Learn lessons from neighbors, but do not try to replicate them

Economic Development Opportunities

- Create experience-oriented destinations in Westminster – niche commercial districts and corridors, social experiences, walkable, mixed-use districts and a downtown area will expand job opportunities and improve the quality of life (Goal ED-1)
 - Sample Implementation:
 - Prepare an economic development marketing package for business retention and expansion, business attraction, and business start-ups

Implementation Plan

- Serves as a guide for City-elected officials, City staff, and the public in implementing the goals and policies of the general plan
- Intended to be used as a working tool and a checklist of specific actions that the City can take to implement the ideas in the General Plan, including responsible departments and estimated timeframes to complete them

- The City Council may consider forming an Implementation Task Force to prioritize and develop strategies and seek funding for items identified in the Implementation Plan

Environmental Impact Report (EIR)/California Environmental Quality Act (CEQA)

- Disclose project impact to public and decision makers
- Identify ways to avoid or reduce environmental impacts (mitigation measures)
- Analyze alternatives to the proposed project
- Foster inter-agency coordination and review
- Most impacts generated by the General Plan can be mitigated to “less than significant” through design strategies, code requirements, fees, etc.
- However, even with mitigation, General Plan projects can result in some unavoidable impacts. In Westminster, these unavoidable impacts are related to:
 - Air Quality
 - Greenhouse gas emissions
 - Noise
 - Transportation/Traffic
- If the City finds that the benefits of the project outweigh the unavoidable impacts, they can adopt a “Statement of Overriding Considerations” as part of the project’s approval

Next Steps/Schedule

- August 15, 2016 (past): DEIR mandatory 45-day public review period closed
- August 31, 2016: Planning Commission Public Hearing #2
 - Response to comments on EIR will be presented to the Commission
- September 14, 2016: City Council Public Hearing #1
- September 16, 2016: Beginning of mandatory 10-day agency statutory review period for Final EIR
- September 28, 2016: City Council Public Hearing #2
 - Adopt the General Plan and certify the EIR

Chair Anderson thanked Associate Principal Wendy Nowak and Senior Associate Amanda Tropiano for their presentation. He complimented the format and size of the General Plan as being very user friendly, well laid out, easy to understand, and he believed it will have a real beneficial impact for the City. He thanked the staff and consultants for their efforts.

Vice Chair Manzo thanked everyone involved in the General Plan process for their hard work. He stated he is really excited about the General Plan, proposed mixed use areas, and just wants it to be done already. He added this was a great accomplishment from the whole group.

Commissioner Vo stated he felt the City needed a new image and the General plan would be the catalyst. He thanked everyone for their hard work and felt everyone did a great job.

CHAIR ANDERSON OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OR OPPOSITION; THERE BEING NONE, CHAIR ANDERSON CLOSED THE PUBLIC HEARING.

Motion was made by Chair Anderson, and seconded by Vice Chair Manzo, to receive staff's presentation of General Plan and Draft Environmental Impact Report, receive public testimony, and continue the Public Hearing to a meeting on Wednesday, August 31, 2016 for Case No. 2014-68. The motion carried (3-0) with the following vote:

AYES: ANDERSON, MANZO, VO
NOES: NONE
ABSENT: NGUYEN, RICE

9. REGULAR BUSINESS - None

10. REPORTS

10.1.MATTERS FROM THE PLANNING COMMISSION

Summary of meeting with Southern California Edison to discuss development requirements on properties owned by Southern California Edison.

Associate Planner, Steve Ratkay, provided a recap of the meeting with Southern California Edison (SCE) representatives regarding property development requirements within City limits. He informed the Commission that the meeting was attended by Chair Anderson and City staff via teleconference with SCE. He explained that two teams at SCE provide approvals, one for development of the land and one for cell towers. They also informed the group that if any conditions are imposed by the City that conflicts with SCE's approval requirements, the land would remain undeveloped or unoccupied. Mr. Ratkay stated the information gathered from the meeting was very helpful and gave staff and the Commission more insight on what can be done with these properties.

Associate Planner, Steve Ratkay, spoke about the Planning Director's Association of Orange County Forum scheduled September 22, 2016. He stated there is specific topics of interest for Planning Commissioners and staff can facilitate the Commission's attendance if desired.

Associate Planner, Steve Ratkay, responded to a previous request by Commissioner Nguyen regarding safety of panhandlers located in the median various streets within the City. He stated that the Westminster Police Department recommended contacting their non-emergency number when the Commission has a concern and an officer will be dispatched to make a determination if the individual poses some sort of a risk to themselves or the community.

Chair Anderson stated he had follow up to a concern raised several meetings ago by Vice Chair Manzo regarding the misconduct of certain public officials. Chair Anderson stated he came across a code of ethics and conduct adopted by the City of Riverside and he felt adopting a similar a similar Code would be a great asset to the community; providing a sense of wellbeing and security to our residents and Commissioners, Committee Members, and Council Members to have requirements spelled out in the Code. Chair Anderson asked to have this item placed on the agenda for the September 7th meeting to allow for discussion among the Commissioners and a possible recommendation of adoption to the City Council.

10.2.AB 1234 Reports – None

11. ADJOURNMENT – The meeting was adjourned at 7:44 p.m. to an adjourned meeting on Wednesday, August 31, 2016 at 6:30 p.m. in the City Council Chambers.

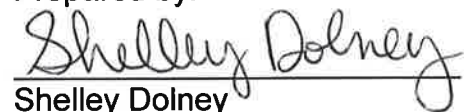


Don Anderson
Chairman



Brian Fisk
Planning Commission Secretary

Prepared by:



Shelley Dolney
Administrative Assistant

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.



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

December 17, 2015

To: Reviewing Agencies
Re: Westminster General Plan Update
SCH# 2015121052

Attached for your review and comment is the Notice of Preparation (NOP) for the Westminster General Plan Update 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:

Art Bashmankian
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

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

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2015121052
Project Title Westminister General Plan Update
Lead Agency Westminister, City of

Type NOP Notice of Preparation

Description The proposed project is an update to the City of Westminister's General Plan and is intended to shape development in the City and its sphere of influence (SOI) over the next 30-plus years. 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; Public Services, Facilities, and Natural Resources; Public Health and Safety; Housing Economic Development; and Community Design. Buildout of the General Plan Update would result in approximately 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.

Lead Agency Contact

Name Art Bashmankian
Agency City of Westminister
Phone (714) 548-3247 **Fax**
email
Address 8200 Westminister Boulevard
City Westminister **State** CA **Zip** 92683

Project Location

County Orange
City Westminister
Region
Cross Streets Citywide
Lat / Long 33° 45' 40" N / 117° 59' 15" W
Parcel No. Various
Township **Range** **Section** **Base**

Proximity to:

Highways I-405, SR-22, SR-39
Airports JFTB Los Alamitos
Railways Union Pacific Railroad
Waterways Bolsa Chica Channel, Westminister Channel, etc.
Schools Various
Land Use Various. See Section 1.2, Environmental Setting, of the Initial Study.

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; Department of Housing and Community Development; Caltrans, District 12; Regional Water Quality Control Board, Region 8; Air Resources Board

Date Received 12/17/2015 **Start of Review** 12/17/2015 **End of Review** 01/15/2016

NOP Distribution List

- Resources Agency**
- Resources Agency**
Nadell Gayou
- Dept. of Boating & Waterways**
Denise Peterson
- California Coastal Commission**
Elizabeth A. Fuchs
- Colorado River Board**
Lisa Johansen
- Dept. of Conservation**
Elizabeth Carpenter
- California Energy Commission**
Eric Knight
- Cal Fire**
Dan Foster
- Central Valley Flood Protection Board**
James Herota
- Office of Historic Preservation**
Ron Parsons
- Dept of Parks & Recreation Environmental Stewardship Section**
- California Department of Resources, Recycling & Recovery**
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.**
Steve McAdam
- Dept. of Water Resources**
Resources Agency
Nadell Gayou
- Fish and Game**
- Dept. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1**
Curt Babcock
- Fish & Wildlife Region 1E**
Laurie Harnsberger
- Fish & Wildlife Region 2**
Jeff Drongesen
- Fish & Wildlife Region 3**
Charles Armor
- Fish & Wildlife Region 4**
Julie Vance
- Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 IM**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**
George Isaac
Marine Region
- Other Departments**
- Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services**
Public School Construction
- Dept. of General Services**
Anna Garbeff
Environmental Services Section
- Delta Stewardship Council**
Kevan Samsam
- Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division
- Independent Commissions, Boards**
- Delta Protection Commission**
Michael Machado

County: Orange

- OES (Office of Emergency Services)**
Marcia Scully
- Native American Heritage Comm.**
Debbie Treadway
- Public Utilities Commission**
Supervisor
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques
- Cal State Transportation Agency CalSTA**
- Caltrans - Division of Aeronautics**
Philip Crimmins
- Caltrans - Planning**
HQ LD-IGR
Terri Pencovic
- California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects
- Dept. of Transportation**
- Caltrans, District 1**
Rex Jackman
- Caltrans, District 2**
Marcelino Gonzalez
- Caltrans, District 3**
Eric Federicks - South
Susan Zanchi - North
- Caltrans, District 4**
Patricia Maurice
- Caltrans, District 5**
Larry Newland
- Caltrans, District 6**
Michael Navarro
- Caltrans, District 7**
Dianna Watson
- Caltrans, District 8**
Mark Roberts
- Caltrans, District 9**
Gayle Rosander
- Caltrans, District 10**
Tom Dumas
- Caltrans, District 11**
Jacob Armstrong
- Caltrans, District 12**
Maureen El Harake
- Cal EPA**
- Air Resources Board**
- All Other Projects**
Cathi Sliaminski
- Transportation Projects**
Nesamani Kalandiyur
- Industrial/Energy Projects**
Mike Tollstrup
- State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board**
Karen Larsen
Division of Drinking Water
- State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board**
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control**
CEQA Tracking Center
- Department of Pesticide Regulation**
CEQA Coordinator
- Conservancy**

- Regional Water Quality Control Board (RWQCB)**
- RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- RWQCB 6**
Lahontan Region (6)
- RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)
- Other**

