



# CALIFORNIA ENVIRONMENTAL QUALITY ACT – NOTICE OF AVAILABILITY

**Date:** August 15, 2022

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the Westminster Mall Specific Plan Project (State Clearinghouse No. 2019100444)

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Parties

**Lead Agency/Sponsor:** City of Westminster, Community Development Department

**Project Title:** Westminster Mall Specific Plan Project

**Review Period** August 15, 2022, through September 29, 2022 (45 days)

NOTICE IS HEREBY GIVEN that the City of Westminster has prepared a Draft Environmental Impact Report (DEIR) for the Westminster Mall Specific Plan (State Clearinghouse No. 2019100444) to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Westminster is the lead agency for the project.

Notice of Availability: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review period from Monday, August 15, 2022, through Thursday, September 29, 2022. Copies of the DEIR are available for review at the following location:

City of Westminster Community Development Department (Planning Division)  
8200 Westminster Boulevard,  
Westminster, CA 92683

The document can also be accessed online at:

<https://www.westminster-ca.gov/departments/community-development/planning-division/specific-plans/westminster-mall-specific-plan>

**Project Location:** The project site is the Westminster Mall located at 1025 Westminster Mall, Westminster, CA 92683 and encompasses approximately 100 acres. The Westminster Mall is west of Interstate 405 (I-405) and is generally bounded by I-405 to the north and east, Edwards Street to the west, Bolsa Avenue to the south, and Goldenwest Street to the east.

**Project Description:** The proposed project would develop guidelines and standards for mixed commercial, professional office, hotel, and residential development (which would vary in housing type and affordability). The development standards and guidelines address: permitted uses, building heights (that vary by location on the site), edge treatments, setbacks, aesthetic design features, open space requirements, circulation, and landscaping. The development standards and guidelines would apply to future development and remodeling projects; no project owners have submitted applications for projects at this time. The proposed project would include a General Plan Amendment, Specific Plan adoption, and Development Agreement.

Primary and secondary circulation within and to the project site would be similar to existing conditions, and would be provided through the I-405 offramp and driveways along Bolsa Avenue, Edwards Street, and Goldenwest Street. A pedestrian and bicycle trail and gateway would be located at the northwestern corner of the site, north of the mall property in the Navy Railway easement, within the project site boundaries.

The DEIR analyzes the maximum square footage, number of units, residents, and employees (3,000 dwelling units, 425 hotel rooms, 1.2 million square feet of non-residential uses, 8,373 residents, and 2,990 employees).

Implementation of the proposed project would result in significant and unavoidable impacts to Air Quality, Greenhouse Gas Emissions, Noise, and Transportation.

The City, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this Notice of Availability should be submitted in writing to Steven Ratkay, Planning Manager, 8200 Westminister Boulevard, Westminister, CA 92683, or emailed to [sratkay@westminister-ca.gov](mailto:sratkay@westminister-ca.gov), by Thursday, September 29, 2022.

Project Sponsor: City of Westminister  
Consulting Firm: PlaceWorks

Date: August 15, 2022

Signature: 

Steven Ratkay, AICP  
Planning Manager