

Appendix 2-3 Draft Mitigation and Monitoring Report Program

Appendices

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August 2022 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2019100444

WESTMINSTER MALL SPECIFIC PLAN PROJECT

for City of Westminster

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City of Westminster

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2019100444. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Westminster Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

1.2 PROJECT LOCATION

The Westminster Mall, which is located at 1025 Westminster Mall, in the City of Westminster, Orange County, encompasses approximately 100 acres in the northwest portion of the County. The City is bordered by the Cities of Garden Grove, Santa Ana, Fountain Valley, Huntington Beach, and Seal Beach.

The project site is bounded by Interstate 405 (I-405) to the north and east, Edwards Street to the west, Bolsa Street to the south, and Goldenwest Street to the east. Other nearby freeways include State Route 22 (SR-22) approximately 1.6 miles north of the site and SR-39 approximately one mile to the east of the site.

1.3 PROJECT DESCRIPTION

The proposed project would adopt the Westminster Mall Specific Plan that provides guidelines 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

1. Introduction

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 property owners have submitted applications for projects at this time.

The Draft EIR analyzes the maximum square footage and number of units (3,000 dwelling units¹, 425 hotel rooms, 1.2 million square feet of non-residential uses (retail and office), and a maximum height of 10 stories (including density bonuses). Table 1, *Proposed Land Use Development Assumptions for the Proposed Westminster Mall Specific Plan and General Plan*, provides a summary of the assumed buildout for the site in the General Plan and the proposed Specific Plan.

Table 1 Proposed Land Use Development Assumptions for the Proposed Westminster Mall Specific Plan and General Plan

Land Use Designation	Acres	Proposed DU	Existing Square Footage	Proposed Square Footage	Proposed Hotel Rooms	Proposed Parking	Proposed Employment	Existing Population	Proposed Population
General Plan Assumed Buildout									
Mixed Use	92	824	1,360,000	1,396,070	0	-	3,490	0	2,676
Proposed Specific Plan Assumed Buildout									
Mixed Use	91.97	3,000	1,360,000	1,200,000	425	11,411	2,990	-	8,373
Retail			1,292,000	600,000		2,000	1,200		
Entertainment Retail				210,000		840	420		
Restaurant			68,000	210,000		2,100	600		
Office				180,000		600	600		
Hotel				-	425	255	170		
3-Story Rowtown		300				675		0	942
4-6 Story Wrap/Mini Podium		1,200				2,196		0	3,336
8-10 Story Podium		1,500				2,745		0	4,095
Open Space ¹								17.45	
ROW	6.1								
Easement	3.9								
Navy Railway	0.9							0	
Total	102.82	3,000	1,360,000	1,200,000	425	11,411	2,990	0	8,373
Net Change	-	2,176	-	-196,070	425	-	-500	0	5,697

Notes:

¹ Open space is presented in acres

Refer to Appendix 3-2, WMSP Buildout, and Appendix 3-3, WMSP Household Size per Unit Type, of the DEIR.

¹ The EIR evaluates a maximum of 3,000 dwelling units, but fewer than 3,000 dwelling units is anticipated.

1.4 ENVIRONMENTAL IMPACTS

1.4.1 Impacts Considered Less Than Significant

The EIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacted by the proposed project in Chapter 5, *Environmental Analysis*, and Chapter 8, *Impacts Found Not to be Significant*, and therefore, did not require mitigation. Impacts to the following environmental resources were found to be less than significant or have no impact:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildlife

1.4.2 Unavoidable Significant Adverse Impacts

The following impacts would remain significant and unavoidable after implementation of required mitigation, as identified in the EIR:

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Transportation

2. Mitigation Monitoring Requirements

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City of Westminster. The City's technical consultants (CEQA consultant, noise analyst/specialist, etc.) may perform related monitoring tasks under the direction of the environmental monitor if they are contracted by the City.

2.2 CITY OF WESTMINSTER

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by individual monitors (e.g., CEQA consultant, noise analyst/specialist) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager and Technical Consultants (CEQA consultant and noise analyst/specialist), are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval, when future projects are proposed for development. A major portion of the team's work is in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Project Manager** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementing the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with

2. Mitigation Monitoring Requirements

required mitigation measures, and recognized experts from responsible agencies with the Project Manager regarding disputes.

2.4 ARBITRATION RESOLUTION

If the mitigation monitor determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the Director of the City's Community Development Department. The Project Manager will have the authority to issue stop-work orders until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, or in some cases, notice of violation for tax purposes.

2.6 PRE-MITIGATION MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring committee responsibilities. Committee rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

2.7 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures (MM) have been categorized in matrix format in Table 2, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures. In addition to the mitigation measures listed in Table 2 and Chapter 5, *Environmental Analysis*, Chapter 5 also includes plans, programs, and policies (PPPs); project design features (PDF), and guidelines and standards from the Westminster Mall Specific Plan.

2.8 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g. hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

2.9 DATA BASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing Microsoft Word software on IBM-compatible PCs.

3. Mitigation Monitoring Requirements

2.10 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

2.11 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by City of Westminster Fire Department.

2. Mitigation Monitoring Requirements

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2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.1 AESTHETICS				
Section 5.2.1 Building Setbacks				
<p>PDF-1 Building setback requirements from:</p> <ul style="list-style-type: none"> • Freeway, Freeway Off-Ramp – Minimum: 60 feet; Maximum: none • Bolsa Avenue – Minimum: 132 feet; Maximum: 142 feet • Edwards Street – Minimum: 72 Feet; Maximum: 82 feet • Goldenwest Street – 60 feet; to clear drainage easement • Primary Internal Circulation Street – Minimum: 50 feet; Maximum: 60 feet • Internal Main Street – Minimum: 46 feet; Maximum: 56 feet • Internal Residential Street – Minimum: 40 feet; Maximum: 50 feet • Internal Paseo – Minimum: 0 feet; Maximum: 10 feet • Building to Building: Setbacks shall comply with Building Code and emergency access requirements 	Future Project Applicants	During Construction	City of Westminster Community Development Department	
<p>Section 5.2.9 Objective Building Design</p> <p>PDF-2 Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.</p>				
Section 5.2.11 Building and Floor Height				
<p>PDF-3 Building Height:</p> <ul style="list-style-type: none"> • Zone 1 – maximum of 50 feet above the base point • Zone 2 – maximum of 80 feet above the base point • Zone 3 – maximum of 135 feet above the base point 				
<p>PDF-4 Building Floor Height:</p> <ul style="list-style-type: none"> • Non-Residential Ground Floor – Minimum: 15 feet • Residential Ground Floor – Minimum: 12 feet • Upper Floor Non-Residential – Minimum: 10 feet • Upper Floor Residential – Minimum: 9 feet 				

3. Mitigation Monitoring Requirements

<p>Section 5.2.15 Open Space Requirements</p> <p>PDF-5 Open Space Minimum Requirements:</p> <ul style="list-style-type: none"> • Cultural Park/Urban Plaza – 3 acres • Mixed-Use Neighborhood Park – 2.5 acres • Westminster Nature Activity Trail – 1 acre • Internal Community Paseo – 1.5 acres • Bolsa Promenade – 1.5 acres • Linear Park – 20,000 square feet • Any Development – 10 percent of project area • Residential Uses – 100 square feet per unit as Private, Private Common Open Space or Common Open Space <p>Section 5.2.18 Lighting</p> <p>PDF-6 Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, building entrances and pedestrian parkways.</p> <p>PDF-7 Energy-efficient ENERGY STAR® certified lighting fixtures and equipment shall be used.</p> <p>PDF-8 Pedestrian-scale decorative street lighting shall be a maximum spacing of 80 feet on-center. Light source should be located 12-14 feet above finished grade.</p> <p>Section 7.2.1 Site Access</p> <p>PDF-10 The number of site access points for vehicles should be minimized, and shall be consistent with the provisions identified in Chapter 6, Mobility, of the WMSP. Curb cuts should be located and scaled to minimize pedestrian and vehicular conflicts and reduce impacts to traffic flow on primary streets.</p> <p>PDF-11 Drop-off and pick-up zones should be located along the curb or within parking facilities to promote sidewalk/street wall continuity and reduce conflicts with pedestrians. Hotel lobby drop-off areas shall be located within the project site.</p> <p>Section 7.2.2 Parking</p> <p>PDF-12 Accessible, secure and well-signed bicycle parking should be provided at convenient and visible locations throughout the development.</p> <p>Section 7.2.3 Building Placement and Orientation</p>				
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2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PDF-13 Buildings should be oriented for energy efficiency – to capture daylighting, minimize heat gain, take advantage of prevailing breezes for natural ventilation.				
Section 7.2.9 Lighting				
PDF-13 Low-contrast lighting, low-voltage fixtures, and energy-efficient bulbs, such as light emitting diode (LED) bulbs should be used for outdoor lighting.				
PDF-14 Uplighting of building elements and trees should use the lowest wattage possible to minimize impacts to the night sky. Light sources for wall washing and tree lighting should be hidden.				
PDF-15 Exterior lighting should be designed and located so as not to project off-site or into adjacent or onsite residential areas. Exposed bulbs should not be used. Cut-off lighting is preferred.				
PDF-16 Parking areas should be designed using many small-scale lights versus fewer, excessively tall or bright lights.				
PDF-17 Solar-powered fixtures are encouraged for all lighting when it does not conflict with security concerns.				
5.2 AIR QUALITY				
AQ-1 Prior to discretionary approval by the City of Westminster for development projects within the Westminster Specific Plan, project applicants shall prepare and submit a technical assessment evaluating potential project regional and localized construction-related air quality impacts to the City of Westminster Community Development Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. If regional or localized construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD-adopted thresholds of significance, the City of Westminster 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	Future Project Applicants	Prior to Discretionary Approval	City of Westminster Community Development Department	

3. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Community Development Department. Mitigation measures to reduce construction-related emissions could include, but are not limited to:</p> <ul style="list-style-type: none"> ■ Requiring fugitive-dust control measures that exceed South Coast AQMD 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 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. ■ Ensuring that construction equipment is properly serviced and maintained to the manufacturer's standards. ■ Limiting nonessential idling of construction equipment to no more than five consecutive minutes. ■ Limiting onsite vehicle travel speeds on unpaved roads to 15 miles per hour. ■ Installing wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area. ■ 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 South Coast AQMD's website at http://www.aqmd.gov/docs/default- 				

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>source/planning/architectural-coatings/super-compliant-manf-list.pdf?sfvrsn=71.</p> <p>Section 5.2.9 Objective Building Design</p> <p>PDF-1 Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.</p> <p>Section 5.2.12 Affordable Housing Requirement</p> <p>PDF-2 Ten percent (10%) of all housing units within the WMSP must be income restricted.</p> <p>Section 5.2.15 Open Space Requirements</p> <p>PDF-3 Public open space, trails, pathways and bicycle trails shall be constructed for each development in a manner that will be generally accessible to the public and that will interconnect with similar facilities in adjacent developments so as to form an integrated system of open space and trails connecting activity centers, important views and destinations in the WMSP project area.</p> <p>Section 5.2.18 Lighting</p> <p>PDF-4 Energy-efficient ENERGY STAR® certified lighting fixtures and equipment shall be used.</p> <p>Section 5.2.28 Parking Standards</p> <p>PDF-5 Electric vehicle charging facilities are required and must comply with the applicable provisions of the Westminster Municipal Code.</p> <p>PDF-6 Minimum bicycle parking for residential and non-residential uses shall adhere to the standards provided in Table 5.7, Bicycle Parking Requirements, of the WMSP.</p>				

3. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>In addition to the bicycle parking identified in the table, the WMSP site supports future mobility options including scooters and bikeshare stations.</p> <p>Section 5.2.29 Transportation Demand Management (TDM) and Transportation Management Association (TMA) Establishment</p> <p>PDF-7 All projects with new construction or that will generate more than 50 peak hour trips will be required to:</p> <ul style="list-style-type: none"> • The applicant and/or property owner shall join the TMA/TMO and shall ensure that all tenants are TMA/TMO members for the first 25 years from date of final inspection or certificate of occupancy. • The applicant shall submit for the approval of the City Traffic Engineer or his/her designee a Transportation Demand Management (TDM) plan that complies with the plan's TDM requirements. • A TMA or TMO with authority to implement strategies pertaining to trip reduction through transportation demand management shall be created within the project area. Responsibilities of the TMA/TMO shall include, but are not limited to: operation of all shared parking subject to the TMA program; providing signage; real-time information and other wayfinding mechanisms; coordinating and offering programs to promote biking, walking, ridesharing, telecommuting and other trip reduction strategies; data collection; and coordination of pricing for parking. The TMA/TMO shall actively engage existing and future parking lot and garage owners to lease, sell, or make spaces publicly-accessible in order to be added to the district's pool of shared parking. <p>Section 7.3.6 Sustainability</p> <p>PDF-8 All new buildings shall be built with solar-ready electrical systems/hardware and provided with adequate surface area for these systems.</p>				

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.3 ENERGY				

3. Mitigation Monitoring Requirements

<p>Section 5.2.9 Objective Building Design</p> <p>PDF-1 Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.</p> <p>Section 5.2.12 Affordable Housing Requirement</p> <p>PDF-2 Ten percent (10%) of all housing units within the WMSP must be income restricted.</p> <p>Section 5.2.15 Open Space Requirements</p> <p>PDF-3 Public open space, trails, pathways and bicycle trails shall be constructed for each development in a manner that will be generally accessible to the public and that will interconnect with similar facilities in adjacent developments so as to form an integrated system of open and trails connecting activity centers, important views and destinations in the WMSP project area.</p> <p>Section 5.2.16 Landscape Design</p> <p>PDF-4 Projects in mixed use designations shall utilize at least 75 percent native California or drought-tolerant plant and tree species appropriate for climate zone region (per Section 4.106.3 of CALGreen 2019).</p> <p>PDF-5 Irrigation systems shall be designed to apply water slowly, allowing plants to be deep watered and reducing runoff.</p> <p>PDF-6 Low volume irrigation drip systems shall be used in all areas except turf irrigation and small ornamental planting.</p> <p>PDF-7 Each street tree shall be watered by at least two deep watering bubblers separate from all other irrigation.</p> <p>PDF-8 Drip irrigation systems shall be used with roof gardens to conserve water.</p> <p>PDF-9 Irrigation systems shall incorporate water conserving methods and water efficient technologies such as drip emitters, evapotranspiration controllers, and moisture sensors.</p> <p>Section 5.2.18 Lighting</p> <p>PDF-10 Energy-efficient ENERGY STAR® certified lighting fixtures and equipment shall be used.</p> <p>Section 5.2.28 Parking Standards</p>	<p>Future Project Applicants</p>	<p>During Construction</p>	<p>City of Westminster Community Development Department</p>	
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2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PDF-11 Electric vehicle charging facilities are required and must comply with the applicable provisions of the Westminster Municipal Code.				
PDF-12 Minimum bicycle parking for residential and non-residential uses shall adhere to the standards provided in Table 5.7, Bicycle Parking Requirements, of the WMSP. In addition to the bicycle parking identified in the table, the WMSP site supports future mobility options including scooters and bikeshare stations.				
PDF-13 New and reconfigured surface parking lots shall provide a tree canopy with a goal of 50 percent or greater coverage at maturity, which may be offset by the substitution or mixing of solar panels				
Section 5.2.29 Transportation Demand Management (TDM) and Transportation Management Association (TMA) Establishment				
<p>PDF-14 All projects with new construction or that will generate more than 50 peak hour trips will be required to:</p> <ul style="list-style-type: none"> The applicant and/or property owner shall join the TMA/TMO and shall ensure that all tenants are TMA/TMO members for the first 25 years from date of final inspection or certificate of occupancy. The applicant shall submit for the approval of the City Traffic Engineer or his/her designee a Transportation Demand Management (TDM) plan that complies with the plan's TDM requirements. A TMA or TMO with authority to implement strategies pertaining to trip reduction through transportation demand management shall be created within the project area. Responsibilities of the TMA/TMO shall include, but are not limited to: operation of all shared parking subject to the TMA program; providing signage; real-time information and other wayfinding mechanisms; coordinating and offering programs to promote biking, walking, ridesharing, telecommuting and other trip reduction strategies; data collection; and coordination of pricing for parking. The TMA/TMO shall actively engage existing and future parking lot and garage owners to lease, sell, or make spaces publicly-accessible in order to be added to the district's pool of shared parking. 				

3. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Section 7.3.6 Sustainability				
PDF-15 All new buildings shall be built with solar-ready electrical systems/hardware and provided with adequate surface area for these systems				
5.4 GREENHOUSE GAS EMISSIONS				
<p>GHG-1 New development within the Westminster Mall Specific Plan shall implement the following voluntary provisions of the California Green Building Standards Code (CALGreen). The project applicant/developer(s) shall provide documentation (e.g., building plans) of implementation of the applicable voluntary measures to the City of Westminster Community Development Director or his/her designee prior to the issuance of building permits.</p> <p>Residential Structures with Three or Fewer Stories. For residential land uses with three or fewer stories, the project developer(s) shall</p> <ul style="list-style-type: none"> ■ Design and build residential buildings to, at a minimum, meet the Tier 2 advanced energy efficiency requirements of the Residential Voluntary Measures of California Green Building Standards Code Division A4.2, Energy Efficiency, as outlined under Section A4.203.1.2.2. ■ Design and build residential projects to meet the Tier 2 requirements of the Residential Voluntary Measures of California Green Building Standards Code Division A4.3, Water Efficiency and Conservation, as outlined under Section A4.601.5.2 and comply with at least three elective measures selected from Division A4.3. ■ Design and build condominium/townhouses dwellings that have an attached private garage to have a dedicated electric circuit to support electric vehicle charging as outlined in the Residential 	Future Project Applicants/Developers	Prior to Issuance of Building Permits	City of Westminster Community Development Department	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Voluntary Measures of the California Green Building Standards Code under Section A4.106.8.1. .</p> <ul style="list-style-type: none"> ■ Design and build multi-family dwellings with 17 or more units to provide electric vehicle (EV) charging for 5 percent of the total number of parking spaces provided (but no less than 1) as outlined in the Residential Voluntary Measures of the California Green Building Standards Code under Section A4.106.8.2. <p>Nonresidential Structures and Residential Structures with Four or More Stories. For non-residential land uses and residential land uses that are four or more stories, the applicant/developer shall:</p> <ul style="list-style-type: none"> ■ Design and build structures to, at a minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of California Green Building Standards Code Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2. ■ Use on-site renewable energy sources (e.g., solar) for at least 1 percent of the electric power as outlined in the Nonresidential Voluntary Measures of the California Green Building Standards Code under Section A5.211.1. ■ Design the proposed surface parking lots to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal to the Tier 2 Nonresidential Voluntary Measures of California's Green Building Standards Code Section A5.106.5.1.2. ■ Design the proposed surface parking lots to provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations shall equal to 				

3. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Mitigation Measure the Tier 2 Nonresidential Voluntary Measures of California's Green Building Standards Code Section A5.106.5.3.2.</p>				
<p>GHG-2 For residential projects, all major appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, and water heaters) provided/installed shall be Energy Star certified or of equivalent energy efficiency where applicable. Prior to the issuance of the certificate of occupancy, the City of Westminster shall verify implementation of this requirement.</p>	<p>Future Project Applicants</p>	<p>Prior to Issuance of the Certificate of Occupancy</p>	<p>City of Westminster Community Development Department</p>	

2. Mitigation Monitoring Requirements

<p>Section 5.2.9 Objective Building Design</p> <p>PDF-1 Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.</p> <p>Section 5.2.12 Affordable Housing Requirement</p> <p>PDF-2 Ten percent (10%) of all housing units within the WMSP must be income restricted.</p> <p>Section 5.2.15 Open Space Requirements</p> <p>PDF-3 Public open space, trails, pathways and bicycle trails shall be constructed for each development in a manner that will be generally accessible to the public and that will interconnect with similar facilities in adjacent developments so as to form an integrated system of open space and trails connecting activity centers, important views and destinations in the WMSP project area.</p> <p>Section 5.2.16 Landscape Design</p> <p>PDF-4 Projects in Mixed-Use designations shall utilize at least 75 percent native California or drought-tolerant plant and tree species appropriate for climate zone region (per Section 4.106.3 of CALGreen 2019).</p> <p>PDF-5 Irrigation systems shall be designed to apply water slowly, allowing plants to be deep watered and reducing runoff.</p> <p>PDF-6 Low volume irrigation drip systems shall be used in all areas except turf irrigation and small ornamental planting.</p> <p>PDF-7 Each street tree shall be watered by at least two deep watering bubblers separate from all other irrigation.</p> <p>PDF-8 Drip irrigation systems shall be used with roof gardens to conserve water.</p> <p>PDF-9 Irrigation systems shall incorporate water conserving methods and water efficient technologies such as drip emitters, evapotranspiration controllers, and moisture sensors.</p> <p>Section 5.2.18 Lighting</p> <p>PDF-10 Energy-efficient ENERGY STAR® certified lighting fixtures and equipment shall be used.</p> <p>Section 5.2.28 Parking Standards</p>	<p>Future Project Applicants</p>	<p>During Construction</p>	<p>City of Westminster Community Development Department</p>	
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3. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>PDF-11 Electric vehicle charging facilities are required and must comply with the applicable provisions of the Westminster Municipal Code.</p> <p>PDF-12 Minimum bicycle parking for residential and non-residential uses shall adhere to the standards provided in Table 5.7, Bicycle Parking Requirements, of the WMSP. In addition to the bicycle parking identified in the table, the WMSP site supports future mobility options including scooters and bikeshare stations.</p> <p>PDF-13 New and reconfigured surface parking lots shall provide a tree canopy with a goal of 50 percent or greater coverage at maturity, which may be offset by the substitution or mixing of solar panels</p> <p>Section 5.2.29 Transportation Demand Management (TDM) and Transportation Management Association (TMA) Establishment</p> <p>PDF-14 All projects with new construction or that will generate more than 50 peak hour trips will be required to:</p> <ul style="list-style-type: none"> • The applicant and/or property owner shall join the TMA/TMO and shall ensure that all tenants are TMA/TMO members for the first 25 years from date of final inspection or certificate of occupancy. • The applicant shall submit for the approval of the City Traffic Engineer or his/her designee a Transportation Demand Management (TDM) plan that complies with the plan's TDM requirements. • A TMA or TMO with authority to implement strategies pertaining to trip reduction through transportation demand management shall be created within the project area. Responsibilities of the TMA/TMO shall include, but are not limited to: operation of all shared parking subject to the TMA program; providing signage; real-time information and other wayfinding mechanisms; coordinating and offering programs to promote biking, walking, ridesharing, telecommuting and other trip reduction strategies; data collection; and coordination of pricing for parking. The TMA/TMO shall actively engage existing and future parking lot and garage owners to lease, sell, or make spaces publicly-accessible in order to be added to the district's pool of shared parking. 				

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Section 7.3.6 Sustainability				
PDF-15 All new buildings shall be built with solar-ready electrical systems/hardware and provided with adequate surface area for these systems.				
5.5 NOISE				
<p>N-1 Prior to issuance of demolition, grading and/or building permits, the project applicant shall incorporate the following practices into the construction contract agreement to be implemented by the construction contractor during the entire construction phase:</p> <ul style="list-style-type: none"> ■ Per Section 8.28.060 of the Westminster Municipal Code and 8.40.090 Huntington Beach Municipal Code, construction activity is limited to the hours of 7:00 AM to 8:00 PM on Monday through Saturday. Construction is not allowed on Sundays and federal holidays. If construction outside of these hours is necessary, construction noise shall be limited to the City of Huntington Beach or City of Westminster municipal code exterior noise standards based on the location of the receiving land use. ■ During the entire active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. ■ Require that impact tools (e.g., jack hammers and hoe rams) be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. 	Future Project Applicants	Prior to Issuance of Demolition, Grading, and/or Building Permits	City of Westminster Community Development Department	

3. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<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 shall be located as far as feasible from nearby noise-sensitive receptors. ■ Construction traffic shall be limited—to the extent feasible—to approved haul routes established by the City. ■ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City’s and contractor’s authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor’s representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. ■ Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. ■ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. 				

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<ul style="list-style-type: none"> ■ Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the noise standard after other measures have been considered, or occur at nighttime, or when the anticipated construction duration is greater than is typical (e.g., two years or more). 				
N-2	<p>The City shall require a vibration impact assessment for proposed projects under the Specific Plan if pile driving would be required within 100 feet of an existing structure or sensitive receptor. If applicable, the City shall require all feasible mitigation measures to be implemented to ensure that no damage or disturbance to structures or sensitive receptors would occur which may include, but are not limited to, the use of vibratory pile driving or drilling piles as opposed to pile driving. If alternative methods are found to be not feasible, construction vibration monitoring may be required.</p> <p>Section 5.2.30 Noise Attenuation</p> <p>PDF-1 Noise attenuation applies to any new development that includes residential or other noise sensitive uses. The City's General Plan Noise Element identifies two future noise contour levels on the Westminster Mall site, 70 dBA CNEL (closest to the freeway) and 65 dBA CNEL (transitioning midway in the property toward the single-family residential neighborhoods in Huntington Beach).</p> <p>PDF-2 Applicants for new noise-sensitive development (e.g., residential, hospitals, etc.) must demonstrate to the Director that all habitable rooms would meet the 45 dBA CNEL interior noise standard required by the State Title 24 before the City issues building permits. This can be accomplished with enhanced construction design or materials, such as upgraded dual-glazed windows and/or upgraded exterior wall assemblies.</p>	Future Construction Contractors	Prior to Construction	City of Westminster Community Development Department	

3. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PDF-3 To ensure exterior noise compatibility, applicants proposing projects that fall within areas located within the 70 dBA CNEL contour lines must demonstrate that the noise levels for residential outdoor common areas and recreational areas are at or below 70 dBA CNEL to ensure compatibility with the ambient noise levels. Noise reduction measures could include increased setback from the freeway, shielding with noise barriers, or placing outdoor noise-sensitive areas behind buildings. For noise attenuation purposes, outdoor common or recreation areas do not include parking and loading areas, ornamental landscaping, or walking/biking trails.				
5.6 POPULATION AND HOUSING				
Section 5.2.12 Affordable Housing Requirement				
PDF-1 Ten percent (10%) of all housing units within the WMSP must be income restricted.	Future Project Applicants	During Construction	City of Westminster Community Development Department	
5.8 RECREATION				

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Section 5.2.15 Open Space Requirements	Future Project Applicants	During Construction	City of Westminster Community Development Department	
PDF-1 Public open spaces shall include flexible areas for public gatherings, such as lawn area or a paved plaza, at a scale that maintains intimacy, form, and character and contributes to a well-connected public realm.				
PDF-2 Public plazas shall be located at intersections of streets or adjacent to midblock pedestrian crossings and be prominently integrated with internal sidewalks and streets. Plazas at corners are encouraged to include outdoor dining space for adjacent restaurants.				
PDF-3 A public open space such as a corner plaza, public art, or architectural landmark form shall be provided at the intersection of Bolsa Avenue and Edwards Street to enhance the attractiveness of the Gateway.				
PDF-4 Public open space, trails, pathways and bicycle trails shall be constructed for each development in a manner that will be generally accessible to the public and that will interconnect with similar facilities in adjacent developments so as to form an integrated system of open space and trails connecting activity centers, important views and destinations in the WMSP project area.				
Section 7.2.6 Open Space				
PDF-5 Open spaces shall include a visual focal feature or overall aesthetic in design that coordinates buildings, signs, landscaping, and outdoor furniture, public art, and amenities to create a pleasant pedestrian environment.				
PDF-6 Public open space shall be oriented to maximize the visual and physical link from public sidewalks and pedestrian corridors.				
PDF-7 Open spaces should provide both shaded and sunlit areas during different times of the day. Shade is provided to reduce heat island effects and promote human comfort. Shade can be provided by trees, shading structures, trellises, awnings, canopies, or umbrellas integrated into the building or above open spaces.				
PDF-8 Private Open Space: Residential balconies shall be large enough to be occupied. See requirements for minimum sizes in Chapter 5, Development and Design Standards, of the WMSP.				

5.9 TRANSPORTATION

3. Mitigation Monitoring Requirements

<p>Section 5.2.9 Objective Building Design</p> <p>PDF-1 Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.</p> <p>Section 5.2.12 Affordable Housing Requirement</p> <p>PDF-2 Ten percent (10%) of all housing units within the WMSP must be income restricted.</p> <p>Section 5.2.15 Open Space Requirements</p> <p>PDF-3 Public open space, trails, pathways and bicycle trails shall be constructed for each development in a manner that will be generally accessible to the public and that will interconnect with similar facilities in adjacent developments so as to form an integrated system of open space and trails connecting activity centers, important views and destinations in the WMSP project area.</p> <p>Section 5.2.28 Parking Standards</p> <p>PDF-4 Electric vehicle charging facilities are required and must comply with the applicable provisions of the Westminster Municipal Code.</p> <p>PDF-5 Minimum bicycle parking for residential and non-residential uses shall adhere to the standards provided in Table 5.7, Bicycle Parking Requirements, of the WMSP. In addition to the bicycle parking identified in the table, the WMSP site supports future mobility options including scooters and bikeshare stations.</p> <p>Section 5.2.29 Transportation Demand Management (TDM) and Transportation Management Association (TMA) Establishment</p> <p>PDF-6 All projects with new construction or that will generate more than 50 peak hour trips will be required to:</p> <ul style="list-style-type: none"> • The applicant and/or property owner shall join the TMA/TMO and shall ensure that all tenants are TMA/TMO members for the first 25 years from date of final inspection or certificate of occupancy. • The applicant shall submit for the approval of the City Traffic Engineer or his/her designee a Transportation Demand Management (TDM) plan that complies with the plan's TDM requirements. 	<p>Future Project Applicants</p>	<p>During Construction</p>	<p>City of Westminster Community Development Department</p>	
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2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> A TMA or TMO with authority to implement strategies pertaining to trip reduction through transportation demand management shall be created within the project area. Responsibilities of the TMA/TMO shall include, but are not limited to: operation of all shared parking subject to the TMA program; providing signage; real-time information and other wayfinding mechanisms; coordinating and offering programs to promote biking, walking, ridesharing, telecommuting and other trip reduction strategies; data collection; and coordination of pricing for parking. The TMA/TMO shall actively engage existing and future parking lot and garage owners to lease, sell, or make spaces publicly-accessible in order to be added to the district's pool of shared parking. 				
5.10 UTILITIES AND SERVICE SYSTEMS				
Section 5.2.16 Landscape Design PDF-1 Grading and plan layout shall be designed to capture and slow water runoff.	Future Project Applicants	During Construction	City of Westminster Community Development Department	

3. Mitigation Monitoring Reports

3. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the mitigation identified in the project EIR, and to ensure that the project design features included in the project description are implemented.

This report is a public document and may be posted on the City's website. Revisions to the MMRP shall follow CEQA requirements. A new MMRP may be used for each project developed within the WMSP.