



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000573

FILED

May 14, 2026

HUGH NGUYEN
CLERK - RECORDER

By H. Nguyen
Deputy clerk

30-05/14/2016-0413

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

GENERAL PLAN LAND USE, ZONING CODE, AND ZONING MAP AMENDMENT
PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON May 14, 2026
Posted for 30 days
DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



8200 WESTMINSTER BOULEVARD, WESTMINSTER, CA 92683 • (714) 898-3311

**NOTICE OF DETERMINATION
FOR AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT**

TO: County Clerk
County of Orange
24031 El Toro Road
Laguna Hills, CA 90653

Office of Land Use and Climate Innovation

FROM:

Public Agency: City of Westminister
Community Development Department
Planning Division
8200 Westminister Boulevard
Westminister, CA 92683
Contact: Ken Fichtelman, Principal Planner
(714) 548-3484 | KFichtelman@westminister-ca.gov

FILED

MAY 14 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MA DEPUTY

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

State Clearinghouse Number: SCH No: 2015121052; Previously Certified Westminister General Plan Final Environmental Impact Report

Project Title: General Plan Land Use, Zoning Code, and Zoning Map Amendment Project

Project Applicant: City of Westminister

Project Location: City of Westminister, Orange County, California

Project Description: The proposed Project amends the General Plan Land Use Element, including amendments to the text and Land Use Plan to expand areas designated for mixed-use, clarify Specific Plan land use designations, increase maximum residential densities permitted in mixed-use areas, and redesignated existing Mobile Home community; amends the Zoning Code to repeal and readopt Chapter 17.260 relating to mixed uses and add related definitions, revise various sections of Title 17 to eliminate references to outdated overlay references, amend the Housing Overlay Zone to be consistent with State law, make changes to bring the Zoning Code consistent with the General Plan, and revise regulations relating to drive-through facilities; and amends the Westminister Zoning Map to apply existing zones and the new MU zone to specific parcels within the City.

Chi Charlie Nguyen
Mayor

Mark Nguyen
Vice Mayor
District 3

Amy Phan West
Council Member
District 1

Carlos Manzo
Council Member
District 2


NamQuan Nguyen
Council Member
District 4

Christine Cordon
City Manager

This notice is to advise that the City of Westminster (Lead Agency) has approved the General Plan Land Use, Zoning Code, and Zoning Map Amendment Project on May 13, 2026, and has made the following determinations regarding the above-described Project:

- The City concluded, based on substantial evidence, that the General Plan Land Use, Zoning Code, and Zoning Map Amendment Project (Project) would result in no new significant environmental impacts that were not analyzed in the City of Westminster General Plan Final Environmental Impact Report (General Plan Final FEIR), nor would the proposed Project cause a substantial increase in the severity of any previously identified significant environmental impacts. The potential environmental impacts associated with the proposed Project would either be the same or less than those described in the General Plan Final FEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the General Plan Final FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified.
- The Westminster General Plan Final Environmental Impact Report (SCH No: 2015121052) was previously prepared and certified by the City of Westminster pursuant to the provisions of CEQA.
- An Addendum to the Westminster General Plan Final Environmental impact Report was prepared by the City of Westminster and considered by the City Council prior to approving the General Plan Land Use, Zoning Code, and Zoning Map Amendment Project.
- No new Mitigation Monitoring and Reporting Program (MMRP) was adopted for this Project, as no new Mitigation Measures were required. The MMRP adopted for the Westminster General Plan Final Environmental Impact Report remain in effect.
- A Statement of Overriding Considerations was adopted for the Westminster General Plan Final Environmental Impact Report.
- Findings for the Westminster General Plan Final Environmental Impact Report were previously made pursuant to the provisions of CEQA.

The environmental documentation and record of project approval may be examined during regular business hours at the City of Westminster, Community Development Department, Planning Division, 8200 Westminster Boulevard, Westminster, CA 92683

Signature: 
Title: Principal Planner
Date: 5/14/26

FILED
MAY 14 2026
HUGH NGUYEN, CLERK-RECORDER
BY: MG DEPUTY

Chi Charlie Nguyen
Mayor

Mark Nguyen
Vice Mayor
District 3

Amy Phan West
Council Member
District 1

Carlos Manzo
Council Member
District 2

NamQuan Nguyen
Council Member
District 4

Christine Cordon
City Manager



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



3539.25

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202285001141 8:44 am 12/16/22
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THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

CASE 2022-0430 ZONING CODE AND ZONING MAP UPDATE (2022)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

DEC 16 2022

HUGH NGUYEN, CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

POSTED

DEC 16 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

FILED

MAY 14 2026

HUGH NGUYEN, CLERK-RECORDER
BY: MG DEPUTY

30-12/16/2022-1123

FILED IN THE OFFICE OF THE ORANGE	
COUNTY CLERK-RECORDER ON <u>December 16, 2022</u>	
Posted <u>December 16, 2022</u>	Removed _____
Returned to agency on _____	
DEPUTY CLAUDIA FRANCO	

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print Start Over Save

RECEIPT NUMBER:
 30 — 12/16/2022 — 1123
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF WESTMINSTER	LEAD AGENCY EMAIL	DATE 12/16/2022
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202285001141	

PROJECT TITLE

CASE 2022-0430 ZONING CODE AND ZONING MAP UPDATE (2022)

PROJECT APPLICANT NAME CITY OF WESTMINSTER	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
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 checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | <u>3,539.25</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|---------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | 3850.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> County documentary handling fee | | \$ | <u>0.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,539.25

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
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FILED

MAY 14 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

Notice of Determination

Appendix D

To:

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

County Clerk
 County of: Orange
 Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Westminster Comm Dev
 Address: 8200 Westminster Blvd
Westminster, CA 92683

Contact: _____
 Phone: _____

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

FILED

DEC 16 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT DEPUTY

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

POSTED

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

Project Title: Case 2022-0430 Zoning Code and Zoning Map Update (2022)

DEC 16 2022

Project Applicant: City of Westminster

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Project Location (include county): City of Westminster Citywide (County of Orange)

BY: _____ DEPUTY

Project Description:

The project pertains to a zoning code update to establish mixed-use development standards and a zoning map update to rezone parcels of land to mixed-use zoning districts to be consistent with the City's General Plan. In addition, the project includes rezoning parcels of land to a residential land use district to be consistent with the City's General Plan residential land use designation. An addendum to the General Plan Final Environmental Impact Report (FEIR) was prepared for this project.

This is to advise that the City of Westminster has approved the above Lead Agency or Responsible Agency)

described project on Dec 14, 2022 and has made the following determinations regarding the above 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 Planning Division - 8200 Westminster Blvd, Westminster, CA 92683

Signature (Public Agency): _____ Title: Associate Planner

Date: December 16, 2022 Date Received for filing at OPR: December 16, 2022

FILED

MAY 14 2026

HUGH NGUYEN, CLERK-RECORDER DEPUTY BY: _____

30-12/16/2022-1123



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 30 — 05/14/2026 — 0413
 STATE CLEARINGHOUSE NUMBER (If applicable)
2015121052

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF WESTMINSTER	LEAD AGENCY EMAIL	DATE 05/14/2026
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202685000573	

PROJECT TITLE

GENERAL PLAN LAND USE, ZONING CODE, AND ZONING MAP AMENDMENT PROJECT

PROJECT APPLICANT NAME CITY OF WESTMINSTER	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)548-3484
PROJECT APPLICANT ADDRESS 8200 WESTMINSTER BOULEVARD	CITY WESTMINSTER CA	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) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE MELISSA GOMEZ, DEPUTY CLERK
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