



NOTICE OF EXEMPTION

TO: Hugh Nguyen
County Clerk-Recorder
P.O. Box 238
Santa Ana, CA 92702

FROM: City of Westminster
Community Development Department
Planning Division
8200 Westminster Boulevard
Westminster, CA 92683

Project Title: Case No. 2024-0005

Project Location: 6260 Westminster Boulevard, Westminster, CA 92683 (APN 195-262-09)

Project Applicant: AGE Advertising, LLC (622 Vincent Park, Redondo Beach, CA 90277)

Nature, Purpose, and Beneficiaries of Project: A Conditional Use Permit to construct a 90-foot-tall digital billboard sign with two LED display panels measuring 20 feet in length and 60 feet in width, visible to northbound and southbound vehicular traffic on the I-405 freeway, located on a commercial parcel in the C1 zoning district.

Beneficiary: The property owner of record is 6260 Westminster Blvd, LLC (3857 Birch Street, Ste. 195, Newport Beach, CA).

Project Approved by the City of Westminster:

Planning Commission of the City of Westminster, California (See PC Resolution No. 2025-019)

Exempt Status: Categorical Exemption: Section 15303 for New Construction or Conversion of Small Structures, and Section 15311 for Accessory Structures

Reasons for Exemption: This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3, New Construction or Conversion of Small Structures, and Section 15311, Class 11, Accessory Structures. The Class 3 exemption applies to projects involving the construction of limited numbers of new, small facilities or structures. The billboard qualifies as an accessory structure under this exemption, as it is incidental to the site's commercial use. The Class 11 exemption applies to projects involving the construction, or placement of minor structures accessory to an existing commercial site. The CEQA Guidelines identify on-premise signs as a type of accessory structure that qualifies for the Class 11 exemption. Additionally, none of the exceptions to categorical exemptions listed in CEQA Guidelines Section 15300.2 apply, as the project application documents present no evidence that the project will result in cumulative environmental impacts, significant effects due to unusual circumstances, or impacts on historic resources, scenic highways, or hazardous waste sites. Based on these findings, no further environmental review is required, and the project is categorically exempt from CEQA.

Contact Person: Stephanie Tomaino, Contract Principal Planner

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This Notice of Exemption was filed by the public agency reviewing the project.

A handwritten signature in blue ink that reads "S. Tomaino".

October 2, 2025

Stephanie Tomaino, Project Planner

Date of Signature