



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. 2025-0232

Project Location: 14301 Edwards Street, Westminster, CA 92683 (APN 195-371-07)

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 double-sided digital billboard on City-owned property located at 14301 Edwards Street (APN 195-371-07), generally located approximately 370 feet south of the Edwards Street and Homer Street intersection, within the M-1 (Light Industrial) zoning district.

Beneficiary: The property owner of record is the City of Westminster (8200 Westminster Blvd, Westminster, CA 92683).

Project Approved by the City of Westminster:

Planning Commission of the City of Westminster, California (See PC Resolution No. 2026-001)

Exempt Status: Categorical Exemption: Section 15303 for New Construction or Conversion of Small Structures

Reasons for Exemption: The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures), as it involves the construction of a single, small-scale freestanding structure on a previously disturbed site in an urbanized area, with only minor site work and limited utility connections, and does not have the potential to result in a significant effect on the environment. The project does not involve hazardous materials, does not increase land use intensity beyond what is permitted by the site's zoning and General Plan designation, and would not generate vehicle trips or require on-site parking. None of the exceptions set forth in Section 15300.2 of the CEQA Guidelines apply.

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".

Stephanie Tomaino, Project Planner

January 21, 2026

Date of Signature