



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202685000375

**FILED**

April 2, 2026

HUGH NGUYEN  
CLERK - RECORDER

By [Signature]  
Deputy clerk

30-04/02/2026-0257

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 NO. 2025-0081 TENTATIVE TRACT MAP NO. 19387, DEVELOPMENT REVIEW, AND AFFORDABLE HOUSING DENSITY

**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 04/02/2026**  
 Posted 04/02/2026 Removed \_\_\_\_\_  
 Returned to agency on \_\_\_\_\_  
 DEPUTY 464

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.



FILED

APR 02 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

**NOTICE OF EXEMPTION**

**TO:** County of Orange  
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

Office of Land Use and Climate Innovation  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**Project Title:** Case No. 2025-0081 Tentative Tract Map No. 19387, Development Review, and Affordable Housing Density Bonus

**Project Location:** 14201-14205 Willow Lane, City of Westminster, Orange County

**Project Applicant:** Loc Tran, on behalf of Willow 68 Investments, LLC *9335 Garden Grove Blvd. Ste 205  
Garden Grove CA 92844*

**Description of Nature, Purpose and Beneficiaries of Project:** The project is for a residential development consisting of 28 primary residential dwelling units on individual lots, nine of which will have accessory dwelling units. There will be two three-car garages on a separate lot which will be condominiums restricted to the units with ADUs. The project includes three very low and two moderate income units entitling the developer for additional density, waivers, and concessions.

**Name of Public Agency Approving Project:** City of Westminster, California

**Name of Person or Agency Carrying Out Project:** Loc Tran, on behalf of Willow 68 Investments, LLC

**Exempt Status:** Statutory Exemption: Public Resources Code section 21080.66

**Reasons for Exemption:**

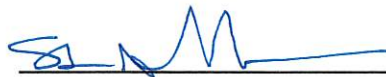
Project meets all statutory criteria. It is a housing project of 28 units, plus 9 ADUs, on 1.72 acres within the city of Westminster. It was previously developed with an urban use and it meets the requirements for adjoining sites and sites within 1/4 mile being developed with urban uses. The project is consistent with both the General Plan and zoning ordinance as deviations from development standards are allowed pursuant to the Density Bonus Law. There is no demolition of a historic structure and there are no site constraints.

**Lead Agency Contact Person:** Mary Salman, Senior Planner

**Telephone:** 714-548-3491

**Email Address:** [msalman@westminster-ca.gov](mailto:msalman@westminster-ca.gov)

This Notice of Exemption was signed by the public agency reviewing and approving the project.



Steven Mendoza  
Interim Community Development Director  
City of Westminster

April 2, 2026

Date of Signature



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**      **Save**      **Save**

RECEIPT NUMBER:  
 30-04/02/2026-0257  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF WESTMINSTER	LEAD AGENCY EMAIL	DATE 04/02/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000375	

PROJECT TITLE  
  
 CASE NO. 2025-0081 TENTATIVE TRACT MAP NO. 19387, DEVELOPMENT REVIEW, AND AFFORDABLE HOUSING DENSITY

PROJECT APPLICANT NAME LOC TRAN, ON BEHALF OF WILLOW 68 INVESTMENTS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 548-3491
PROJECT APPLICANT ADDRESS 9535 GARDEN GROVE BLVD, STE 205	CITY GARDEN GROVE	STATE CA
		ZIP CODE 92844

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)      \$ 4,227.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND)      \$ 3,043.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,437.25 \$ \_\_\_\_\_

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

- Water Right Application or Petition Fee (State Water Resources Control Board only)      \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee      \$ 50.00 \$ \_\_\_\_\_ 50.00
- Other      \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash     Credit     Check     Other     
 TOTAL RECEIVED    \$ \_\_\_\_\_ 50.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Daniela Florido Deputy Clerk
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