

NOTICE OF EXEMPTION

City of Murrieta Planning Division (Development Services Department)

TO: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

FROM: City of Murrieta
Planning Division (DSD)
1 Town Square
Murrieta, CA 92562

Project Title: Development Agreement for Digital Billboards per Relocation Agreement

Project Applicant: LAMAR Central Outdoor, LLC

Description of Project: On December 20, 2022, the City and developer Lamar Central Outdoor, LLC entered into a Relocation Agreement in accordance with California Business and Professions Code Sections 5200 *et seq.* and Title 16 of the Murrieta Municipal Code to memorialize the terms and conditions upon which Developer will have the right to relocate and reconstruct certain legally existing billboards within the City. Pursuant to the terms of the Relocation Agreement, upon the permanent removal of the Removed Billboards (as defined in the Relocation Agreement), the Developer shall be entitled to reconstruct three (3) existing Billboards upon private property, subject to the approval of a ministerial sign permit and a Development Agreement. The locations of the 3 billboard signs and corresponding heights are located at 41001 Golden Gate Circle (57' tall), 25941 Jackson Avenue (85' tall), and 26171 Jackson Avenue (57' tall).

Project Site Size: The three project sites each have approximately 1,000 square feet of area for the footprint of the pole and trenching, placed upon larger parcels.

Project Location: The three Project sites are located at 1) I-15 WL 1.2 MI N/O Winchester APN: 910-210-055, 2) I-15 & 215 EL S/O Overpass S APN: 910-020-077, and 3) I-15 E/L 1.5 MI N/O Winchester APN: 910-060-009, Murrieta, California.

Public Agency Approval: The City of Murrieta City Council (1st Reading on 07/01/25, and 2nd Reading on 07/15/25) determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines Section 15302 – Replacement or Reconstruction, and Section 15303 New Construction or Conversion of Small Structures and approved the project.

Exempt Status: (*check one*)

- ☐ Ministerial (Section 21080 (b)(1); Section 15268).
- ☐ Declared Emergency (Section 21080 (b) (3); Section 15269(a)).
- ☐ Emergency Project (Section 21080 (b) (4); Section 15269(b)(c)).
- ☐ Statutory Exemption (Section Number: _____).
- ☒ Categorical Exemption: Class 2 and 3 (Section Numbers 15302 and 15303)
- ☐ The activity is not subject to CEQA (Section 15061(b)(3))

Statement of Reasons Supporting the Finding that the Project is Exempt: The project is exempt under Section 15302 (Class 2) – Replacement or Reconstruction, and Section 15303 (Class 3) New Construction or Conversion of Small Structures as the Project is located on the same sites as the structures to be replaced, will have substantially the same purpose and capacity as the structures to be replaced and is based upon a reduction of overall sign facilities that are comparable to the referenced examples of 10,000 square feet of building area. The sites have been reviewed for consistency with biological and lighting requirements, with no significant impacts identified. The site has necessary public services available, and each of the three sites is not found to be an environmentally sensitive area. The Project has conditions of approval that will require the replacement and/or conversion of the three signs to conform to stormwater regulations, cultural/paleo/biological regulations, and inspections will ensure that the Project complies with CEQA.

Contact Person: Jarrett Ramaiya, Deputy Director
Signature: _____

Phone Number: (951) 461-6069
Date: _____

Received for Filing: (To be completed by the County)

DATE

SIGNATURE/TITLE