

# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Orange

601 N. Ross Street

Santa Ana, CA 92701

**From: (Public Agency):** City of Mission Viejo

200 Civic Center

Mission Viejo, CA 92691

(Address)

Project Title: Vista Del Lago - P-GPA2025-0002 / P-ZC2025-0001 / P-PDP2024-0007 / AND P-TPM2025-0001

Project Applicant: Drew Sullins, Equity Residential

Project Location - Specific:

**21622 Marguerite Parkway, Mission Viejo, CA 92692**

Project Location - City: Mission Viejo

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

Petitions submitted by Drew Sullins of Equity Residential to redevelop 3.87-acres within the existing 33.64-acre Vista Del Lago apartments site located at 21622 Marguerite Parkway. The proposed redevelopment of the 3.87-acre project area is partially located within the Residential Planned Development (RPD) 30 zone to the east with the other portion located within the RPD 50 zone to the west. A General Plan Amendment and Zoning Map Amendment are proposed to re-configure the RPD 30 and RPD 50 zoned areas within the Vista Del Lago apartment site. There are 608 existing units within the entire 33.64-acre Vista Del Lago apartment site. The project includes demolition of 68 existing units within the 3.87-acre project area and construction of 418 new units for an overall total of 958 units. All 418 new units would be located within a 6-story, wrap-style structure to be constructed in the center of the Vista Del Lago site.

Name of Public Agency Approving Project: City of Mission Viejo

Name of Person or Agency Carrying Out Project: Drew Sullins, Equity Residential

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: (AB 130) PRC Section 21080.66(a) and (SB 131) PRC 21080.085

Reasons why project is exempt:

The Proposed Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project qualifies for a statutory exemption pursuant to Public Resources Code (PRC) Section 21080.66(a) and Public Resources Code Section 21080.085, as added by Senate Bill 131, which exempts rezonings that implement the schedule of actions contained in an approved Housing Element and do not authorize construction within natural and protected lands, all of which are met by the Proposed Project on the Project Site. The statutory exemptions created by AB 130 and SB 131 became effective on June 30, 2025, upon enactment of those measures into law.

Lead Agency

Contact Person: Afshin Atapour, Senior Planner Area Code/Telephone/Extension: 949-470-3093

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Afshin Atapour Date: 3.11.2026 Title: Senior Planner

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_