

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: P-PDP2024-0002 / P-TPM2023-0001 / P-APL2025-0001

Project Applicant: The Horowitz Group

Project Location - Specific:

28452 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 the Horowitz Group to redevelop the 6.9-acre site located at 28452 and 28502 Marguerite Parkway in the CH/RPD 50 (Commercial Highway/Residential Planned Development at 50 Units/Acre Overlay) zone with a residential project. The project proposes a 5-story, 413-unit multi-family apartment development with an associated 7-level, 760-space parking structure. The applicant proposes 5% of the 345 base density units, or 18 units, be provided as affordable to very low-income households.

Name of Public Agency Approving Project: City of Mission Viejo

Name of Person or Agency Carrying Out Project: The Horowitz Group

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)

Reasons why project is exempt:

The project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Section 21000), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000), and the environmental regulations of the City. Upon review, the project qualifies for the AB 130 statutory exemption pursuant to CEQA Public Resources Code Section 21080.66. This exemption, which became effective on June 30, 2025, with the passage of AB 130, is applicable to certain housing development projects that meet prescribed objective standards.

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: 8.11.2026 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: _____