

# 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-MM2026-0010 - Minor Modification to Approved P-PDP2024-0007

**Project Applicant:** Drew Sullins, Vivmark (Previously Equity Residential) 135 Main Street, Ste. 1600 San Francisco CA, 94105

**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:

MINOR MODIFICATION P-MM2026-0010 – A petition submitted by Drew Sullins of Vivmark to permit a modification to the unit mix of the approved Planned Development Permit P-PDP2024-0007 for the Vista Del Lago apartments site located at 21622 Marguerite Parkway. The proposed modification would reduce the total number of residential units from 418 to 404, a reduction of 14 units, and would revise the unit mix to include 40 studio units, 246 one-bedroom units, and 118 two-bedroom units. As a result of the reduction in units, the project density would decrease from 34.1 dwelling units per acre (du/acre) to 33.3 du/acre, which remains consistent with the RPD 30 zoning designation. All other aspects of the approved project, including the number of parking spaces, affordable housing units, building height, building footprint, and overall building configuration, would remain unchanged.

**Name of Public Agency Approving Project:** City of Mission Viejo

**Name of Person or Agency Carrying Out Project:** Drew Sullins, Vivmark (Previously Equity Residential) 135 Main Street, Ste. 1600 San Francisco CA, 94105

### 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. Accordingly, this project qualifies as exempt from further review pursuant to CEQA Public Resources Code Section 21080.66.

### 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:** 9.11.2026

**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: \_\_\_\_\_