

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 Drive

Mission Viejo, CA 92691

(Address)

Project Title: Zoning Map Amendment (Zone Change) P-ZC2026-0003 & Development Code Amendment P-DCA2026-0005. As well as amendments to Title 6 and 12 of the Mission Viejo Municipal Code.

Project Applicant: City of Mission Viejo

Project Location - Specific:

City-wide project - Amendments to the Mission Viejo Municipal Code.

Project Location - City: Mission Viejo

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

1.) Zoning Map Amendment (Zone Change) P-ZC2026-0003 & Development Code Amendment P-DCA2026-0005 – City-initiated petitions for consideration of an amendment to Title 9 (Development Code) of the Mission Viejo Municipal Code, to allow new permitted uses, new conditionally permitted uses, parking standard refinements, and streamline the entitlement process. The Code amendment is intended to create a more efficient and business-friendly regulatory framework while maintaining appropriate land-use compatibility, community character, and quality development standards. A Development Code Zoning Map Amendment (Zone Change) is proposed to create an Indoor Entertainment overlay zone to provide additional flexibility for appropriate indoor entertainment uses. Indoor entertainment uses are to be permitted in the overlay zone, which is proposed to include the Mission Viejo Freeway Center, Mission Viejo Village Center, and Kaleidoscope. The proposed amendments also include updates to the City's floodplain management regulations (Chapter 9.100) to better align with current Federal and State regulations.
2.) Amendments to Title 6 – Health and Sanitation (Chapters 6.10 and 6.65) of the Mission Viejo Municipal Code include to better align the City's regulations with current Federal and State requirements.
3.) Amendments to Title 12 – Traffic (Chapter 12.08) of the Mission Viejo Municipal Code to strengthen the Orange County Sheriff's Department's (OCSO) ability to enforce parking permit requirements throughout the City.

Name of Public Agency Approving Project: City of Mission Viejo

Name of Person or Agency Carrying Out Project: City of Mission Viejo

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: Section 15060, subd. (c)(2), Section 15061, subd. (b)(3), and Section 15378 (b)(5).

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed Development Code Amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15060, subd. (c)(2) because the amendments will not result in a direct or reasonably foreseeable indirect physical change in the environment and pursuant to CEQA Guidelines section 15061, subd. (b)(3) because there is no possibility the activity in question may have a significant effect on the environment. All projects for which the amendment would apply will undergo separate CEQA review. In addition, adoption of the amendment does not constitute as a "project" within the meaning of CEQA under CEQA Guidelines Section 15378 (b)(5) because CEQA does not apply to general policymaking and adoption procedures where there is no possibility that the action or activity in question will have the potential, itself, to result in a direct or reasonably foreseeable indirect physical change in the environment.

Lead Agency

Contact Person: Cliff Jones, Planning & Economic Development Manager

Area Code/Telephone/Extension: (949) 470-3024

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: Cliff Jones **Date:** 10/14/2026 **Title:** Planning & Economic Development Manager

▪ 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: _____