CITY OF ALISO VIEJO
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Aliso Viejo intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below:

Project Title: 95 Argonaut Residential Project

Project Location: 95 Argonaut

Project Applicant: Meritage Homes

Project Description:
The proposed project involves the demolition of an existing two-story, approximately 48,000-square-foot office building, along with the associated surface parking lot and landscaping. The site would be redeveloped with a residential infill community consisting of up to 61 three-story townhomes distributed across eight buildings. The townhomes would range in size from approximately 1,210 to 1,765 square feet and would offer a mix of two-, three- and four-bedroom units, each with an attached private two-car garage. The project would also include 28 guest parking areas, pedestrian walkways, landscaped open spaces, and a recreational amenity area.

Lead Agency: City of Aliso Viejo

Environmental Determination:
An Initial Study was prepared in accordance with CEQA, and it has been determined that the proposed project would not have a significant effect on the environment with implementation of mitigation measures. Therefore, a Mitigated Negative Declaration has been prepared.

Hazardous Waste: This property is not identified on any of the lists enumerated under Section 65962.5 of the Government Code.

Public Review Period:
The Mitigated Negative Declaration and Initial Study are available for public review for a period of 20 days, beginning October 2, 2025 and ending October 22, 2025 at 5:30pm.

Document Availability:
Copies of the Initial Study/Mitigated Negative Declaration are available for review at the following locations:

- City of Aliso Viejo, Community Development Department
  12 Journey, Suite 100, Aliso Viejo, CA 92656
- City's Website URL: https://avcity.org/413/95-Argonaut

Comments:
Written comments regarding the Mitigated Negative Declaration may be submitted during the public review period to So Kim, Community Development Director via email at skim@avcity.org or in person delivery to the Aliso Viejo Community Development Department at 12 Journey, Suite 100, Aliso Viejo, CA 92656.

Public Hearing:
A public hearing has not been scheduled at this time. A separate notice of public hearing shall be issued in accordance with applicable public noticing requirements upon determination of the hearing date.

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