

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Aliso Creek Residential Development Project

Lead Agency: City of Aliso Viejo

Contact Person: So Kim, Community Dev. Director

Mailing Address: 12 Journey, Suite 100

Phone: (949) 425-2527

City: Aliso Viejo

Zip: 92656

County: Orange

Project Location: County: Orange

City/Nearest Community: Aliso Viejo

Cross Streets: Pacific Park Drive and Aliso Creek Road

Zip Code: 92656

Longitude/Latitude (degrees, minutes and seconds): 33 ° 34 ' 10.5 " N / 117 ° 43 ' 29.4 " W Total Acres: 8.44

Assessor's Parcel No.: 632-124-08

Section: 16

Twp.: 7S

Range: 8W

Base: SBBM

Within 2 Miles: State Hwy #: SR-73 and I-5

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: CVES, DJAES, OGES, WCES, AVMS, DJAMS, ANHS, J

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: DA and Site Dev Permit**Development Type:**☒ Residential: Units 137 Acres 8.44☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:****Project Description:** (please use a separate page if necessary)

The Project proposes a General Plan Amendment, Zone Change, Development Agreement, Tentative Tract Map, Density Bonus, and Site Development Permit in order to construct 137 three-story for-sale attached residential, landscape, streets and drive aisles on approximately 8.44 acres. Two residential housing types are proposed, three-story townhomes and three-story garden courts. The Project proposes two different residential building types, Three-story Rowtowns (70 dwelling units) and three-story Garden Courts (67 dwelling units). The Rowtowns provide side-by-side dwelling units (dus) with front door access from a landscape paseo. Buildings range from four to six dwelling units, measure 41 feet tall, and are primarily located in the south-central and south-east portion of the site. The Garden Courts consist of generally five dwellings in a building separated by a central courtyard. The parking ratio totals 2.5 spaces per dwelling unit, which includes private enclosed garage spaces per unit and surface guest parking spaces. The Project includes the following density bonus waivers: increased building height, reduced landscape setbacks, and increased retaining wall heights. The Project proposes to retain the existing circulation pattern.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

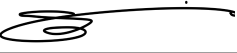
☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>12</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☒ Other: <u>South Coast AQMD, County of Orange</u>
☐ Health Services, Department of	☒ Other: <u>Moulton Niguel Water District, Adjacent Cities</u>
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 18, 2026 Ending Date July 8, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  _____ Date: 6/18/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.