ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-11/19/2026-0957

202685001290

FILED

November 19, 2026

HUGH NGUYEN

CLERK - RECORDER

By _____
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

ALISO CREEK RESIDENTIAL DEVELOPMENT PROJECT

Check Document being Filed:

- [ ] Environmental Impact Report (EIR)
- [x] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [ ] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 11/19/2026

Posted 11/19/2026 **Removed** _____

Returned to agency on _____

DEPUTY 461

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Orange
Address: 24031 El Toro Road
Laguna Hills, CA 92653

From:
Public Agency: City of Aliso Viejo
Address: 12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Contact: So Kim, Community Dev Director
Phone: (949) 425-2527

FILED
NOV 19 2026
HUGH NGUYEN, CLERK-RECORDER
BY: _____ DEPUTY

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026060921

Project Title: Aliso Creek Residential Development Project (949) 244-7172

Project Applicant: Shea Homes Limited Partnership,15261 Laguna Canyon Rd,Ste100, Irvine CA 92618

Project Location (include county): 27081 Aliso Creek Rd, Aliso Viejo, CA 92656, County of Orange

Project Description:

The proposed project involves the demolition of three existing office buildings to construct a 137-unit, three-story, for-sale attached townhome community on approximately 8.44 acres. The project will include two housing types, featuring two- to four-bedroom floor plans with enclosed garages, along with 80 guest parking spaces distributed throughout the site. The project will incorporate landscaped areas throughout the project, two community amenity areas, and preserve perimeter open space areas.

This is to advise that the City of Aliso Viejo has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on Nov. 18, 2026 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
12 Journey Suite 100, Aliso Viejo, CA 92656 and https://avcity.org/427/27081-Aliso-Creek-Road

Signature (Public Agency): _____ Title: Community Dev Director

Date: November 19, 2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/22/2026-0877

202685001197

FILED

October 22, 2026

HUGH NGUYEN

CLERK - RECORDER

By _____

Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

ALISO CREEK RESIDENTIAL DEVELOPMENT PROJECT

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☑ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED

NOV 19 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ **DEPUTY**

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 10/22/2026

Posted 10/22/2026 **Removed** _____

Returned to agency on _____

DEPUTY 461

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Print Form

Notice of Determination

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☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Orange
Address: 24031 El Toro Road
Laguna Hills, CA 92653

From:

Public Agency: City of Aliso Viejo
Address: 12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Contact: So Kim, Community Dev Director
Phone: (949) 425-2527

FILED
OCT 22 2026
HUGH NGUYEN, CLERK-RECORDER
BY: SR DEPUTY

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026060921

Project Title: Aliso Creek Residential Development Project

Project Applicant: Shea Homes Limited Partnership, 15241 Laguna Canyon Rd, Ste 100 Irvine, CA 92618 (949) 244-7172

Project Location (include county): 27081 Aliso Creek Road, Aliso Viejo, CA 92656, County of Orange

Project Description:

The proposed project involves the demolition of three existing office buildings to construct a 137-unit, three-story, for-sale attached townhome community on approximately 8.44 acres. The project will include two housing types, featuring two- to four-bedroom floor plans with enclosed garages, along with 80 guest parking spaces distributed throughout the site. The project will incorporate landscaped areas throughout the project, two community amenity areas, and preserve perimeter open spaces areas.

This is to advise that the City Council of Aliso Viejo (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on Oct. 21, 2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
12 Journey Suite 100, Aliso Viejo,CA 92656 and https://avcity.org/427/27081-Aliso-Creek-Road

Signature (Public Agency): Title: Community Dev Director

Date: October 22, 2026 Date Received for filing at OPR:

FILED
NOV 19 2026
HUGH NGUYEN, CLERK-RECORDER
BY: DEPUTY

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | Start Over | Save

RECEIPT NUMBER: 30-10/22/2026-0877

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2026060921

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF ALISO VIEJO		10/22/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202685001197

PROJECT TITLE

ALISO CREEK RESIDENTIAL DEVELOPMENT PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
SHEA HOMES LIMITED PARTNERSHIP			(949) 244-7172
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
15261 LAGUNA CANYON RD, STE 100	IRVINE	CA	92618

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,227.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$ 3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 3,093.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Sarah Luna Deputy Clerk

FILED

NOV 19 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | Start Over | Save

RECEIPT NUMBER:
30-11/19/2026-0957

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2026060921

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF ALISO VIEJO		11/19/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202685001290

PROJECT TITLE

ALISO CREEK RESIDENTIAL DEVELOPMENT PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
SHEA HOMES LIMITED PARTNERSHIP			(949) 244-7172
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
15261 LAGUNA CANYON RD, STE 100	IRVINE	CA	92618

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

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☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
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☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☒ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Sarah Luna Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)