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: Presidio at Pacific Park Residential Development Project

Lead Agency: City of Aliso Viejo, Community Development Department
Contact Person: So Kim, Community Development Director
Mailing Address: 12 Journey Suite 100
Phone: 949-425-2525
City: Aliso Viejo Zip: 92656 County: Orange

Project Location: County: Orange City/Nearest Community: Aliso Viejo
Cross Streets: Gleenwood Drive and Argonaut Zip Code: 92656
Longitude/Latitude (degrees, minutes and seconds): 33 ° 35 ′ 37.16 ″ N / 117 ° 43 ′ 37.74 ″ W Total Acres: 4.4
Assessor's Parcel No.: 623-093-10 and 623-093-11 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: SR-73, I-5 Waterways: N/A
Airports: N/A Railways: N/A Schools: Don Juan Avila MS, Aliso Viejo MS, Laguna Hills HS

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ 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:

Development Type:

☒ Residential: Units 58 Acres 4.4
☐ 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:

Offices/Business Park-2/Business Park

Project Description: *(please use a separate page if necessary)*

The proposed project involves the demolition of a 41,519 square foot office building to construct a 58-unit, three-story, for-sale attached townhome community on approximately 4.4 acres. The development features three- and four-bedroom floor plans with enclosed garages, along with 24 guest parking spaces distributed throughout the site. The project will incorporate landscaped areas surrounding all buildings and along public streets, as well as amenities such as a dog play area, a community garden, a recreation/yoga lawn, and a barbeque area integrated across the site.

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 and "**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
X	Caltrans District # 12	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 8
____	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
X	Fish & Game Region # 5	____	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		
____	Health Services, Department of	X	Other: South Coast AQMD, County of Orange
____	Housing & Community Development	X	Other: Moulton Niguel Water District, Adjacent Cities
X	Native American Heritage Commission		

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

Starting Date August 21, 2026 Ending Date September 10, 2026

Lead Agency (Complete if applicable):

Consulting Firm: FirstCarbon Solutions, Inc.
Address: 250 Commerce Suite 210
City/State/Zip: Irvine, CA 92602
Contact: Tsui Li, Project Manager
Phone: 714.508.4100

Applicant: Brandywine Homes
Address: 2355 Main Street Suite 220
City/State/Zip: Irvine, CA 92614
Phone: 949.296.2400

Signature of Lead Agency Representative: _____ **Date:** 8/19/26

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