

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Orange
 Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Aliso Viejo
 Address: 12 Journey Suite 100

Contact: So Kim, Community Development Dire
 Phone: 949-425-2525

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): 2026080753

Project Title: Presidio at Pacific Park Residential Development Project

Project Applicant: Brandywine Homes

Project Location (include county): 15 Argonaut, Aliso Viejo, County of Orange, CA

Project Description:

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.

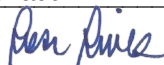
This is to advise that the City of Aliso Viejo has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 10/7/2026 and has made the following determinations regarding the above
 (date)
 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:

<https://avcity.org/426/15-Argonaut>

Signature (Public Agency):  Title: Principal Planner

Date: 10/7/2026 Date Received for filing at OPR: _____