

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:** Freedom Lane 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: Freedom Lane and Liberty

Zip Code: 92656

Longitude/Latitude (degrees, minutes and seconds): 33 ° 33 ' 41.92 " N / 117 ° 43 ' 42.76 " W Total Acres: 7.06

Assessor's Parcel No.: 632-141-012, 632-141-013, 632-141-014, 632-141-015

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: SR-73

Waterways: N/A

Airports: N/A

Railways: NA

Schools: Canyon Vista ES, Wood Canyon ES, Aliso Niguel 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 71 Acres 7.06
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational: Type MW
☐ Recreational: Type MGD
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ 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:

Vacant/Mixed Use Residential Overlay Business Park-1/Residential Very High Density, Business Park Mixed Use with Residential Overlay of Very High Density Residential

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

The proposed project involves constructing a total of 71 residential units within a series of three-story single and duplex buildings on approximately 7.06 acres. The residential units are provided in 31 duplex buildings totaling 62 attached units and nine detached units. The development features three- and four-bedroom floor plans with enclosed garages, along with 37 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 tot lot, a community open lawn space and a barbecue 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.

NOC Overflow Sheet

Project Location

Schools (Cont.): Laguna Nigel ES, Aliso Viejo Christian School, OCASA Capistrano MS, St. Mary's School, Journey School

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 # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ 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 # _____	☐ 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	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date August 28, 2026 Ending Date September 17, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>First Carbon Solutions, Inc.</u>	Applicant: <u>Meritage Homes, Inc.</u>
Address: <u>250 Commerce Suite 210</u>	Address: <u>5 Peters Canyon Road</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Irvine, CA 92606</u>
Contact: <u>Tsui Li, Project Manager</u>	Phone: <u>949.299.3825</u>
Phone: <u>714.508.4100</u>	

Signature of Lead Agency Representative:  Date: 08/25/26

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