CITY OF ALISO VIEJO
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Aliso Viejo intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below:

Project Title: Freedom Lane Residential Development Project

Project Location: 400-700 Freedom Lane

Project Applicant: Meritage Homes, Inc.

Project Description:
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.

Lead Agency: City of Aliso Viejo

Environmental Determination:
An Initial Study was prepared in accordance with CEQA, and it has been determined that the proposed project would not have a significant effect on the environment with implementation of mitigation measures. Therefore, a Mitigated Negative Declaration has been prepared.

Hazardous Waste: This property is not identified on any of the lists enumerated under Section 65962.5 of the Government Code.

Public Review Period:
The Mitigated Negative Declaration and Initial Study are available for public review for a period of 20 days, beginning August 28, 2026 and ending September 17, 2026 at 5:30pm.

Document Availability:
Copies of the Initial Study/Mitigated Negative Declaration are available for review at the following locations:

- City of Aliso Viejo, Community Development Department
  12 Journey, Suite 100, Aliso Viejo, CA 92656
- City's Website URL: https://avcity.org/414/400-700-Freedom-Lane

Comments:
Written comments regarding the Mitigated Negative Declaration may be submitted during the public review period to So Kim, Community Development Director via email at skim@avcity.org or in person delivery to the Aliso Viejo Community Development Department at 12 Journey, Suite 100, Aliso Viejo, CA 92656.

Public Hearing:
A public hearing has not been scheduled at this time. A separate notice of public hearing shall be issued in accordance with applicable public noticing requirements upon determination of the hearing date.