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

REVISED 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: Polaris Place Residential Development Project

Project Location: 1-5 Polaris

Project Applicant: Lennar Homes of California, LLC

Lead Agency: City of Aliso Viejo

Project Description: The proposed project would redevelop approximately 22.5 acres through the demolition of five existing office buildings and the construction of a 405-unit, for-sale, attached townhome community. Twenty one of the 405 units will be restricted to very low-income households. The development would consist of four residential product types, including four-story Duet, three-story Townhomes, three-story Back-to-Back, and three-story Rowtowns, offering two- to four-bedroom floor plans ranging from approximately 1,464 to 2,499 square feet in size. Each dwelling unit would include private outdoor living areas in the form of patios, balconies, and/or rooftop decks. Parking would be provided through two-car enclosed garages for each unit, totaling 810 resident parking spaces, along with 163 guest parking spaces, for a total of 1,013 parking spaces on-site. The project would also feature a 56,200-square-foot pool and recreation complex located near the main entrance within approximately 6.5 acres of open space, as well as a half-mile walking trail around the perimeter of the development. Density bonus waivers are requested to increase the building height from 35’ to 37.5’; reduce the landscape perimeter buffer of 20’ by up to 6’-9”; and increase retaining wall heights from 6’ to 10’.

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 November 3, 2026 and ending November 23, 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/441/1-5-Polaris

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.