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: Polaris Place Residential Development Project

Lead Agency: City of Aliso Viejo | Contact Person: So, Kim, Community Dev. Director
Mailing Address: 12 Journey, Suite 100 | Phone: (949) 425-2527
City: Aliso Viejo | Zip: 92656 | County: Orange

Project Location: County: Orange | City/Nearest Community: Aliso Viejo
Cross Streets: Polaris Way and Aliso Viejo Parkway | Zip Code: 92656
Longitude/Latitude (degrees, minutes and seconds): 33 ° 35 ′ 5.38 ″ N / -117 ° 43 ′ 26.58 ″ W Total Acres: 22.5
Assessor's Parcel No.: 623-481-49, -50, -51, -52, and -53 | Section: | Twp.: | Range: | Base: SBBM
Within 2 Miles: State Hwy #: SR-73 | Waterways: Aliso Creek
Airports: N/A | Railways: N/A | Schools: CVES, OGES, AVMS, DJAMS, ANHS, LHHS, OCASACM

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: DA and Site Dev Permit

Development Type:

☒ Residential: Units 405 Acres 22.5
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ 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 ☐ Agricultural Land ☒ Air Quality ☐ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☒ Toxic/Hazardous ☐ Traffic/Circulation
☐ Vegetation ☒ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☒ Other: TCR

Present Land Use/Zoning/General Plan Designation:

Professional Office General Plan Designation / Professional Office (PO) Zoning for 2 and 3 Polaris, Professional Office (PO) with Mixed Use Overlay for 1, 4, and 5 Polaris

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

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'.

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 November 3, 2026 Ending Date November 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Carlson Strategic Land Solutions
Address: 27134A Paseo Espada, Suite 323
City/State/Zip: San Juan Capistrano
Contact: Peter Carlson
Phone: 949-289-3625

Applicant: Lennar
Address: 200 FivePoint, Suite 365
City/State/Zip: Irvine, CA 92618
Phone: 949.507.1292

Signature of Lead Agency Representative: _____ **Date:** 10/30/2026

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