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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Polaris Place Residential Development Project

Lead Agency: City of Aliso Viejo

Contact Name: So Kim, Community Development Director

Email: SKim@avcity.org Phone Number: 949.497.2527

Project Location: Aliso Viejo (*City*) Orange (*County*)

Project Description (Proposed actions, location, and/or consequences).

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’.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AQ-1:All off-road diesel construction equipment over 100 horsepower will have Tier 4 low emission “clean diesel” engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.
BIO-1: Prior to disturbances that would impact potentially suitable nesting habitat for avian species, the Project Applicant shall adhere to conducting activities outside of nesting season.
GEO-1: Implement the recommendations contained in the Preliminary Geotechnical Investigation.
GEO-2:Prepare a final Geotechnical report based on the final rough grading plans and the final Geotechnical report.
PALEO-1: Prepare a Paleontological Mitigation Monitoring Plan.
HAZ-1: Conduct comprehensive survey for asbestos-containing materials and dispose of in accordance with the appropriate South Coast AQMD asbestos-containing material removal proactives and procedures.
TRC-1:Retain a Native American Monitor prior to commencement of ground-disturbing activities.
TRC-2&TRC-3: Upon any discovery of any Tribal Cultural Resources (TCRs), human remains ,and associated funerary or ceremonial objects, all construction activities in the immediate vicinity of the discovery (i.e.,not less than the surrounding (50feet) shall cease. The City shall consult with the Project Archaeologist and initiate Native American consultation procedures with the consulting tribes and follow applicable Public Resources and Health and Safety Codes.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A