



CITY OF ALISO VIEJO

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT A NEGATIVE DECLARATION HAS BEEN PROPOSED FOR THE FOLLOWING PROJECT IN THE CITY OF ALISO VIEJO, CALIFORNIA

Project Title:
Vantis Podium Building

Reference Application Number:
SDP 06-05

Project Location:
Southwesterly corner of Enterprise/Vantis Drive Intersection
Aliso Viejo, CA 92656

General Plan Designation:
High-Density Residential

Zoning Classification:
Specific Plan No. 1 (SP-1)

Project Description: The project applicant is proposing to develop the following on a 2.44-acre site on the southwest corner of Enterprise and Vantis Drive: 102 residential units (podium condominiums) within a building extending between three and seven stories to a height of 88 feet; a two-level underground parking garage containing 218 parking spaces; and, an interior courtyard containing a recreation area with pool and spa, lounge seating areas, double two-story indoor amenity space adjacent to the pool, water treatments, an entry promenade, barbeques, and area covered by artificial turf, a resident and visitor vehicular drop-off area and emergency access. Total residential area will occupy 137,108 square feet and extend to a height of 88 feet. Additional project components include:

- Modern architectural style using flat roofs, cube forms, and balcony extensions
- Landscaping of areas surrounding the building along Enterprise Drive and Vantis Drive
- A non-earth tone varied color palette
- A varied exterior material palette that includes corrugated metal siding, stained concrete, plaster finish exterior walls and metal exterior stairways

NOTICE IS GIVEN that a draft Negative Declaration has been prepared by City staff in connection with the proposed project described above. The Negative Declaration states that the subject project will not result in a significant effect on the environment and that, therefore, no environmental impact report is required. Although the staff intends to recommend that the City Council approve the Negative Declaration and supporting documents, this is not to be construed as either approval or denial of the project by the City. The Initial Study/Negative Declaration public review period is **September 28, 2006 to October 18, 2006**.

The City encourages members of the public to review and comment on the draft Initial Study and Negative Declaration. These documents are available for public review and inspection at the Planning Department, City of Aliso Viejo, 12 Journey, Suite 100, Aliso Viejo, California, 92656, or by calling Albert Armijo, Senior Project Manager for the above project, at 949-425-2525. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

A hearing date for review of the project by the City's Development Review Committee and by the City Council will be noticed separately.

By Order of
Eugenia Garcia, Planning Director