



## **IPT ENTERPRISE BUSINESS CENTER LLC PROJECT**

### *Environmental Scoping Meeting*

# LSA

*Wednesday, April 3, 2024*

*Environmental Scoping Period:*

*March 20, 2024 – April 18, 2024*

# EIR Scoping Meeting

- Purpose of a Scoping Meeting
  - Overview of project
  - Information on EIR process
  - Identify environmental issues for analysis in EIR and ways to avoid or reduce potential environmental impacts through mitigation measures or alternatives
  - Solicit community input
- NOT at a Scoping Meeting
  - EIR document
  - Decision-makers

# Project Proposal

- Proposed Industrial Building at 26200 Enterprise Way
- Site Development Permit
  - Site Plan Design
  - Parking
  - Landscaping
- Environmental
  - Technical Studies

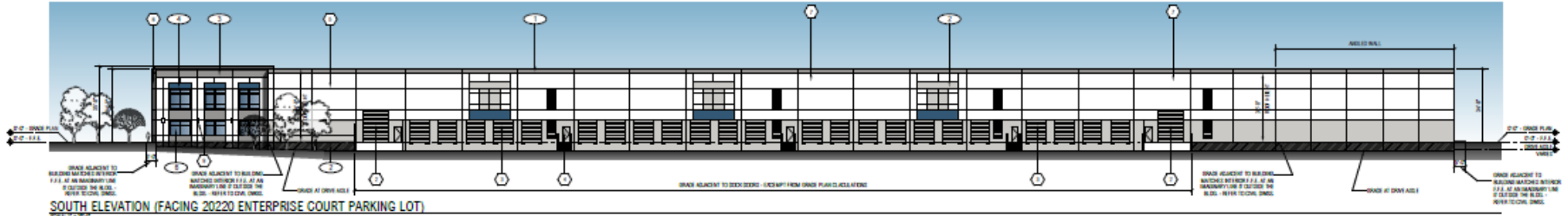
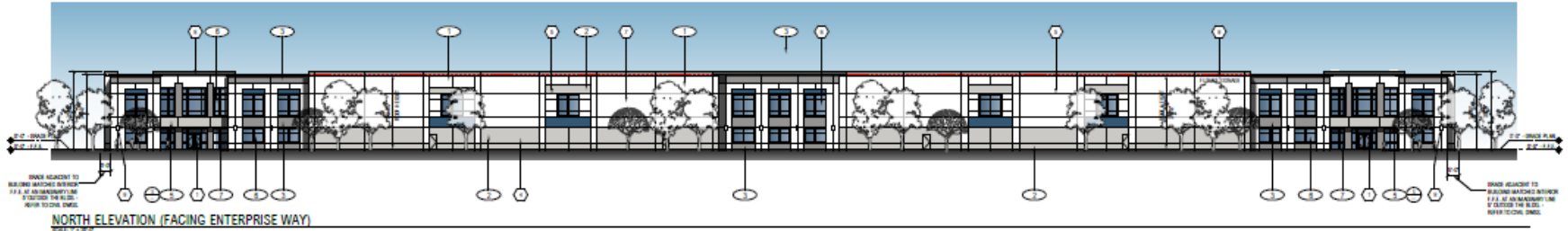




# Existing Site

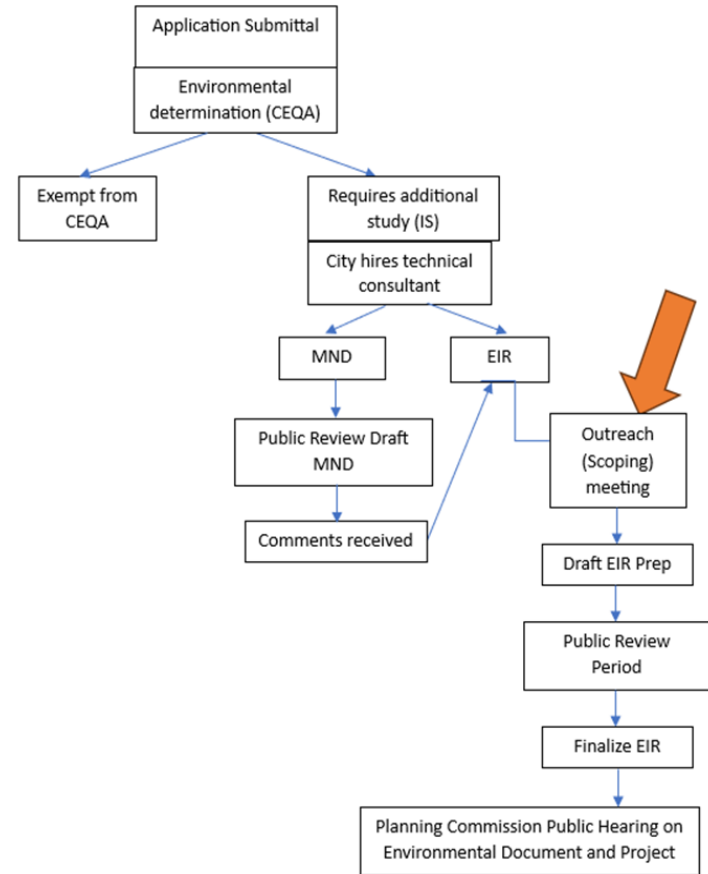


# Project Proposal - Proposed

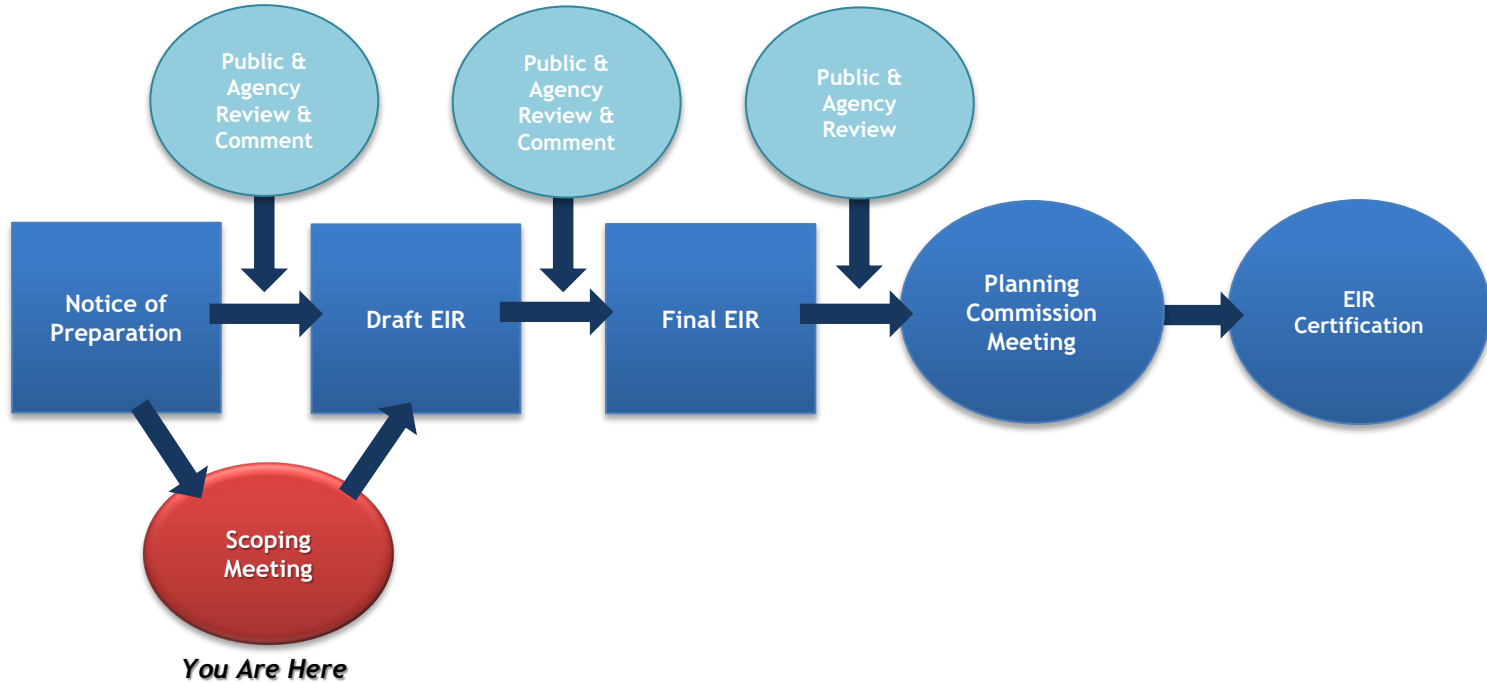


# Background

- June of 2021 - Application Submitted
- July of 2023 – Application Deemed Complete
- Environmental Review and Outreach
  - Prepared Initial Study for Mitigated Negative Declaration Preparation (September 5, 2023)
  - Following Public Input, City Decided to Conduct an Environmental Impact Report (EIR)



# Environmental Process



## Environmental Scoping Meeting Objectives

- Provide an opportunity for public participation in the California Environmental Quality Act (CEQA) process.
- Allow the public and reviewing agencies to identify environmental issues to be analyzed in the Environmental Impact Report (EIR).



# Environmental Topics to be Addressed in the EIR

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Cultural & Tribal Cultural Resources
- Energy
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Utilities/Service Systems
- Wildfire

# Key Project Elements

- Demolition of the existing 144,906 sf, two-story building at 26200 Enterprise Way.
- Construction of a new 35-foot tall, 165,803 sf tilt-up concrete building.
- The project includes dock high doors, a gated truck loading area, parking spaces, and new landscaping.
- The proposed building is intended to be occupied by industrial businesses that are allowed by the zoning district, including but not limited to, office, manufacturing, and warehouse.
- The project EIR will analyze proposed off-site improvements at 5 intersections within the City to enhance public safety, address truck turning movements, and as an additional benefit to the City of Lake Forest.

# Public Comments



## Address Comments to:

City of Lake Forest  
Attn: Amy Stonich  
100 Civic Center Drive  
Lake Forest, CA 92630

Or via email to: [EnterpriseProjects@lakeforestca.gov](mailto:EnterpriseProjects@lakeforestca.gov)

Please reference "IPT Enterprise Business Center LLC Project"

**Comments must be submitted by April 18, 2024 at 5:00 PM**