

APPENDIX A

SCOPING SUMMARY

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MEMORANDUM

DATE: June 11, 2024

To: Amy Stonich, Assistant Director of Community Development, City of Lake Forest

FROM: LSA Associates, Inc.

SUBJECT: IPT Enterprise Business Center LLC Project Scoping Summary

LSA has completed its review of the written comments submitted to the City of Lake Forest (City) during the public review period, from March 20, 2024, through May 15, 2024, for the Notice of Preparation (NOP) prepared for the IPT Enterprise Business Center LLC Project (proposed project). Public scoping meetings were held for the proposed project on Wednesday, April 3, 2024, from 6:00 P.M to 7:00 P.M and Wednesday April 24, 2024, from 6:00 P.M. to 7:00 P.M., both at the Lake Forest Civic Center Campus Community Center to provide additional opportunities for input from the public.

The table below provides a summary of the specific issues raised by the commenter and indicates whether the comment will be addressed in the Environmental Impact Report (EIR). Please note that the City is not required to address comments in the EIR that do not raise environmental issues cover under the California Environmental Quality Act (CEQA). Copies of the comments summarized in the table below are provided as an Attachment to this Memorandum.

Summary of Scoping Comments Received by the City of Lake Forest

Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
March 25, 2024	Native American Heritage Commission (NAHC)	Tribal Cultural Resources	The commenter outlines the City's tribal consultation requirements under AB 52 and SB 18. The NAHC recommends the City consult with Native American Tribes and include mitigation for tribal cultural resources in the EIR.	Yes
March 26, 2024	Cherie Liu	Land Use and Planning	The commenter outlined concerns about the proposed project's incompatibility with Land Uses, quality-of-life, safety and health risks, and a lack of long-term planning on behalf of the City.	Yes
March 27, 2024	Daniel Hu	Air Quality	The commenter outlined the need for additional air quality analysis, the evaluation of mitigation measures, and emission reduction strategies.	Yes

Summary of Scoping Comments Received by the City of Lake Forest

Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
March 27, 2024	Michael Ciauri	Aesthetics, Air Quality, Green House Gases, Land Use and Planning, and Noise	The commenter stated that demolition of the proposed project would be tremendously disruptive to the nearby residents, outlining that this will cause noise and dust and ground shaking. Additionally, the commenter outlined concerns about the proposed project's incompatibility with the existing community, quality-of-life, and potential impacts to air quality.	Yes
March 27, 2024	Weidong Zhao/Victor Zhao	Air Quality	The commenter outlined the need for additional air quality analysis, the evaluation of mitigation measures, and emission reduction strategies.	Yes
March 28, 2024	Bin Zhou	Land Use and Planning, and General Opposition	The commenter outlined that the proposed warehouses and factories should not be approved based on their location relative to the surrounding area. The commenter opposes approval of the proposed project.	Yes, land use and planning concerns only.
March 28, 2024	Shaoxia Wu	Air Quality	The commenter requested a Comprehensive Air Quality Study, Construction Phase Emission Controls, Pollution Hotspot Identification, Manufacturing Activity Emission Impact Study, and Assessment of Impact on Sensitive Populations.	Yes
March 28, 2024	Shuqin Jin	Land Use and Planning, and General Opposition	The commenter outlined that the warehouses and factories should not be approved based on their location relative to the surrounding area. The commenter opposes approval of the proposed project.	Yes, land use and planning concerns only.
March 28, 2024	Yanbo Zhao	Air Quality	The commenter requested a Localized Emissions Study, detailed Localized Significance Threshold (LST) or concentration study, Construction Emission Mitigation Plan, Pollutant Hotspot Analysis, Manufacturing Emissions Study and Mitigation, and Sensitive Receptor Exposure Evaluation.	Yes
March 28, 2024	Zhongdong Ma (Frank)	Air Quality and Greenhouse Gas Emissions	The commenter outlined the need for a tailored study on emissions concentrations, hotspot" analyses for key pollutants, a comprehensive study on manufacturing emissions, and an evaluation of sensitive receptors.	Yes
March 29, 2024	Lily Chu	Air Quality, Greenhouse Gas	The commenter outlined that the proposed project would create noise,	Yes

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Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
		Emissions, and Noise	dust, and potential air pollution from diesel emissions which would adversely affect daily lives and children's health.	
March 29, 2024	Rick Xu	Noise and Transportation	The commenter outlined that the proposed project would create noise pollution will affect nearby residents' quality of life due to trucks moving in and out of the facility.	Yes
March 29, 2024	Xiuying Zhou	Aesthetics and Noise	The commenter outlined that the proposed project will be very noisy and bright 24 hours a day. The commenter wants to include these points in the Draft Environmental Impact Report (DEIR) to ensure that the proposed project to proceeds in the best interest of their community's environmental and public health.	Yes
March 31, 2024	Mindy Li	Air Quality, Greenhouse Gas Emissions, Noise, and Transportation	The commenter outlined that the proposed project would generate noise, dust, traffic, and potential air pollution.	Yes
April 1, 2024	June Bian	Scoping Period	The commenter outlined that the NOP was only mailed to very few residents in the Meadows community who are most adjacent to the proposed project site.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.
April 1, 2024	Qiyuan Liu	Scoping Period and Project Description	The commentor outlined the need to delay the EIR until the details of the project's use is clear.	Yes
April 2, 2024	Amy	Air Quality, and Hazards and Hazardous Materials	The commenter outlined the potential for environmental pollution and air pollution from the proposed project.	Yes
April 2, 2024	Chi He (Kelly)	Air Quality, Hazards and Hazardous Materials, Noise, and Transportation	The commenter outlined their opposition to the proposal to construct a warehouse in close proximity to the residential neighborhood. The commenter raises concerns that the proposed project would create adverse impacts on local businesses, an increase in heavy vehicle traffic associated with warehouse operations, safety hazards for pedestrians, cyclists, and children playing in the area, as well as the potential for noise pollution, air	Yes

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Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
			pollution, and decreased property values.	
April 2, 2024	Emily J.	Transportation	The commenter outlined that the proposed project would create a significant increase in traffic and will have the same increase in accidents.	Yes
April 2, 2024	Hua Jiang	Air Quality and Transportation	The commentor outlined that the IPT Enterprise Business Center LLC project near The Meadows will affect the well-being of the community members, the air pollution, traffic, and be indefinitely disruptive.	Yes
April 2, 2024	Jeff Yu	Air Quality, Greenhouse Gas Emissions, Noise, and Transportation	The commenter outlined that the proposed project would increase traffic, noise, and air pollution, degrade the quality of life for Meadow's residents and compromise the sustainability goals set forth by the city.	Yes
April 2, 2024	Lena Liu (Nan Liu)	Aesthetics, Air Quality, Noise, and Transportation	The commenter outlined that the increase in transportation vehicles associated with a large warehouse would present considerable challenges to traffic and the construction of a large warehouse may have irreversible impacts on the surrounding environment including noise pollution, air pollution, and landscape degradation.	Yes
April 2, 2024	Tina Liao	Hazards and Hazardous Materials	The commenter outlined that the proposed project would harm the health of the people living in the Meadows community. The commenter also stated that they are strongly against the proposed project being built.	Yes
April 2, 2024	Lisa (Xia Cao)	Air Quality, Greenhouse Gas Emissions, and Hazards and Hazardous Materials	The commenter outlined that the proposed project would create environmental pollution and air pollution to the residences in the community.	Yes
April 3, 2024	Di Zhang and Yumei Zhang	Air Quality and Noise	The commenter outlined that the proposed project would create noise and air pollution	Yes
April 3, 2024	Diana Lees	General Opposition, Air Quality, and Noise	The commenter stated, "stop warehouse, stop manufactures" and outlined concerns about increases in pollution, noise, cancer, and decreased housing values.	Yes

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Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
April 3, 2024	Jianzhong Zhu	Air Quality, Greenhouse Gas Emissions, Noise, Hazards and Hazardous Materials, and Transportation	The commenter outlined that the proposed project would result in increased traffic, noise, and pollution associated with warehouse operations and heavy truck traffic in the vicinity of Meadows community.	Yes
April 3, 2024	Junhua (Rick) Xu	Transportation	The commenter stated that their residence is located directly next to the proposed gate and drive path of the proposed project, with no meaningful buffer in between.	Yes
April 3, 2024	Lily Yang	Air Quality, Land Use and Planning, Noise, and Transportation	The commenter outlined that they purchased their home in the Meadows because it surrounded office buildings with no noise. The commenter outlined concerns over demolition, construction, and future warehouse use with truck doors, increased noise, pollution, traffic, and impacts to quality of life. The commenter recommends the site be rezoned to education, office, shopping, or gym to improve the City's planning for sustainable development.	Yes
April 3, 2024	Mark Zhong	Scoping Period	The commenter outlined that the scoping meeting was not properly noticed and a second meeting should be held and notified in compliance with State code.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.
April 3, 2024	Sharon Chen	Air Quality, Greenhouse Gas Emissions, and Transportation	The commenter outlined concerns that the proposed project would increase safety risks, heavy traffic, the likelihood of accidents and collisions, air pollution, road congestion, and overall traffic volume.	Yes
April 5, 2024	Bureau of Environmental Justice	Air Quality, Greenhouse Gas Emissions, Noise, and Transportation	The commenter outlined that the warehouse could result in various environmental impacts to the communities where they are located. For example, diesel trucks visiting warehouses emit nitrogen oxide (NOx); trucks and on-site loading activities can also be loud, causing disruptive noise levels during 24/7 operations that can lead to hearing damage after prolonged exposure. Additionally, the hundreds,	Yes

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			and sometimes thousands, of daily truck and passenger car trips generated by warehouses can contribute to traffic jams, deterioration of road surfaces, traffic accidents, and unsafe conditions for pedestrians and bicyclists.	
April 5, 2024	Grace Shi	Scoping Period	The commenter outlined that there were discrepancies regarding the email notification process for the NOP.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.
April 5, 2024	Jerry Yan	Scoping Period	The commenter stated that they never received the mentioned letter sent on March 20, 2024.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.
April 5, 2024	Linda Gu	Aesthetics, Air Quality, Greenhouse Gas Emissions, Population and Housing, Noise, and Transportation.	The commenter outlined their concerns regarding noise pollution, air pollution, traffic congestion, decreased property values, loss of community character, safety concerns, environmental impacts, and quality of life from the proposed project.	Yes
April 5, 2024	Lucky	Scoping Period	The commenter stated that they could not find the email sent on March 20th and requested the City investigate and notify all Lake Forest residents about the proposed project.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.
April 5, 2024	Mark Zhong	Scoping Period	The commenter stated that the City failed to recognize a communication issue, potentially preventing interested parties from exercising their First Amendment right. The commenter demanded a full review of the City's distribution process, a redo of the MND public notice process, and reconsideration of awarding LSA the EIR drafting contract after new public comments are gathered.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.

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April 5, 2024	Shuqin (Tracy) Guo	Scoping Period	The commenter stated that their mailbox record did not show any email at 5:28 PM on Wednesday, March 20th.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.
April 5, 2024	Sushil Mayer	Air Quality, Greenhouse Gas Emissions, Land Use and Planning, Population and Housing, Noise, and Transportation	The commenter outlined their concerns regarding the proposed project near the Meadows, stating that the proposed project would create traffic congestion, noise and air pollution, property value reduction, and safety concerns. Additionally, the commenter stated that the proposed project is not aligned with the Lake Forest Community. The commenter urged the City Council to reconsider approval for this project.	Yes
April 6, 2024	Eric Zhou	Transportation	The commenter outlined concerns regarding construction of the proposed project near their community. The commenter highlighted potential safety and health risks posed by increased truck traffic and congestion on main residential streets such as Bake Parkway, Commercecenter Drive, and Dimension Drive. Additionally, the commenter urged the City Council to reconsider the proposed project.	Yes
April 10, 2024	Patricia Martz	Cultural Resources and Tribal Cultural Resources	The commenter outlined the possibility of buried archaeological resources in the project area, stating that this potential necessitates, at a minimum, monitoring by qualified archaeologists and culturally related Native Americans during ground disturbance within undisturbed soil areas.	Yes
April 11, 2024	Harrison Jiang	Land Use and Planning, and Transportation	The commenter outlined several concerns regarding the proposed project, including the cumulative impact on public safety due to concentrated warehousing and manufacturing facilities near residential areas. They also highlighted the lack of detailed project information, conflicts with the Lake Forest 2040 General Plan and National Policy, including Affordable Housing, and emphasized	Yes

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Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
			the need to explore alternative projects aligned with environmental preservation, public health, and community harmony.	
April 12, 2024	Junhua (Rick) Xu	Land Use and Planning, and Transportation	The commenter outlined concerns regarding the proximity of their residence and the senior apartments to the proposed project's gate and drive path.	Yes
April 13, 2024	Gia	Land Use and Planning, and General Opposition	The commenter stated that they are against the proposed project near their home at the meadows.	Yes, land use and planning concerns only.
April 14, 2024	Guoliang Xu	Air Quality, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation	The commenter outlined their concerns regarding the proposed project near their community, highlighting the potential adverse effects including heightened noise levels, environmental degradation, increased traffic, and potential health risks. Additionally, they noted the project's potential to contribute to respiratory conditions and the contamination of local water bodies through stored substances.	Yes
April 14, 2024	Haowei (Kevin) Xu	Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Transportation	The commenter outlined their concerns regarding the construction and operation of the proposed project near the Meadows community. They emphasized the potential adverse effects, including increased noise, environmental degradation, heightened traffic, and potential health risks from increased pollution.	Yes
April 14, 2024	Jie Hu	Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Hydrology and Water Quality, and Transportation	The commenter outlined their concerns regarding the proposed project being located near their community. The commenter stated that the proposed project would negatively affect the area through increased noise, environmental harm, heightened traffic, and potential health issues from air pollution. Additionally, they noted the proposed project's potential contamination of local water bodies through stored substances.	Yes
April 14, 2024	May Cai	Aesthetics, Air Quality, Noise, and Transportation	The commenter outlined concerns about the constant influx of heavy truck traffic day and night, as well as the potential environmental impact from	Yes

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Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
			increased air and noise pollution. Additionally, the commenter stated that the proposed project would irreversibly alter the landscape and character of their home.	
April 15, 2024	Diana Lees	Air Quality and Greenhouse Gas Emissions	The commenter outlined health concerns related to construction of the proposed project, stating that the proposed project could lead to increased instances of cancer and financial crises.	Yes
April 15, 2024	Yizhuang Kang	Air Quality, Land Use and Planning, and Noise	The commenter outlined concerns regarding the proposed project's impact on community health and well-being, particularly regarding air quality, noise pollution, and potential health effects. They also noted contradictions with the Lake Forest General Plan and highlighted the ISMND's failure to address noise and disturbance resulting from demolition and construction activities.	Yes
April 16, 2024	Beihua (Shelly) Wang	Air Quality and Greenhouse Gas Emissions	The commenter requested that the EIR include a LST study or concentration study on emissions, mitigation plan for construction emissions, "hotspot" analyses for key pollutants, study and mitigation of manufacturing emissions, and an evaluation of sensitive receptor exposure.	Yes
April 16, 2024	Connie Ding	Air Quality	The commenter suggested the need for a comprehensive examination in the EIR, including a detailed air quality study, construction phase emission controls, pollution hotspot identification, a study on the impact of manufacturing activity emissions, and an assessment of the impact on sensitive populations.	Yes
April 16, 2024	Eric Xu	Air Quality, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation	The commenter outlined their concerns regarding potential traffic congestion, noise and air pollution from increased truck activity, the potential reduction in property values, safety issues for pedestrians and cyclists, and the unsuitability of industrial development in the area.	Yes
April 16, 2024	Grace Tsai	Air Quality, Noise, Land Use and	The commenter outlined their concerns regarding the proposed project's impact	Yes

Summary of Scoping Comments Received by the City of Lake Forest

Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
		Planning, and Transportation	on traffic and zoning for the area, while also requesting the inclusion of an air quality and noise analysis in the EIR, as well as recommendations to mitigate pollution impacts on residential areas.	
April 16, 2024	Jason Ye	Air Quality	The commenter suggests including a comprehensive air quality study, construction phase emission controls, pollution hotspot identification, manufacturing activity emission impact study, assessment of impact on sensitive populations in the EIR.	Yes
April 16, 2024	Jian Wei	Scoping Period and General Opposition	The commenter stated that they never received any notification about this project. The commenter also stated that if the proposed project is built, it would no longer be a good place to live.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.
April 16, 2024	Jun Xie	Scoping Period and General Opposition	The commenter stated that they never received any notification about this project. The commenter also stated that they are sad about living next to factories for the rest of their life and urged the City to reconsider the decision to build factories so close to residential areas.	No. The public comment period was formally extended and re-noticed, and a second scoping meeting was held.
April 16, 2024	Lijie (Linda) Liu	Air Quality, Greenhouse Gas Emissions, Noise, and Transportation	The commenter outlined concerns about the proposed project's impact on the community's health, noting that it could increase traffic congestion, leading to higher levels of air pollution. Additionally, the commenter expressed concerns about stress-related health problems and lack of sleep due to noise pollution.	Yes
April 16, 2024	Lily Chu	Air Quality, Greenhouse Gas Emissions, and Transportation	The commenter outlined their concerns about potential air and particle pollution from the proposed project, which would be exacerbated by prevailing winds blowing towards their neighborhood. They also expressed concerns about traffic and safety conditions on Bake Parkway.	Yes
April 16, 2024	Serena Lin	Aesthetics, Air Quality, Greenhouse Gas Emissions,	The commenter outlined concerns regarding the construction of the proposed project near the Meadows community creating potential traffic	Yes

Summary of Scoping Comments Received by the City of Lake Forest

Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
		Hazards and Hazardous Materials, Noise, and Transportation	congestion, safety hazards, noise pollution, visual impacts, and environmental risks.	
April 16, 2024	Sherry Liu	Air Quality, Noise, and Transportation	The commenter outlined that the proposed project would lead to an increase in traffic, noise, pollution, and decreased property values.	Yes
April 16, 2024	Susan Zhao	Air Quality, Greenhouse Gas Emissions, Land Use and Planning, and Noise	The commenter outlines their belief that urban development should align with the City's values and long-term vision, as outlined in the Lake Forest General Plan. The commenter states that the proposed project does not align with the principles or vision in the general plan and would create noise, emissions, air quality concerns, and other health-related impacts for nearby residents.	Yes
April 16, 2024	Siri Li	Air Quality, Greenhouse Gas Emissions, and Noise.	The commenter requested the proposed project be cancelled. The commenter outlines concerns regarding noise, emissions, air quality, and other health-related impacts to nearby residents.	Yes
April 16, 2024	William Wang	Air Quality	The commenter requested a LST study or concentration study on the emissions, mitigation plan for construction emissions, "hotspot" analyses for key pollutants, study and mitigation of manufacturing emissions, evaluation of sensitive receptor exposure be included in the EIR.	Yes
April 16, 2024	Yan (Debbie) Peng	Air Quality, Greenhouse gas Emissions, Land Use and Planning, and Noise	The commenter outlines their belief that urban development should align with the City's values and long-term vision, as outlined in the Lake Forest General Plan. The commenter states that the proposed project does not align with the principles or vision in the general plan and would create noise, emissions, air quality concerns, and other health-related impacts for nearby residents.	Yes
April 17, 2024	Anna Hahm	Air Quality, Greenhouse Gas Emissions, and Noise	The commenter outlined their concern about noise and the pollution from the project and how it could affect health.	Yes

Summary of Scoping Comments Received by the City of Lake Forest

Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
April 17, 2024	Bonnie Zhang/ Yuling Zou/ Baohui Zhang	Aesthetic, Air Quality, Hazards and Hazardous Materials, and Transportation	The commenter outlined that the proposed project would create traffic congestion and safety concerns, environmental impacts, decreased property values, aesthetic concerns, and hurt community health.	Yes
April 17, 2024	Douglas P. Carstens	Greenhouse Gas Emissions	The commenter outlined that Pursuant to SB 32, California must reduce its GHG emissions to 40 percent below 1990 levels by 2030. Executive Order B-55-18 requires carbon neutrality by 2045. So far, national, state, and local adopted policies have not been enough to avert the worst impacts of climate change. The proposed project must provide mitigation for greenhouse gas impacts. The EIR is required to disclose, analyze, and truly mitigate the proposed project's construction and operational impacts to ensure that it will not contribute to climate change. Alternatives and mitigation measures designed to "avoid or substantially lessen" those environmental impacts are required by Public Resources Code § 21002.	Yes
April 17, 2024	EMMA SHENG (Sheng Family)	Noise and Transportation	The commenter outlined that the increase in traffic and noise would adversely affect residents and children.	Yes
April 17, 2024	Grace Shi	Air Quality, Land Use and Planning, Noise, and Transportation	The commenter outlined that the proposed project would result in noise, air quality, and traffic impacts and would conflict with goals included in the Lake Forest 2040 General Plan.	Yes
April 17, 2024	GS	Land Use and Planning	The commenter outlined the potential impact on community well-being, the lack of transparent information, the incompatibility with city planning objectives, and the need for alternative solutions.	Yes
April 17, 2024	Haojun	Air Quality and Noise	The commenter outlined concerns about the likelihood of noise, dust, and air pollution from diesel emissions.	Yes
April 17, 2024	Jane Zhang	Land Use and Planning, and General Opposition	The commenter is against having a factory and warehouse nearby, stating their family needs a good environment to live.	Yes, land use and planning concerns only.

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Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
April 17, 2024	Joanna Shen	Air Quality, Noise, and Transportation	The commenter outlined that the proposed project would have traffic, noise, and air quality impacts that would adversely affect the community. The commenter asked that a consultation period be held for residents.	Yes. The public comment period was formally extended and re-noticed, and two scoping meetings were held.
April 17, 2024	Kevin Xie	Air Quality, Noise, and Transportation	The commenter outlined concerns about environmental impacts, traffic safety, and air and noise pollution, which could detrimentally affect the health and well-being of residents.	Yes
April 17, 2024	Lin Lu	Air Quality, Noise, and Transportation	The commenter outlined that the proposed project would affect traffic, noise, and air quality.	Yes
April 17, 2024	Rong Gao	Aesthetic, Air Quality, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation	The commenter stated that the proposed project threatens to alter the community dynamics by increasing traffic, noise, and pollution, potentially compromising the safety and cleanliness of the community.	Yes
April 17, 2024	Shawna	Hazards and Hazardous Materials, Noise, and Transportation	The commenter outlined opposition to the proposed project, expressing concerns about safety, environmental impacts, noise pollution, and increased traffic congestion.	Yes
April 17, 2024	Siqi Chen	Hazards and Hazardous Materials, Land Use and Planning, and Transportation	The commenter outlined that the proposed project would cause an influx of traffic, have safety implications (especially for cyclists and pedestrians), result in potential hazardous materials accidents, and would not align with the vision of the neighborhood.	Yes
April 17, 2024	Si Zheng	Air Quality and Noise	The commenter outlined that the proposed project would have noise and air quality impacts that would threaten the safety and health of nearby residents/children.	Yes
April 17, 2024	Yongzhen Lu	Air Quality, Land Use and Planning, Noise, Transportation, and Alternatives	The commenter outlined that the proposed project would result in impacts to air quality, noise levels, and traffic safety. Additionally, the commenter states that the proposed project, lacks detail and conflicts with the Lake Forest 2040 General Plan and national policies aimed at promoting	Yes

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			public health and affordable housing. The commenter requests that alternative projects are evaluated.	
April 17, 2024	Zhang Yume (Zhang's family)	Land Use and Planning, and General Opposition	The commenter strongly opposes the plan of building a factory and warehouse near the Meadows.	Yes, land use and planning concerns only.
April 18, 2024	Alex Wang	Population and Housing and Wildfire	The commenter outlined that the proposed project would decrease property values and result in population loss and increased fire risk. Additionally, concerns were raised regarding the accuracy of the previous IS/MND and environmental assessments.	Yes
April 18, 2024	Caltrans	Transportation	Caltrans outlined the need to include a Vehicle Miles Traveled (VMT) based Traffic Impact Study (TIS) for the proposed project. Additionally, they emphasized the importance of discussing potential improvements to multimodal transportation options to enhance accessibility, safety, and environmental benefits for residents, visitors, and workers.	Yes
April 18, 2024	City of Irvine	N/A	The City staff has completed its review and has no comments.	N/A
April 18, 2024	Jane Zhan (Jianyin Chen)	Aesthetics, Air Quality, Hazards and Hazardous Materials, Noise, and Transportation	The commenter outlined that the proposed project would increase air and noise pollution, traffic, threaten safety, and degrade aesthetics.	Yes
April 18, 2024	Jim	Air Quality	The commenter outlined that the proposed project would harm the health of the people living in the community.	Yes
April 18, 2024	Sarah Wang	Land Use and Planning and Cumulative Impacts	The commenter outlined that the proposed warehousing and manufacturing facilities are approximately 300 feet from their home. The commenter requests detailed information from all three projects for a comprehensive scoping since these projects should be examined as a whole entity.	Yes
April 18, 2024	South Coast Air Quality Management	Air Quality	The commenter outlined air quality guidance that the proposed project should follow and recommended	Yes

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	District: Sam Wang		mitigation and health reduction strategies.	
April 18, 2024	Tim Liu	Air Quality, Noise, and Transportation	The commenter outlined that the proposed project would result in air and noise pollution and increased traffic that would have implications for the community members.	Yes
April 18, 2024	Wei Wen	Air Quality	The commenter outlined that the proposed project would harm the health of the people living in the community.	Yes
April 21, 2024	Joonyoung Park	Air Quality and Noise	The commenter outlined that the proposed project would result in air and noise pollution that would threaten the daily lives of residents.	Yes
April 22, 2024	Tong Chen	Aesthetics, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, and Transportation	The commenter outlined that the proposed project would affect water drainage, increase runoff, disrupt wildlife, increase traffic, pose safety concerns, alter the visual landscape, and create uncertainty for the community.	Yes
April 24, 2024	Gordon Hu	Air Quality, Greenhouse Gas Emissions, Noise, and Transportation	The commenter outlined that the proposed project would increase air, greenhouse gas, and noise pollution, traffic safety risks, and requested that a mitigation plan be implemented.	Yes
April 24, 2024	Janny Zhong	Air Quality, Greenhouse Gas Emissions, and Hazards and Hazardous Materials	The commenter asked if the proposed factory would produce toxic gases and toxic substances.	Yes
April 24, 2024	Lily	General Opposition	The commenter requested to stop the application as soon as possible.	No
April 24, 2024	Rucki Mitra	Noise, Hazards and Hazardous Materials, and Air Quality	The commenter outlined that they would like to know the impacts of the project regarding topics such as noise, smoke, lead residue, and health.	Yes
April 25, 2024	Charlene So	EIR Introduction and EIR Analysis	The commenter asked that the planning process be explained and context be provided on the environmental impacts associated with the existing uses versus the proposed project.	Yes
April 25, 2024	Sam Wang	Air Quality, Land Use and Planning,	The commenter outlined that the proposed project would generate	Yes

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Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
		and Transportation	pollution and traffic. The commenter also asked that the zoning requirements for the proposed project be reconsidered.	
April 25, 2024	Zhipeng Jia	Air Quality, Noise, and Transportation	The commenter outlined concerns regarding noise, traffic, and air pollution.	Yes
May 1, 2024	Adam Herro	Air Quality, and Transportation	The commenter outlined that the proposed project would increase pollution from construction and truck activity and put children at risk.	Yes
May 1, 2024	Wendy	Air Quality, Noise, and Transportation	The commenter outlined that the proposed project would result in air pollution from emissions of toxic chemicals, noise from transportation, and safety risks from transportation.	Yes
May 11, 2024	Xin Jin	Air Quality	The commenter suggests that the EIR should include a Comprehensive Air Quality Study, Construction Phase Emission Controls, Pollution Hotspot Identification, Manufacturing Activity Emission Impact Study, Assessment of Impact on Sensitive Populations.	Yes
May 13, 2024	Chao Huang	Air Quality, Greenhouse Gas Emissions, Land Use and Planning, Noise, Hazards, and Hazardous Materials, and Transportation	The commenter outlined that the proposed project would increase traffic, air quality and greenhouse gas emissions, and noise pollution. Additionally, the commenter expressed concern for emissions/storage of hazardous materials and the lack of clarity in the current code.	Yes
May 13, 2024	Katharine Rong	Air Quality, Land Use and Planning, and Transportation	The commenter outlined that the proposed project would generate pollution and traffic and asked that zoning requirements be reconsidered.	Yes
May 13, 2024	Shelly Wang	Air Quality, Noise, Population and Housing, and Transportation	The commenter outlined that the proposed warehouse would affect surrounding traffic, cause air and noise pollution, and lead to falling housing prices and population loss.	Yes
May 14, 2024	Celina	Air Quality, Noise, and Transportation	The commenter outlined that the proposed project would bring environmental pollution to the City and create air, noise, and traffic impacts.	Yes
May 14, 2024	Chenxin Cai	Aesthetics, Air Quality, Hazards and Hazardous Materials, and Noise	The commenter outlined that the proposed project would emit air pollution and cause health risks, increase significant noise pollution,	Yes

Summary of Scoping Comments Received by the City of Lake Forest

Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
			pose safety risks involving hazardous materials, and cause visual pollution.	
May 14, 2024	Eric Cai	Air Quality, Hazards and Hazardous Materials, Noise, and Transportation	The commenter outlined that the proposed project would increase traffic congestion and noise and air pollution. Additionally, the commenter included concerns for safety and hazardous material risks.	Yes
May 14, 2024	Gia Zheng	Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation	The commenter outlined concerns that the proposed project would increase air, water, and noise pollution, worsen traffic congestion, heighten the risk of accidents, cause habitat destruction, and induce psychological stress for middle school students.	Yes
May 14, 2024	Hu Yu	Air Quality, Noise, Transportation, and Wildfire	The commenter outlined concerns that the proposed project would negatively impact residents due to increased traffic, air and noise pollution, and fire hazards.	Yes
May 14, 2024	Lucy Cai	Air Quality, Hydrology and Water Quality, Noise, and Transportation	The commenter outlined concerns that the proposed project would lead to increased air, water, and noise pollution, as well as heightened traffic, potentially impacting public safety.	Yes
May 14, 2024	Nanbo Li	Air Quality, Noise, and Transportation	The commenter outlined that the proposed project would increase traffic and pose safety risks, increase air, and noise pollution, and decrease property values.	Yes
May 15, 2024	Bing Wang	Air Quality	The commenter suggests that the EIR should include a Comprehensive Air Quality Study, Construction Phase Emission Controls, Pollution Hotspot Identification, Manufacturing Activity Emission Impact Study, Assessment of Impact on Sensitive Populations.	Yes
May 15, 2024	Celine Wang	Air Quality	The commenter suggests that the EIR should include a Comprehensive Air Quality Study, Construction Phase Emission Controls, Pollution Hotspot Identification, Manufacturing Activity Emission Impact Study, Assessment of Impact on Sensitive Populations.	Yes
May 15, 2024	Donghai Xu	Air Quality, Noise, Hazards and	The commenter outlined that the proposed project would produce air	Yes

Summary of Scoping Comments Received by the City of Lake Forest

Date	Commenter Name	General Issue(s) Raised	Specific Issue(s) Raised	Comment to be Addressed in EIR?
		Hazardous Materials, and Transportation	and noise pollution that would adversely affect residents, truck traffic would cause congestion and safety concerns, and the proposed project would cause a hazardous materials risk.	
May 15, 2024	Jiaoyang Li & Chang Xu	Air Quality, Hydrology and Water Quality, and Hazards and Hazardous Materials	The commenter outlined that studies and research have shown that projects similar to the proposed project have significant environmental impacts such as air and water pollution, hazardous waste incidents, and vehicular emissions.	Yes
May 15, 2024	June Bian	Land Use and Planning, and Transportation	The commenter outlined several concerns, including inconsistent zoning, alignment with the general plan, potential impacts on home values, traffic and safety issues, and a lack of transparency regarding the project.	Yes
May 15, 2024	Kevin Chiang	Air Quality, Hydrology and Water Quality, Noise, Public Services, and Transportation	The commenter outlined that the proposed project would produce noise and air pollution from operation and truck traffic, water pollution from industrial operations (potentially affecting Serrano Creek) and the need for heightened security.	Yes
May 15, 2024	Stephen Bian	Air Quality, Noise, and Transportation	The commenter outlined that the proposed project would generate traffic congestion, noise, and air pollution, and create safety risks.	Yes

Attachment: Comment Letters



NATIVE AMERICAN HERITAGE COMMISSION

March 21, 2024

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

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
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Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2024030755, IPT Enterprise Business Center LLC Project, Orange County

Dear Ms. Stonich:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@NAHC.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: [Cherie Liu](#)
To: council@lakeforest.gov
Cc: [Stonich, Amy](#)
Subject: Comment Submission for Public Scoping Meeting Apr 3rd, 2023
Date: Tuesday, March 26, 2024 9:35:30 PM

Dear Mayor, Council Members, and City Manager,

My name is Cherie Liu, a resident of the Meadows community. In response to the NOP of DEIR for the proposed Enterprise Business Center LLC project, I would like to express my deep concern regarding the current zoning situation that does not align with the best interests of the residents of Lake Forest.

Historically, the area where I live was designated as agricultural land, with adjacent areas zoned for light industrial use. However, a few years ago, the city made the decision to rezone the agricultural zone to residential, leading to the construction of a large community consisting of over 600 single-family houses. Additionally, there is a designated area within this community for senior apartments catering to individuals aged 65 and above.

While the transformation of agricultural land into a residential area may have seemed like a logical decision at the time, the recent announcement of plans to build a new factory and warehouse in the industrial area adjacent to our community raises significant concerns. This proposed development poses a number of challenges and contradictions to the current zoning setup:

Incompatibility of Land Uses: The decision to rezone agricultural land to residential was likely based on the assumption that it would create a harmonious living environment. However, the introduction of industrial activities in close proximity to our residential community introduces potential conflicts, such as noise pollution, traffic congestion, and safety hazards.

Quality of Life Concerns: Residents, particularly senior citizens, moved into this community with the expectation of a peaceful and serene environment conducive to their well-being. The introduction of industrial operations nearby threatens to disrupt this quality of life, potentially impacting property values and overall community satisfaction.

Safety and Health Risks: The proximity of industrial facilities, such as factories and warehouses, raises legitimate concerns about air and water quality, as well as the potential release of hazardous substances into the environment. These risks could pose serious health threats to residents, especially vulnerable populations such as seniors.

Lack of Long-Term Planning: It appears that the recent zoning decisions were made without adequate consideration for the long-term implications and compatibility of land uses. There is a clear disconnect between the decision to convert agricultural land into residential areas and the subsequent approval of industrial development nearby.

In light of these concerns, I urge the city government to reassess the current zoning regulations and reconsider the proposed industrial development in close proximity to our residential community. It is imperative that any future zoning decisions prioritize the well-being and interests of residents, uphold environmental sustainability, and promote responsible urban

planning practices.

I respectfully request the opportunity to discuss these issues further and explore potential alternative solutions that better serve the needs of our community. Additionally, I encourage meaningful engagement with residents and stakeholders to ensure that their voices are heard in the decision-making process.

Thank you for your attention to this matter. I look forward to your prompt response and action on behalf of our community.

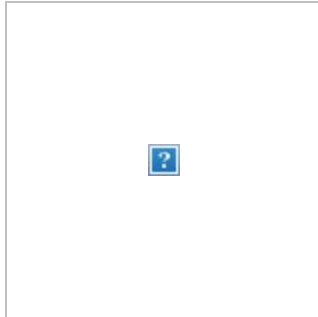
Sincerely,

Cherie

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. **Do not click any links or open any attachments you are not expecting.**

From: [Merritt, Thy](#)
To: [Daniel Hu](#); [Council](#)
Cc: [Stonich, Amy](#); [Ackerman, Gayle](#)
Subject: RE: Comment Submission for Public Scoping Meeting Apr 3rd, 2023
Date: Wednesday, March 27, 2024 7:25:50 AM
Attachments: [image001.png](#)

Thank you, Daniel. Your comments have been forwarded to the Community Development Department.



THY MERRITT
Assistant City Clerk
City Clerk Department

(949) 461-3423
tmerritt@lakeforestca.gov

100 Civic Center Drive
Lake Forest, CA 92630
www.lakeforestca.gov

From: Daniel Hu <[REDACTED]>
Sent: Tuesday, March 26, 2024 7:47 PM
To: Council <council@lakeforestca.gov>
Subject: Comment Submission for Public Scoping Meeting Apr 3rd, 2023

Dear Mayor, Council Members, and City Manager,

My name is Daniel Hu and I am a newly settled resident of Lake Forest. In response to the NOP of DEIR for the proposed Enterprise Business Center LLC project, I would like to propose that the following items be included in the EIR .

1. A LST study or concentration study on the emissions.

The confined nature of the Project Site, coupled with narrow streets and concentrated truck traffic in close proximity to residential area, raises concerns about potential air pollutant accumulation. To accurately assess this risk, I recommend a comprehensive LST or concentration study tailored to the unique conditions of the Project Site. This study should surpass the limitations of generic models like the California Emissions Estimator Model (CalEEMod) used in the NMD, and provide insights specific to the warehouse operations proposed.

2. Mitigation plan for construction emissions.

The proximity of construction activities to residential areas necessitates a robust mitigation plan to minimize localized PM2.5 and PM10 emissions. The calculated levels in the initial Negative Declaration Mitigated (NMD) approach or exceed regulatory thresholds. Therefore it is imperative to develop strategies that significantly reduce these emissions during construction. This plan should be thoroughly outlined in the upcoming EIR, with clear evidence of feasibility and effectiveness.

3. “Hotspot” analyses for key pollutants:

The anticipated truck traffic within the confined area of the Project Site warrants detailed "hotspot" analyses for pollutants such as CO, NOx, VOCs, and SOx. These analyses are crucial for identifying potential areas of elevated pollution levels, and assessing associated risks to public health and the environment, and therefore must be incorporated in the EIR.

4. Study and Mitigation of Manufacturing Emissions.

A comprehensive study of emissions from the Project Site's manufacturing activities is essential for evaluating potential impacts and implementing effective mitigation measures. This study evaluates factors such as compliance with zoning regulations, chemical usage, risk management protocols for potential leaks, and the characterization of air pollutant emissions. Based on these, appropriate measures can be devised to minimize adverse effects on nearby residents and the environment.

5. Evaluation of Sensitive Receptor Exposure.

The proximity of the proposed truck route to sensitive receptors, such as residents of The Meadows Senior Apartments, as well as children in The Meadows community, necessitates a thorough evaluation of pollutant exposure and associated mitigation. To protect the vulnerable older adults and young children, it is imperative that the EIR includes rigorous analysis and targeted mitigation plans.

My above proposed scope for the DEIR was also emailed to the City Manager before this meeting. Thank you for your considerations.

Daniel Hu

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

From: [Michael Ciauri](#)
To: council@lakeforest.gov; [EnterpriseProjects](#); [Stonich, Amy](#)
Subject: Fwd: Proposed IPT Enterprise Business Center LLC Project
Date: Wednesday, March 27, 2024 1:46:15 PM

To Whom It May Concern,

I was told my e-mail below needs to be sent to these e-mail addresses in order to qualify as a formal complaint. Please consider the letter below a formal complaint.

Respectfully,
Michael Ciauri

----- Forwarded message -----

From: **Michael Ciauri** <[REDACTED]>
Date: Wed, Mar 27, 2024 at 11:47 AM
Subject: Proposed IPT Enterprise Business Center LLC Project
To: <mtettermer@lakeforestca.gov>, <svoigts@lakeforestca.gov>, <dcirbo@lakeforestca.gov>, <rpequeno@lakeforestca.gov>, Yu, Benjamin <byu@lakeforestca.gov>

Hello Council,

My name is Michael Ciauri, I live at [REDACTED], 92630, with my wife and daughters, ages 2 and 5.

I'm not able to attend the April 3rd meeting, so instead I'm writing to you to urge against the proposed IPT Enterprise Business Center LLC changes.

To give a bit of background and context, my family and I left the city of Irvine in 2022 in favor of Lake Forest. We rented a house in Baker Ranch for a year, after which we moved into our home here in The Meadows in 2023. We've grown quite fond of both of these neighborhoods. They're quiet, safe, there's parks for the kids to play at, and has a nice mix of young professionals, young families, and experienced families nearby. I really enjoy taking my daughters to preschool down the street via ebike so we can all enjoy some fresh morning air and sunshine together. I love the variety of small businesses to dine at nearby. I'm thankful for the bike lanes, trails, and sports parks that the city had a hand in planning for.

Occasionally my children and I ride through the business park in question on the way to school, sometimes to avoid peak commute traffic/noise/air pollution and sometimes just to try something different. I notice a lack of activity in the business park, which is unfortunate. I can also see the business buildings, parking lot, and residential houses in the same view. Some of these houses are just 20 feet or so from the parking lot.

Which brings me to some concerns about the proposal.

Demolishing and rebuilding roughly 150,000 sqft of building and whatever ancillary construction necessary to complete the project is going to be tremendously disruptive to the nearby residents. It will certainly be noisy and dusty and possibly even ground shaking

at times. Have you ever been trying to rest while hearing construction? If yes, take a moment to empathize with what these residents will go through during the months or years this proposed project will be completed. If not, please take a moment to appreciate the quiet you are provided when you rest and consider that you are in a position to take that quiet away from some of your constituents.

How about this one, you're on a work call and something - some unexpected and loud noise - disturbs you? You rush to close your door or window or signal that you need quiet. Can you imagine working from your new home, which you just signed the next 30 years of your life away to pay for, and dealing with commercial construction on the other side of your retaining wall all day for the next year or so?

How about this one? Have you ever heard that classic BEEP ... BEEP ... BEEP anytime a commercial vehicle reverses? How about the noise from the shaking and shufflings of a truck chassis and the things it is carrying as the vehicle stops, starts, and maneuvers? Sure, we're all adults, we can block it out for the most part and explain to ourselves that it's just a momentary disturbance, but how many of you remember caring for infants or toddlers? Remember that feeling of relief when they finally go to sleep, so now you can rest or get some chores done? Can you put yourself in the shoes of the parents of young children in the houses next to this proposed manufacturing and warehouse space? BEEP ... BEEP ... BEEP!

Clearly construction noise is going to disrupt the residents' peaceful enjoyment of their property. The ongoing noise of manufacturing and warehousing will be a long term disruption to the residents' peaceful enjoyment of their property as well.

How about air pollution? Have we all experienced the smell of diesel smoke from a truck tailpipe? Unpleasant right? But it's probably while we're in our cars, so we can roll up the window or just take short breaths until we're not near the tailpipe anymore. How let down would you feel settled in with your family for what you thought would be years or decades of fresh air enjoyment but after 12 months your city council approved a land use change just a few dozen feet away from your house that leads to you and your family smelling diesel all day, or possibly 24/7 (note the wind direction is typically from this business park to The Meadows)? Can't drive away from that. I don't think any of us would want that kind of decision making governing our city.

I think we can understand the plight of the current landowner. The commercial real estate market is changing, the landowner(s) has had insufficient tenants for years, simply wish to adapt their land use to better match the changing demand, and they need the city to approve the change.

Let's put the shoe on the other foot for a moment. Do any of the residents in The Meadows get to change the use of their land in a way that disrupts their neighbors' quiet enjoyment? Can the city approve someone to turn their house into a warehouse? A manufacturing facility? A hotel? A music recording studio? An AI server farm? Even if the market changes, the kids are out of the house and the resident thinks the new use will better meet their needs? Come on, their house is at least 20 feet away from the next house! Well, I don't know all the rules, but I do know this sounds ridiculous and doubt our city would approve such a request. So why does that sound so ridiculous when we're talking about a parcel in The Meadows but when it's a 150,000 commercial facility right next to hundreds of residents at The Meadows, suddenly we're all here taking it very seriously?

Look, your role as councilmembers is not easy. You have to make these tough decisions and you can't please everyone. But please don't look at this proposal as binary in that the commercial property must change to this specific use or else. There are many other market demands that the property owner might consider meeting, many that will work seamlessly and be barely noticeable to their neighbors. But this one, to demolish and rebuild their 150,000+ sqft facility, to convert it to allow warehousing, manufacturing, and truck loading docks...This one isn't appropriate. It would blemish and disturb a beautiful new community full of hundreds of households. Please send the commercial property owners back to the drawing board for an idea that meets their needs without disrupting the peaceful enjoyment of the hundreds of wonderful families who just moved into houses on the neighboring parcel.

Respectfully,
Michael Ciauri

--

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From: [Merritt, Thy](#)
To: [Victor Zhao](#); [Council](#); [EnterpriseProjects](#)
Cc: [Stonich, Amy](#); [Ackerman, Gayle](#)
Subject: RE: Comments for DEIR
Date: Thursday, March 28, 2024 12:46:24 PM
Attachments: [image001.png](#)

Thank you, your comments have been forwarded to the Community Development Department.



THY MERRITT
Assistant City Clerk
City Clerk Department

(949) 461-3423
tmerritt@lakeforestca.gov

100 Civic Center Drive
Lake Forest, CA 92630
www.lakeforestca.gov

From: Victor Zhao [REDACTED] >
Sent: Wednesday, March 27, 2024 10:05 PM
To: Council <council@lakeforestca.gov>; EnterpriseProjects <EnterpriseProjects@lakeforestca.gov>
Subject: Comments for DEIR

Dear Respected Mayor, Council Members, and City Manager,

Greetings, my name is Weidong Zhao, a concerned resident of [REDACTED], Lake Forest. I am writing in response to the ongoing evaluations for the Enterprise Business Center LLC project. To better understand and mitigate the environmental impact, I recommend the following elements be thoroughly addressed in the upcoming EIR:

- 1.
- 2.
3. Targeted Study on Air Quality: The design of the project site suggests a higher risk
4. of air pollutant concentration. A specific LST or concentration study is necessary to grasp the full extent of this risk, moving beyond the limitations of standard estimation models to a more tailored analysis.
- 5.
- 6.
- 7.

8. Emission Reduction Strategy During Construction: The construction phase poses a significant
9. risk of increased PM2.5 and PM10 levels. A detailed plan to mitigate these emissions is critical and should be outlined comprehensively in the DEIR.
- 10.
- 11.
- 12.
13. Detailed Analysis of Pollutant Hotspots: The project's impact on local traffic patterns
14. could exacerbate pollution levels. A focused analysis on pollutants like CO, NOx, VOCs, and SOx is crucial for identifying and addressing potential hotspots.
- 15.
- 16.
- 17.
18. Evaluation and Mitigation of Manufacturing Emissions: A careful examination of emissions
19. from manufacturing activities within the project is needed. This should cover compliance issues, chemical handling, and overall emission profiles to ensure effective mitigation strategies are in place.
- 20.
- 21.
- 22.
23. Exposure Analysis for Sensitive Groups: The close proximity of sensitive populations
24. necessitates a focused evaluation of their exposure to pollutants, ensuring that the project does not adversely affect the most vulnerable among us.
- 25.

I appreciate your consideration of these proposals for the DEIR. I believe they are crucial for maintaining the health and safety of our community. I've also sent these recommendations to the City Manager.

Sincerely,
Weidong Zhao
[REDACTED], Lake Forest

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From: [Bin Zhou](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Thursday, March 28, 2024 10:08:06 PM

Dear Mayor, Council Members, and City Manager,

My name is Bin Zhou and I am a The Meadows resident of Lake Forest. In response to the NOP of DEIR for the proposed Enterprise Business Center LLC project, I would like to give my comments as below.

The proposed project site includes land for a 144,906 square foot (sq ft) building. The Meadows residential development (formerly the Nakase nursery site) is located northeast/east of the project site. Most of the buildings in the Meadows residential development are already built and occupied, and some residential buildings are still under construction.

My opinion is that since the city government has approved the land for residential construction, then the warehouses and factories should not be approved to be located in the surrounding area. Otherwise, people will move away.

Imagine building a warehouse or factory 300 feet away from your own home. Can you tolerate it? I strongly oppose the approval of this project!

, Lake Forest CA 92630
Bin Zhou

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From: [Merritt, Thy](#)
To: [shaoxia wu](#); [Council](#); [EnterpriseProjects](#)
Subject: RE: Comments Regarding DEIR
Date: Thursday, March 28, 2024 12:46:42 PM
Attachments: [image001.png](#)

Thank you, your comments have been forwarded to the Community Development Department.



THY MERRITT
Assistant City Clerk
City Clerk Department

(949) 461-3423
tmerritt@lakeforestca.gov

100 Civic Center Drive
Lake Forest, CA 92630
www.lakeforestca.gov

From: shaoxia wu [REDACTED]
Sent: Wednesday, March 27, 2024 10:04 PM
To: Council <council@lakeforestca.gov>; EnterpriseProjects <EnterpriseProjects@lakeforestca.gov>
Subject: Comments Regarding DEIR

Dear Esteemed Mayor, Council Members, and City Manager,

My name is Shaoxia Wu, residing at [REDACTED], Lake Forest. I am writing to share my thoughts on the DEIR for the Enterprise Business Center LLC project. It is imperative that we undertake a detailed and holistic environmental impact analysis. Accordingly, I suggest the following areas for detailed examination in the EIR:

1. Comprehensive Air Quality Study: The project's layout, with its confined spaces and heavy traffic, raises significant concerns about air quality. A specialized study focusing on these aspects would provide invaluable data beyond what standard models offer.
2. Construction Phase Emission Controls: Given our proximity to the construction site, it is crucial to develop an effective plan to curb PM2.5 and PM10 emissions, which threaten to exceed safe levels.
3. Pollution Hotspot Identification: The expected rise in truck movements necessitates a closer look at potential pollution hotspots for a range of harmful pollutants. This targeted analysis is essential for safeguarding our community's health.
4. Manufacturing Activity Emission Impact Study: An in-depth investigation into the emissions from the site's manufacturing processes is needed to understand and mitigate their environmental impact comprehensively.
5. Assessment of Impact on Sensitive Populations: The DEIR must include a focused assessment on how pollution from the project could affect sensitive groups,

particularly the elderly and children, with appropriate mitigation strategies outlined.

6.

Your consideration of these points for inclusion in the DEIR would greatly contribute to ensuring that the project proceeds in the best interest of our community's environmental and public health. Thank you for your time and attention to these matters.

Kind regards,

Shaoxia Wu

██████████, Lake Forest

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From: [Shuqin Jin](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Thursday, March 28, 2024 10:26:29 PM


Dear Mayor, Council Members, and City Manager,

My name is Shuqin Jin and I am a The Meadows resident of Lake Forest. In response to the NOP of DEIR for the proposed Enterprise Business Center LLC project, I would like to give my comments as below.

The proposed project site is very close to our home. The Meadows residential development (formerly the Nakase nursery site) is located northeast/east of the project site. Most of the buildings in the Meadows residential development are already built and occupied, and some residential buildings are still under construction.

My opinion is that since the city government has approved the land for residential construction, then the warehouses and factories should not be approved to be located in the surrounding area. Otherwise, people will move away.

Imagine building a warehouse or factory 300 feet away from your own home. Can you tolerate it? I strongly oppose the approval of this project!

, Lake Forest CA 92630
Shuqin Jin

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From: [Merritt, Thy](#)
To: [Yanbo Zhao](#); [Council](#); [EnterpriseProjects](#)
Subject: RE: Comments Regarding DEIR
Date: Thursday, March 28, 2024 12:46:47 PM
Attachments: [image001.png](#)

Thank you, your comments have been forwarded to the Community Development Department.



THY MERRITT
Assistant City Clerk
City Clerk Department

(949) 461-3423
tmerritt@lakeforestca.gov

100 Civic Center Drive
Lake Forest, CA 92630
www.lakeforestca.gov

From: Yanbo Zhao [REDACTED]
Sent: Wednesday, March 27, 2024 7:55 PM
To: Council <council@lakeforestca.gov>; EnterpriseProjects <EnterpriseProjects@lakeforestca.gov>
Subject: Comments Regarding DEIR

Dear Esteemed Mayor, Council Members, and City Manager,

I hope this message finds you well. My name is Yanbo Zhao, a resident at [REDACTED], Lake Forest. I am reaching out concerning the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) on the proposed Enterprise Business Center LLC project. I believe it is crucial to ensure the project's environmental impact is thoroughly evaluated. Therefore, I propose the following considerations be integrated into the EIR:

- 1.
- 2.
3. Localized Emissions Study: The project area's layout, with its tight spaces and significant
4. truck traffic near residential zones, prompts concerns about air pollution accumulation. A detailed Localized Significance Threshold (LST) or concentration study would provide essential insights, going beyond generic models and offering data pertinent to our
5. area's specific conditions.
- 6.
- 7.

- 8.
9. Construction Emission Mitigation Plan: The close proximity of construction to our homes
10. necessitates a strong plan to limit PM2.5 and PM10 emissions, which, as per initial assessments, may surpass safe levels. This plan should be clearly detailed in the DEIR, ensuring it's both practical and capable of significantly reducing emission levels.
- 11.
- 12.
- 13.
14. Pollutant Hotspot Analysis: The expected increase in truck traffic raises the need for
15. a precise analysis of key pollutant hotspots, specifically for CO, NOx, VOCs, and SOx. This analysis is vital for identifying areas at higher risk and developing strategies to protect our community's health and well-being.
- 16.
- 17.
- 18.
19. Manufacturing Emissions Study and Mitigation: Understanding and mitigating the manufacturing
20. emissions from the project is essential. This includes a detailed look at compliance, chemical use, and emission characterization, to formulate strategies that minimize impact on our community and the environment.
- 21.
- 22.
- 23.
24. Sensitive Receptor Exposure Evaluation: Given the proximity of the project to sensitive
25. areas, including The Meadows Senior Apartments and local children's facilities, a thorough examination of potential exposure and tailored mitigation measures is imperative.
- 26.

I trust these suggestions will be considered for inclusion in the DEIR to ensure the well-being of our community and environment. I have also forwarded these concerns to the City Manager.

Thank you for your attention and consideration.

Warm regards,

Yanbo Zhao

[REDACTED], Lake Forest

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From: [Frank](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comments RE Enterprise Project EIR
Date: Thursday, March 28, 2024 4:57:09 PM

Dear Mayor, Council Members, and City Manager,

I hope this message finds you well.

I am Zhongdong Ma, a resident of Lake Forest, writing to share my concerns about the proposed Enterprise Business Center LLC project's environmental impact.

I urge the inclusion of the following points in the Environmental Impact Report (EIR):

1. Conduct a tailored study on emissions concentration to address potential air pollutant accumulation.
2. Develop a robust mitigation plan for construction emissions to minimize localized pollution.
3. Perform "hotspot" analyses for key pollutants to identify areas of elevated pollution levels.
4. Conduct a comprehensive study on manufacturing emissions and implement effective mitigation measures.
5. Evaluate the exposure of sensitive receptors, such as residents of The Meadows Senior Apartments and children in The Meadows community, and devise targeted mitigation plans.

I have already shared these concerns with the City Manager. Thank you for considering these critical aspects in the decision-making process.

Best Regards,
Zhongdong Ma

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From: [Lily Chu](#)
To: [Stonich, Amy](#)
Cc: [Ludden, Thomas](#); [Stannard, Michael](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Urgent Request to Reconsider Warehouse Proposal Near The Meadows
Date: Friday, March 29, 2024 4:41:00 PM

Dear City Council Members,

My name is Lily, a proud resident of Lake Forest, we have lived in Southern California for 20 years, and we moved to Lake Forest in 2022, because the Meadows community really attracted us to relocate here. Now I write to express my concern about the proposed IPT Enterprise Business Center LLC project near The Meadows, where I reside. Our community values the tranquility and safety it offers to our families, particularly our children.

The construction and operation of a 150,000 sqft warehouse and manufacturing facility will significantly disrupt our peaceful environment. The noise, dust, and potential air pollution from diesel emissions will adversely affect our daily lives and children's health. The proximity of the project to residential homes, some just 20 feet away, raises serious concerns about the long-term livability of our neighborhood. Furthermore, we are strongly against the "future manufacture" facility, with no clear definition and description of material type, toxicity classification and pollution.

I understand the need for economic development, but it should not come at the cost of our community's well-being. I urge you to reconsider this proposal and encourage the landowner to explore alternative uses for the property that align with the residential nature of our area.

Thank you for considering the impact of this decision on our families and children. I trust you will make a choice that preserves the quality of life in The Meadows.

Sincerely,
Lily

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From: [Rick Xu](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Commercial RE Enterprise Project EIR
Date: Friday, March 29, 2024 10:21:25 AM

Dear Mayor, Council Members, and City Manager,

My name is Rick Xu and I moved into the Meadow's community last year. My home is in the Redwoods tract right next to the business campus. My plan is to retire in this beautiful community. However, if you build a huge warehouse and manufacturing facility in place of the office buildings, this plan may have to change.

Regardless of what the EIR report will say in the future, there is no doubt that noise pollution will affect nearby residents' quality of life. With the big trucks moving in and out of the facility, I can't imagine how I sleep at night and how I work from home during the day. The question is, does the city of Lake Forest have a vision to make it a better place for people to live? Should the city leaders have some sympathy for the residents next to the facility (Meadows, Baker Ranch, Senior apartment, etc)?

I strongly ask the city leaders to stop the warehouse plan before it moves forward. Thanks!

Rick Xu


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From: [Xiuying zhou](#)
To: [Stonich, Amy](#); [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Friday, March 29, 2024 11:45:55 PM

Dear Esteemed Mayor, Council Members, and City Manager,

My name is Xiuying Zhou , I am living at [REDACTED] [REDACTED], Lake Forest. I want to tell you my thoughts on the EIR for the Enterprise Business Center LLC project.

Our family likes Lake Forest city. we moved here seven months ago and made a beautiful back yard, we plan to live this house for many years. But now we heard they will build the Enterprise Business Center . We are worried about this , how can we stay in our house quietly. It will be very noisy and bright 24 hours a day out of our window, My daughter and husband have poor sleep, and they have even more trouble sleeping at night. This warehouse is very close to our backyard, How can we still stay at home happily?

Your consideration of these points for inclusion in the DEIR would greatly contribute to ensuring that the project proceeds in the best interest of our community's environmental and public health. Thank you for your time and attention to these matters.

Kind regards,

Xiuying Zhou

[REDACTED] [REDACTED], Lake Forest

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From: [Mindy Li](#)
To: [Stonich, Amy](#); [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Sunday, March 31, 2024 4:19:23 PM

Dear Mayor, City Council Members and City Manager,

My name is Mindy Li, resident of [REDACTED], Lake Forest. I am writing this letter to express my concerns about the proposed IPT Enterprise Business Center LLC project near the Meadows.

The Construction and operation of a 150,000 square feet warehouse and manufacturing facility will significantly impact our living. The noise, dust, traffic, and potential air pollution will affect our daily lives and health. The proximity of the project to my home just 20 feet away, raises serious concerns about the long-term livability of our neighborhood.

I urge you to reconsider this proposal. Please NO Warehouse and Manufacturing Facility next to our community. Thank you for your time and attention to there matters.

Sincerely,

Mindy Li

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From: June
To: Ackerman, Gayle
Cc: Stonich, Amy; Council; Haibo Jiang; Daniel Hu; Mark Zhong;
Subject: Re: 4/3 Meeting agenda inquiry and request to
Date: Monday, April 1, 2024 12:39:04 PM
Attachments: image001.png

Hi Gayle,

Thank you for your quick response to my email inquiry. Now I understand it is a special meeting to collect public inputs on the EIR report.

However, it looks like this NOP was only mailed to very few residents in the Meadows community who are most adjacent to the warehouse site proposed. Also this meeting to collect public inputs was set up during Spring Break time seems in contradiction to its purpose.

Thank you for your understanding and support!

Regards,

June Bian

On Mon, Apr 1, 2024 at 2:28 PM Ackerman, Gayle <GAckerman@lakeforestca.gov> wrote:

Hello June-

Amy is on vacation today. I wanted to respond to your inquiry as soon as possible.

A Public Scoping meeting will be held on Wednesday April 3, 2024, at 6:00 PM. This is NOT a Regular Meeting or Special Meeting of the Lake Forest City Council or Planning Commission. As such, there is no requirement to post an agenda or prepare a staff report. This is a meeting that is open to the public, similar to the Townhall meetings we have hosted in the past. As stated in the public notice, the purpose of the scoping meeting is to solicit comments and suggestions from the public regarding the scope and content of the Draft Environmental Impact Report that is being prepared for the project. The City's environmental consultant will moderate the meeting and staff will be present to take note of the comments and suggestions that are offered by the public.

If members of the public are unable to attend the Scoping meeting, they can submit written comments and suggestions regarding the scope and content of the Draft Environmental Impact Report before 5:00 PM on April 18, 2024. Please reach out to me today if you have any additional questions.

Gayle Ackerman, AICP

Director of Community Development

From: June <[REDACTED]>
Sent: Monday, April 1, 2024 7:30 AM
To: Stonich, Amy <ASonich@lakeforestca.gov>
Cc: Council <council@lakeforestca.gov>; Ackerman, Gayle <GAckerman@lakeforestca.gov>; Haibo Jiang <[REDACTED]>; Daniel Hu <[REDACTED]>; Mark Zhong <[REDACTED]>
Subject: 4/3 Meeting agenda inquiry and request to reschedule the public scoping date; as 4/3 is during school Spring Break week , thank you!

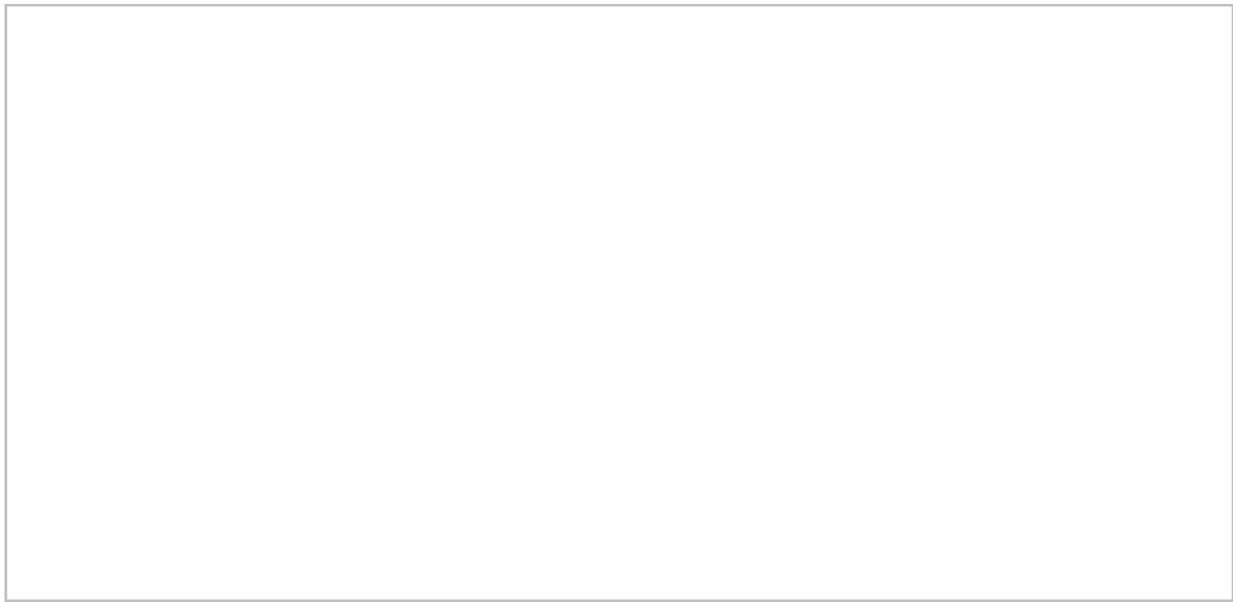
Hi Amy,

Hope you have good long weekend!

It looks like this meeting agenda is not out yet for the 4/3 public scoop meeting from 6:00-7:00PM on the industrial building project (please see this week city meeting schedule info below). Could you please advise when the agenda will be available?

The nearby resident community heavy impacted by these three projects would appreciate if this meeting may be reschedule from 4/3 at 6:00-7:00PM to another time, since this week is Spring week and many families are out of town and won't be able to attend.

Thank you for your consideration and support!




Regards,

June Bian

Lake Forest resident

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CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

From: [qiyuan](#) 
To: [Stonich, Amy](#)
Cc: [Council](#)
Subject: Urgent Request to Reconsider Warehouse Proposal Near The Meadows
Date: Monday, April 1, 2024 4:54:44 PM

Dear City Council Members,

I write to express my concern about the proposed IPT Enterprise Business Center LLC project near The Meadows, where I reside.


After reading the recent letter from the city about the project and next steps, I'm deeply concerned about the proposed plan on Environmental impact assessment (EIA). As mentioned in the letter, the proposed projects include manufacturing and warehouse, however the occupants are still **unknown**. I believe it's **too early to conduct EIA** before knowing the exact nature of manufacturing activities in the buildings. Such activities profoundly affect what the EIA should focus on.

Therefore I'm requesting here: **delay the EIA until the details of the use is clear**. Failing to do so is extremely unprofessional and irresponsible, if legal at all.

Thank for your time and considerations. I'm eagerly waiting for responses.

Qiyuan Liu

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From: [amy](#) 
To: [Stonich, Amy](#); [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Subject: Comment RE Enterprise Project EIR
Date: Tuesday, April 2, 2024 6:18:14 PM

Hello everyone, I am Amy, a resident of Forest Lake. For the sake of our beautiful home, I object to building a warehouse because of the environmental pollution and air pollution brought by the warehouse. This is a residential area, please re-select the warehouse address, thank you very much!

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From: [kelly he](#)
To: [Stonich, Amy](#)
Subject: Fwd: comment RE Enterprise Project EIR
Date: Tuesday, April 2, 2024 9:25:09 PM

Dear City Officials,

I am writing to express my vehement opposition to the proposal to construct a warehouse in close proximity to our residential neighborhood. As a concerned member of this community, I strongly believe that such a development would have detrimental effects on our quality of life and the well-being of our families.

The prospect of a warehouse being erected nearby raises a multitude of valid concerns. Primarily, the increase in heavy vehicle traffic associated with warehouse operations poses a significant safety hazard to pedestrians, cyclists, and children playing in the area. Additionally, the potential for noise pollution, air pollution, and decreased property values cannot be ignored.

Our residential area is a sanctuary for families seeking peace, tranquility, and a safe environment to raise their children. Introducing a warehouse into this equation disrupts the delicate balance of our community and threatens the very essence of what makes this neighborhood special.

Furthermore, the proposal overlooks the adverse impact on local businesses. The presence of a large-scale warehouse could overshadow smaller enterprises, leading to decreased foot traffic and economic strain on establishments that rely on local patronage.

It is imperative that city officials prioritize the concerns and well-being of the residents they serve over the interests of commercial developers. Our voices must be heard and respected in the decision-making process, and I implore you to reconsider this proposal in light of the significant opposition it has garnered from the community.

I urge you to reject the proposal to build a warehouse near our residential area and instead explore alternative development options that are conducive to maintaining the integrity and vitality of our neighborhood.

Thank you for taking the time to consider my concerns. I trust that you will make the right decision for the benefit of our community.

Sincerely,
Chi He

[REDACTED], Lake Forest, CA 92630

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From: [April W](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#); [Villwock, Jordan](#); [Ludden, Thomas](#); [Stannard, Michael](#); [Barajas, Francisco](#); [Fuentes, Jolene](#)
Subject: Request to Reconsider Warehouse Proposal Near the Meadows
Date: Tuesday, April 2, 2024 2:21:43 PM

To all this may concern,

We are hoping you reconsider the demolition, construction, and operating of the IPT Enterprise Business Center LLC project consisting of 3 buildings near The Meadows community.

I am a homeowner in this community and myself, my family, and my neighbors in this community hope you can listen to our voices and sincerely re-consider this project.

Please think about the environmental impacts this will have on us, our health, the young children and the seniors in the senior home (right next to the proposed project).

Not only the environmental risks, please consider the safety risks as well. The significant increase in traffic will have the same increase in accidents - both car and pedestrian. These are not the type of risks needed to foster a healthy environment for the families and here.

I read these warehouses are to be 24/7 - I cannot begin to think about how detrimental this will be to living conditions and how this may even force families to completely move away from Lake Forest. Is this the future of the city? To become completely commercial? Do we care about the residents who believe in starting and continuing families here?

We love living in Lake Forest and we love our neighbors and community. Please, we are requesting, to reconsider this proposal and completely reject this idea.

Sincerely,
Emily J.
Resident of the Meadows

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

From: [jeonghan.luv](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#); [Villwock, Jordan](#); [Ludden, Thomas](#); [Stannard, Michael](#); [Barajas, Francisco](#); [Fuentes, Jolene](#)
Subject: Urgent Request to Reconsider Warehouse Proposal Near the Meadows
Date: Tuesday, April 2, 2024 2:18:30 PM

Dear all,

We are incredibly concerned and upset about the IPT Enterprise Business Center LLC project near The Meadows, where my family and I reside.

Not only will this affect the well-being of our family and community members, the air pollution and noise will be a huge disturbance to the quality of our lives. Please consider the children and families here.

We are already experiencing traffic and delays on some of the major roads like Bake Parkway from these transportation and construction trucks, we cannot fathom the negative effects a 150,000 warehouse AND manufacturing facility will have. This is especially true when demolition and construction happens - as we know this is something that happens over a period of time. After this demolition and construction, the operation of the warehouse itself (apparently 3 buildings) will continue to be indefinitely disruptive.

Moreover, the fact that this project will be next to the senior living center is just unacceptable. This will disturb elderly living and peace - especially those who are already experiencing health issues.

I hope you re-consider the construction of this project, as we greatly oppose it. Please help us preserve our well-being and quality of life here in our Meadows community.

My entire family will be at the city council meeting tomorrow night.

Thank you
Hua Jiang
Resident of the Meadows

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From: [Jeff Yu](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Barajas, Francisco](#); [Stannard, Michael](#); [Merritt, Thy](#); [Ludden, Thomas](#); [Council](#); [Villwock, Jordan](#); [Fuentes, Jolene](#)
Subject: Urgent Opposition to Proposed Warehouse Construction Near Rezoned Meadows Residential Community
Date: Tuesday, April 2, 2024 9:57:30 PM

Dear City Council,

I am writing to express our community's vehement opposition to the proposed construction of a warehouse near the recently rezoned Meadows residential community. Our community has undergone significant changes in alignment with the city's 6th cycle housing element update for the general plan, aimed at fostering a more vibrant and sustainable residential environment. It is deeply concerning that this proposed warehouse project contradicts the very essence of these efforts.

The rezoning of Meadows from industrial architecture to residential zoning was a pivotal step in realizing the city's vision for balanced urban development and meeting the housing needs outlined in the general plan. This decision was made with careful consideration of the well-being and aspirations of residents, aiming to create a harmonious living environment that fosters community engagement and growth.

Introducing a warehouse into the vicinity directly undermines the objectives of this rezoning effort. Not only does it disrupt the residential character of Meadows, but it also poses significant threats to the health, safety, and prosperity of its residents.

The proposal to demolish the current business park to make way for this warehouse contradicts the city's own strategic goals outlined in the general plan. It disregards the efforts made to revitalize the residential landscape and threatens to reverse the progress achieved through rezoning initiatives.

Moreover, the environmental impact of such a development cannot be ignored. The increased traffic, noise, and air pollution associated with warehouse operations will undoubtedly degrade the quality of life for Meadows residents and compromise the sustainability goals set forth by the city.

As stakeholders in this community, we urge you to reconsider this proposal and explore alternative locations for the warehouse development that are more compatible with the city's long-term vision for residential growth and sustainability. Our community stands united in opposition to any project that undermines the progress made toward creating a thriving residential environment in Meadows.

Thank you for your attention to this matter. We trust that you will prioritize the interests and well-being of Meadows residents as you review this proposal.

Sincerely,

Jeffrey Yu

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From: [Lena Liu](#)
To: [Stonich, Amy](#); [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Tuesday, April 2, 2024 3:47:18 PM

Dear Members of the Council,

I am writing to express my opposition to the construction of a large warehouse in our residential area (near The Meadows Lake Forest). I firmly believe that this decision poses a significant threat to the traffic safety and environment of our community.

Firstly, the increase in transportation vehicles associated with a large warehouse would present considerable challenges to traffic in our residential area. The frequent comings and goings of these vehicles could not only lead to congestion but also elevate the risk of traffic accidents. Particularly on busy thoroughfares, accommodating the influx of freight vehicles would become a daunting task.

Secondly, the construction of a large warehouse may have irreversible impacts on the surrounding environment. These impacts include but are not limited to noise pollution, air pollution, and landscape degradation. The environmental quality of our residential area would be compromised, and these effects could persist long-term, significantly impacting our quality of life.

Therefore, I strongly urge the council to reconsider the plan to construct a large warehouse in our residential area. I hope that the council will listen to the voices of residents and take measures to protect our community from these potential threats.

Thank you for your attention and understanding.

Yours sincerely,

Nan Liu

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From: [Tina Liao](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR - No warehouse should near the Meadows community
Date: Tuesday, April 2, 2024 3:32:17 PM

Dear lake forest city council,

I'm the homeowner of [REDACTED], Lake Forest, CA 92630.

The tentative warehouse building near the Meadows Redwood community will harm the health of the people living in the community. As a mother with a newborn in coming. Me and my family are strongly against this polluted site to be built and want our community's voice to be heard.

Thanks,
Tina

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From: [xia cao](#)
To: [Stonich, Amy](#); [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Warehouse opposition
Date: Tuesday, April 2, 2024 2:16:37 PM

Good Afternoon,

I oppose the construction of the warehouse, the warehouse brings environmental pollution, air pollution. This is a residential area, please reselect the warehouse address.

Best,
Lisa

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From: [Zhang Yumei](#)
To: [Stonich, Amy](#)
Cc: [Council](#); [Merritt, Thy](#); [EnterpriseProjects](#)
Subject: Comment RE Enterprise Project EIR
Date: Wednesday, April 3, 2024 10:29:42 AM

Hello, there,

I am resident in MEADOWS LAKE FOREST. I have a cancer patients in my family. Building factory and warehouse nearby will bring noise and air pollution. I object for the health of my family !

Sincerely

Di Zhang ([REDACTED]) and Yumei Zhang

[REDACTED] Lake Forest

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PUBLIC SCOPING MEETING
Proposed IPT Enterprise Business Center LLC Project
Wednesday, April 3, 2024, 6:00 – 7:00 PM

NAME: Diana Lees
ADDRESS: [REDACTED] CITY: Lake Forest ZIP: 92630
EMAIL ADDRESS: [REDACTED]
REPRESENTING: _____

Do you wish to be added to the project mailing list? ☒ YES ☐ NO

Please drop comments in the Comment Box or mail them to:

City of Lake Forest
Amy Stonich, Assistant Director of Community Development
100 Civic Center Drive
Lake Forest, CA, 92630
Phone: (949) 461-3479
E-mail: EnterpriseProjects@lakeforestca.gov

The purpose of this comment card is to solicit input regarding the scope and content of the Environmental Impact Report (EIR). Please submit comments for the record that pertain to the **environmental issues** to be addressed in the EIR (please print).

stop Warehouse, stop manufactures

① They cause pollutions, noise,
They cause cancers. One article
on North Carolina State University
investigates Pcb exposure
in Poe Hall following 150 cancer
cases reports

Article: mirror on April 1, 2024

② Warehouses, manufactures
lower down the house value,
The applicant for this

Please comment by April 18, 2024

should face legal issue on
house value

From: [REDACTED]
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Wednesday, April 3, 2024 2:49:12 PM

Hi,

I am writing to express my deep concerns regarding the proposed construction of a new warehouse near my Meadows community in Lake Forest, CA.

As a resident of the Meadows community, I have become aware of the plans to build two warehouses in close proximity to our neighborhood. While I understand the importance of economic development and growth, I believe that this particular location is not suitable for such a big project, and I urge you to reconsider this decision for several reasons. First and foremost, the construction of a warehouse in our area poses significant concerns regarding the quality of life for residents. The increased traffic, noise, and pollution associated with warehouse operations would undoubtedly disrupt the peaceful atmosphere of our community. Moreover, the potential for heavy truck traffic in the vicinity raises safety concerns, especially for families with young children who reside in the area. What if there were 18 wheels running around your house 24/7, day and night, how do you feel about that?

Given this concern, I strongly urge you to reconsider the decision to build warehouses near the Meadows community. I believe that alternative locations could be explored that would minimize the negative impact on residents and preserve the integrity of our neighborhood.

I appreciate your attention to this matter and respectfully request that you take into account the concerns of the Meadows community before proceeding with any further developments.

Thank you for your time and consideration.

Sincerely,

Jianzhong Zhu

[REDACTED], Lake Forest, CA 92630

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City of Lake Forest
Amy Stonich, Assistant Director of Community Development
100 Civic Center Drive
Lake Forest, CA, 92630
Phone: (949) 461-3479
E-mail: EnterpriseProjects@lakeforestca.gov

The purpose of this comment card is to solicit input regarding the scope and content of the Environmental Impact Report (EIR). Please submit comments for the record that pertain to the *environmental issues* to be addressed in the EIR (please print).

Dear Amy, Gayle, Planning Commission, And City Council,

I am strongly against building warehouse/distribution/manufacturing center by my home.

My name is Rick Xu and I moved into the new Meadows community last year. My home address is [REDACTED] Lake Forest, CA 92630. It is right next to the proposed gate and drive path of warehouse/distribution center without any meaningful buffer. I bought this house hoping to enjoy my retirement age for many years.

My mother-in-law is applying for the senior apartment under construction. The senior apartment is in the same Meadows community so we can take care of her without driving. Unfortunately, the apartment is also right next to the drive path for the project.

I'm sure you received many complaints about the negative impacts of the proposed enterprise project. I don't want to repeat but ask you the following simple question: With big trucks going in and out 24x7,

- 1. Do you want to live in a home right next to the gate and pathway for big trucks?**
- 2. Do you want your aging parents to live in a senior apartment right next to the pathway for big trucks?**

If your honest answer is "No", please stop the project NOW! At a minimum, we all want a good sleep, right?

PUBLIC SCOPING MEETING
Proposed IPT Enterprise Business Center LLC Project
Wednesday, April 3, 2024, 6:00 – 7:00 PM

NAME: Lily Yang
ADDRESS: [REDACTED] CITY: Lake Forest ZIP: 92630
EMAIL ADDRESS: [REDACTED]
REPRESENTING: Meadows Community

Do you wish to be added to the project mailing list? ☒ YES ☐ NO

Please drop comments in the Comment Box or mail them to:

City of Lake Forest
Amy Stonich, Assistant Director of Community Development
100 Civic Center Drive
Lake Forest, CA, 92630
Phone: (949) 461-3479
E-mail: EnterpriseProjects@lakeforestca.gov

The purpose of this comment card is to solicit input regarding the scope and content of the Environmental Impact Report (EIR). Please submit comments for the record that pertain to the **environmental issues** to be addressed in the EIR (please print).

We bought new homes in Meadows because the surrounding area are office buildings, with no noise after regular working hours, at night and weekends. I ERO noise.

The demolition, construction and future warehouse, big truck docks, even manufacturing facility will bring noise, pollution, traffic caused by big trucks, which impact our 24-hr life. To gain a win (city) – win (land owner) – win (residents), this land should be re-zoned to education, office, shopping, gym, etc to improve city planning for sustainable development!

Please comment by April 18, 2024

PUBLIC SCOPING MEETING
Proposed IPT Enterprise Business Center LLC Project
Wednesday, April 3, 2024, 6:00 – 7:00 PM

NAME: Mark Zhang
ADDRESS: [REDACTED] CITY: Lake Forest ZIP: 92630
EMAIL ADDRESS: [REDACTED]
REPRESENTING: Resident

Do you wish to be added to the project mailing list? ☒ YES ☐ NO

Please drop comments in the Comment Box or mail them to:

City of Lake Forest
Amy Stonich, Assistant Director of Community Development
100 Civic Center Drive
Lake Forest, CA, 92630
Phone: (949) 461-3479
E-mail: EnterpriseProjects@lakeforestca.gov

The purpose of this comment card is to solicit input regarding the scope and content of the Environmental Impact Report (EIR). Please submit comments for the record that pertain to the **environmental issues** to be addressed in the EIR (please print).

This public hearing / Scoping session is not properly notified to all the interested parties as required by California Code, Public Resources Code – PRC § 21083.9 item (b)(5), which states "The lead agency shall provide notice of at least one scoping meeting held pursuant to paragraph (2) of ~~the~~ subdivision (a) to all of the following: (5) A public agency, organization or individual who has filed a written request for the notice".
However, my email address as indicated above was not contacted by the city after last email from Jennifer Masur. Therefore, I have the reason to believe that the public meeting is not properly noticed to the interested parties, the city should schedule another session to make all the related parties aware and notified to comply with the State Code.

See attached for record.

Please comment by April 18, 2024

From: [Sharon Chen](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Wednesday, April 3, 2024 9:59:48 PM

Dear Members of the City Council,

My name is Sharon Chen, I am a resident of Serrano Summit neighborhood which is right next to the city hall.

I am writing to express my strong opposition to the proposed construction of massive warehouses close to our community. As a resident of this area, I am deeply concerned about the negative impacts that such warehouses would have on our neighborhood and the well-being of its residents.

First and foremost, the increased presence of large trucks associated with these warehouses would pose significant safety risks to our community. The influx of heavy traffic would make Bake Parkway, CommerceCenter Drive and Dimension Drive more dangerous for residents and increase the likelihood of accidents and collisions. This is especially alarming considering the presence of families and children in our neighborhood who rely on these streets for daily commute.

Furthermore, the construction and operation of these warehouses would contribute to air pollution. The constant flow of trucks emitting harmful pollutants would worsen air quality in our community, leading to respiratory problems and other health issues, particularly for vulnerable populations such as the elderly and children.

In addition to safety and health concerns, the proposed warehouses would also exacerbate road congestion in our area, especially on Bake Parkway, CommerceCenter Drive and Dimension Drive, which are the main streets residents use for daily life.

The increased traffic volume would lead to longer commute times, gridlock, and frustration for residents trying to navigate our already congested streets. This would diminish our quality of life.

Given these significant concerns, I urge the City Council to reconsider the proposal to build massive warehouses next to our community. Instead, I encourage you to explore alternative locations that are less densely populated and pose fewer risks to residents. Our neighborhood deserves to be protected from the negative impacts of industrial development, and it is incumbent upon the City Council to prioritize the safety, health, and well-being of its constituents.

Thank you for your attention to this matter. I trust that you will carefully consider the voices of concerned residents like myself as you make decisions that will shape the future of our community.

Sincerely,

Sharon Chen

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From: [E](#)
To: [EnterpriseProjects](#)
Subject: IPT Enterprise Business Center LLC - CEQANet #2024030755
Date: Friday, April 5, 2024 10:33:56 AM
Attachments: [20240405 City of Lake Forest #2024030755.pdf](#)
[warehouse-best-practices.pdf](#)

Dear Ms. Stonich:

On behalf of the California Department of Justice's Bureau of Environmental Justice, please see the attached letter regarding the IPT Enterprise Business Center LLC project.

Sincerely,

Bureau of Environmental Justice

<https://oag.ca.gov/environment/justice>

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April 5, 2024

Amy Stonich, Assistant Director of Community Development
City of Lake Forest
100 Civic Center Drive
Lake Forest, CA 92630

RE: IPT Enterprise Business Center LLC, SCH #2024030755

Dear Ms. Stonich:

Thank you for the opportunity to provide comments on the Notice of Preparation for the IPT Enterprise Business Center LLC project. While the logistics industry is an important component of our modern economy, warehouses can bring various environmental impacts to the communities where they are located. For example, diesel trucks visiting warehouses emit nitrogen oxide (NO_x)—a primary precursor to smog formation and a significant factor in the development of respiratory problems like asthma, bronchitis, and lung irritation—and diesel particulate matter (a subset of fine particulate matter that is smaller than 2.5 micrometers)—a contributor to cancer, heart disease, respiratory illnesses, and premature death.¹ Trucks and on-site loading activities can also be loud, bringing disruptive noise levels during 24/7 operation that can cause hearing damage after prolonged exposure.² The hundreds, and sometimes thousands, of daily truck and passenger car trips that warehouses generate can contribute to traffic jams, deterioration of road surfaces, traffic accidents, and unsafe conditions for pedestrians and bicyclists. Depending on the circumstances of an individual project, warehouses may also have other environmental impacts.

To help lead agencies avoid, analyze, and mitigate warehouses' environmental impacts, the Attorney General Office's Bureau of Environmental Justice has published a document containing best practices and mitigation measures for warehouse projects. We have attached a

¹ California Air Resources Board, Nitrogen Dioxide & Health, <https://ww2.arb.ca.gov/resources/nitrogen-dioxide-and-health> (NO_x); California Air Resources Board, Summary: Diesel Particulate Matter Health Impacts, <https://ww2.arb.ca.gov/resources/summary-diesel-particulate-matter-health-impacts>; Office of Environmental Health Hazard Assessment and American Lung Association of California, Health Effects of Diesel Exhaust, <https://oehha.ca.gov/media/downloads/calenviroscreen/indicators/diesel4-02.pdf> (DPM).

² Noise Sources and Their Effects, <https://www.chem.purdue.edu/chemsafety/Training/PPETrain/dblevels.htm> (a diesel truck moving 40 miles per hour, 50 feet away, produces 84 decibels of sound).

copy of this document to this letter, and it is also available online.³ We encourage you to consider the information in this document as you prepare the draft environmental impact report for this project.

Priority should be placed on avoiding land use conflicts between warehouses and sensitive receptors and on mitigating the impacts of any unavoidable land use conflicts. However, even projects located far from sensitive receptors may contribute to harmful regional air pollution, so you should consider measures to reduce emissions associated with the project to help the State meet its air quality goals. A distant warehouse may also impact sensitive receptors if trucks must pass near sensitive receptors to visit the warehouse.

The Bureau will continue to monitor proposed warehouse projects for compliance with the California Environmental Quality Act and other laws. We are available to discuss as you prepare the draft environmental impact report and consider how to guide warehouse development in your jurisdiction. Please do not hesitate to contact the Environmental Justice Bureau at ej@doj.ca.gov if you have any questions.

Sincerely,



CHRISTIE VOSBURG
Supervising Deputy Attorney General

For ROB BONTA
Attorney General

³ <https://oag.ca.gov/system/files/media/warehouse-best-practices.pdf>.



Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act

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In carrying out its duty to enforce laws across California, the California Attorney General's Bureau of Environmental Justice (Bureau)¹ regularly reviews proposed warehouse projects for compliance with the California Environmental Quality Act (CEQA) and other laws. When necessary, the Bureau submits comment letters to lead agencies regarding warehouse projects, and in rare cases the Bureau has filed litigation to enforce CEQA.² This document builds upon the Bureau's work on warehouse projects, collecting information gained from the Bureau's review of hundreds of warehouse projects across the state.³ It is meant to help lead agencies pursue CEQA compliance and promote environmentally-just development as they confront warehouse project proposals.⁴ While CEQA analysis is necessarily project-specific, this document provides information on feasible best practices and mitigation measures, nearly all of which have been adapted from actual warehouse projects in California.

I. Background

In recent years, the proliferation of e-commerce and rising consumer expectations of rapid shipping have contributed to a boom in warehouse development.⁵ California, with its ports, population centers, and transportation network, has found itself at the center of this trend. In 2020, the Ports of Los Angeles, Long Beach, and Oakland collectively accounted for over 34% of all United States international container trade.⁶ The Ports of Los Angeles and Long Beach alone generate about 35,000 container truck trips every day.⁷ Accordingly, the South Coast Air Basin now contains approximately 3,000 warehouses of over 100,000 square feet each, with a total warehouse capacity of approximately 700 million square feet, an increase of 20 percent over the last five years.⁸ This trend has only accelerated, with e-commerce growing to

¹ <https://oag.ca.gov/environment/justice>.

² <https://oag.ca.gov/environment/ceqa>; *People of the State of California v. City of Fontana* (Super. Ct. San Bernardino County, No. CIVSB2121829); *South Central Neighbors United et al. v. City of Fresno et al.* (Super. Ct. Fresno County, No. 18CECG00690).

³ This September 2022 version revises and replaces the prior March 2021 version of this document.

⁴ Anyone reviewing this document to determine CEQA compliance responsibilities should consult their own attorney for legal advice.

⁵ As used in this document, "warehouse" or "logistics facility" is defined as a facility consisting of one or more buildings that stores cargo, goods, or products on a short- or long-term basis for later distribution to businesses and/or retail customers.

⁶ Data from the Bureau of Transportation Statistics, Container TEUs (Twenty-foot Equivalent Units) (2020), <https://data.bts.gov/stories/s/Container-TEU/x3fb-aeda/> (Ports of Los Angeles, Long Beach, and Oakland combined for 14.157 million TEUs, 34% of 41.24 million TEUs total nationwide) (last accessed September 18, 2022).

⁷ U.S. Dept. of Transportation, Federal Highway Administration, *FHWA Operations Support – Port Peak Pricing Program Evaluation* (2020), available at <https://ops.fhwa.dot.gov/publications/fhwahop09014/sect2.htm> (last accessed September 18, 2022).

⁸ South Coast Air Qual. Mgmt. Dist., *Final Socioeconomic Assessment for Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program and Proposed Rule 316 – Fees for Rule 2305*, at 7-8, 41 (May 2021).

13% of all retail sales and 2021 being a second consecutive record year for new warehouse space leased.⁹ The latest data and forecasts predict that the next wave of warehouse development will be in the Central Valley.¹⁰

When done properly, these activities can contribute to the economy and consumer welfare. However, imprudent warehouse development can harm local communities and the environment. Among other pollutants, diesel trucks visiting warehouses emit nitrogen oxide (NO_x)—a primary precursor to smog formation and a significant factor in the development of respiratory problems like asthma, bronchitis, and lung irritation—and diesel particulate matter (a subset of fine particular matter that is smaller than 2.5 micrometers)—a contributor to cancer, heart disease, respiratory illnesses, and premature death.¹¹ Trucks and on-site loading activities can also be loud, bringing disruptive noise levels during 24/7 operation that can cause hearing damage after prolonged exposure.¹² The hundreds, and sometimes thousands, of daily truck and passenger car trips that warehouses generate contribute to traffic jams, deterioration of road surfaces, and traffic accidents.

These environmental impacts also tend to be concentrated in neighborhoods already suffering from disproportionate health impacts and systemic vulnerability. For example, a comprehensive study by the South Coast Air Quality Management District found that communities located near large warehouses scored far higher on California’s environmental justice screening tool, which measures overall pollution and demographic vulnerability.¹³ That

⁹ U.S. Census Bureau News, Quarterly Retail E-Commerce Sales 4th Quarter 2021 (February 22, 2022), https://www.census.gov/retail/mrts/www/data/pdf/ec_current.pdf (last accessed September 18, 2022); CBRE Research, *2022 North America Industrial Big Box Report: Review and Outlook*, at 2-3 (March 2022), available at <https://www.cbre.com/insights/reports/2022-north-america-industrial-big-box#download-report> (last accessed September 18, 2022).

¹⁰ CBRE Research, *supra* note 9, at 4, 36; New York Times, *Warehouses Are Headed to the Central Valley, Too* (Jul. 22, 2020), available at <https://www.nytimes.com/2020/07/22/us/coronavirus-ca-warehouse-workers.html>.

¹¹ California Air Resources Board, Nitrogen Dioxide & Health, <https://ww2.arb.ca.gov/resources/nitrogen-dioxide-and-health> (last accessed September 18, 2022) (NO_x); California Air Resources Board, Summary: Diesel Particulate Matter Health Impacts, <https://ww2.arb.ca.gov/resources/summary-diesel-particulate-matter-health-impacts> (last accessed September 18, 2022); Office of Environmental Health Hazard Assessment and American Lung Association of California, Health Effects of Diesel Exhaust, <https://oehha.ca.gov/media/downloads/calenviroscreen/indicators/diesel4-02.pdf> (last accessed September 18, 2022) (DPM).

¹² Noise Sources and Their Effects, <https://www.chem.purdue.edu/chemsafety/Training/PPETrain/dblevels.htm> (last accessed September 18, 2022) (a diesel truck moving 40 miles per hour, 50 feet away, produces 84 decibels of sound).

¹³ South Coast Air Quality Management District, “Final Socioeconomic Assessment for Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program and Proposed Rule 316 – Fees for Rule 2305” (May 2021), at 4-5.

study concluded that, compared to the South Coast Air Basin averages, communities in the South Coast Air Basin near large warehouses had a substantially higher proportion of people of color; were exposed to more diesel particulate matter; had higher rates of asthma, cardiovascular disease, and low birth weights; and had higher poverty and unemployment rates.¹⁴ Each area has its own unique history, but many of these impacts and vulnerabilities reflect historic redlining practices in these communities, which devalued land and concentrated poverty, racial outgroups, and pollution into designated areas.¹⁵

II. Proactive Planning: General Plans, Local Ordinances, and Good Neighbor Policies

To systematically guide warehouse development, we encourage local governing bodies to proactively plan for logistics projects in their jurisdictions. Proactive planning allows jurisdictions to prevent land use conflicts before they materialize and direct sustainable development. Benefits also include providing a predictable business environment, protecting residents from environmental harm, and setting consistent expectations jurisdiction-wide.

Proactive planning can take many forms. Land use designation and zoning decisions should channel development into appropriate areas. For example, establishing industrial districts near major highway and rail corridors but away from sensitive receptors¹⁶ can help attract investment while avoiding conflicts between warehouse facilities and residential communities. Transition zones with lighter industrial and commercial land uses may also help minimize conflicts between residential and industrial uses.

In addition, general plan policies, local ordinances, and good neighbor policies should set minimum standards for logistics projects. General plan policies can be incorporated into existing economic development, land use, circulation, or other related general plan elements. Many jurisdictions alternatively choose to consolidate policies in a separate environmental justice element. Adopting general plan policies to guide warehouse development may also help

¹⁴ *Id.* at 5-7.

¹⁵ Beginning in the 1930s, federal housing policy directed investment away from Black, immigrant, and working-class communities by color-coding neighborhoods according to the purported “riskiness” of loaning to their residents. In California cities where such “redlining” maps were drawn, nearly all of the communities where warehouses are now concentrated were formerly coded “red,” signifying the least desirable areas where investment was to be avoided. See University of Richmond Digital Scholarship Lab, Mapping Inequality, <https://dsl.richmond.edu/panorama/redlining/#loc=12/33.748/-118.272&city=los-angeles-ca> (Los Angeles), <https://dsl.richmond.edu/panorama/redlining/#loc=13/32.685/-117.132&city=san-diego-ca> (San Diego), <https://dsl.richmond.edu/panorama/redlining/#loc=11/37.81/-122.38&city=oakland-ca> (Oakland), <https://dsl.richmond.edu/panorama/redlining/#loc=13/37.956/-121.326&city=stockton-ca> (Stockton), <https://dsl.richmond.edu/panorama/redlining/#loc=12/36.751/-119.86&city=fresno-ca> (Fresno) (all last accessed September 18, 2022).

¹⁶ In this document, “sensitive receptors” refers to residences, schools, public recreation facilities, health care facilities, places of worship, daycare facilities, community centers, or incarceration facilities.

jurisdictions comply with their obligations under SB 1000, which requires local government general plans to identify objectives and policies to reduce health risks in disadvantaged communities, promote civil engagement in the public decision making process, and prioritize improvements and programs that address the needs of disadvantaged communities.¹⁷

Local ordinances and good neighbor policies that set development standards for all warehouses in the jurisdiction are a critical and increasingly common tool that serve several goals. When well-designed, these ordinances direct investment to local improvements, provide predictability for developers, conserve government resources by streamlining project review processes, and reduce the environmental impacts of industrial development. While many jurisdictions have adopted warehouse-specific development standards, an ordinance in the City of Fontana provides an example to review and build upon.¹⁸ Good neighbor policies in Riverside County and by the Western Riverside Council of Government include additional measures worth consideration.¹⁹

The Bureau encourages jurisdictions to adopt their own local ordinances that combine the strongest policies from those models with measures discussed in the remainder of this document.

III. Community Engagement

Early and consistent community engagement is central to establishing good relationships between communities, lead agencies, and warehouse developers and tenants. Robust community engagement can give lead agencies access to community residents' on-the-ground knowledge and information about their concerns, build community support for projects, and develop creative solutions to ensure new logistics facilities are mutually beneficial. Examples of best practices for community engagement include:

- Holding a series of community meetings at times and locations convenient to members of the affected community and incorporating suggestions into the project design.
- Posting information in hard copy in public gathering spaces and on a website about the project. The information should include a complete, accurate project description, maps and drawings of the project design, and information about how the public can provide input and be involved in the project approval process. The

¹⁷ For more information about SB 1000, see <https://oag.ca.gov/environment/sb1000>.

¹⁸ <https://oag.ca.gov/system/files/attachments/press-docs/Final%20Signed%20Fontana%20Ordinance.pdf> (last accessed September 18, 2022).

¹⁹ For example, the Riverside County policy requires community benefits agreements and supplemental funding contributions toward additional pollution offsets, and the Western Riverside Council of Governments policy sets a minimum buffer zone of 300 meters between warehouses and sensitive receptors. <https://www.rivcocob.org/wp-content/uploads/2020/01/Good-Neighbor-Policy-F-3-Final-Adopted.pdf> (last accessed September 18, 2022) (Riverside County); <http://www.wrcog.cog.ca.us/DocumentCenter/View/318/Good-Neighbor-Guidelines-for-Siting-Warehouse-Distribution-Facilities-PDF?bidId=> (last accessed September 18, 2022) (Western Riverside Council of Governments).

information should be in a format that is easy to navigate and understand for members of the affected community.

- Providing notice by mail to residents and schools within a certain radius of the project and along transportation corridors to be used by vehicles visiting the project, and by posting a prominent sign on the project site. The notice should include a brief project description and directions for accessing complete information about the project and for providing input on the project.
- Providing translation or interpretation in residents' native language, where appropriate.
- For public meetings broadcast online or otherwise held remotely, providing for access and public comment by telephone and supplying instructions for access and public comment with ample lead time prior to the meeting.
- Partnering with local community-based organizations to solicit feedback, leverage local networks, co-host meetings, and build support.
- Considering adoption of a community benefits agreement, negotiated with input from affected residents and businesses, by which the developer provides benefits to the affected community.
- Creating a community advisory board made up of local residents to review and provide feedback on project proposals in early planning stages.
- Identifying a person to act as a community liaison concerning on-site construction activity and operations, and providing contact information for the community liaison to the surrounding community.
- Requiring signage in public view at warehouse facilities with contact information for a local designated representative for the facility operator who can receive community complaints, and requiring any complaints to be answered by the facility operator within 48 hours of receipt.

IV. Warehouse Siting and Design Considerations

The most important consideration when planning a logistics facility is its location. Warehouses located in residential neighborhoods or near sensitive receptors expose community residents and those using or visiting sensitive receptor sites to the air pollution, noise, traffic, and other environmental impacts they generate. Therefore, placing facilities away from sensitive receptors significantly reduces their environmental and quality of life harms on local communities. The suggested best practices for siting and design of warehouse facilities does not relieve lead agencies' responsibility under CEQA to conduct a project-specific analysis of the project's impacts and evaluation of feasible mitigation measures and alternatives; lead agencies' incorporation of the best practices must be part of the impact, mitigation and alternatives analyses to meet the requirements of CEQA. Examples of best practices when siting and designing warehouse facilities include:

- Per California Air Resources Board (CARB) guidance, siting warehouse facilities so that their property lines are at least 1,000 feet from the property lines of the nearest sensitive receptors.²⁰
- Providing adequate amounts of on-site parking to prevent trucks and other vehicles from parking or idling on public streets and to reduce demand for off-site truck yards.
- Establishing setbacks from the property line of the nearest sensitive receptor to warehouse dock doors, loading areas, and truck drive aisles, and locating warehouse dock doors, loading areas, and truck drive aisles on the opposite side of the building from the nearest sensitive receptors—e.g., placing dock doors on the north side of the facility if sensitive receptors are near the south side of the facility.
- Placing facility entry and exit points from the public street away from sensitive receptors—e.g., placing these points on the north side of the facility if sensitive receptors are adjacent to the south side of the facility.
- Ensuring heavy duty trucks abide by the on-site circulation plans by constructing physical barriers to block those trucks from using areas of the project site restricted to light duty vehicles or emergency vehicles only.
- Preventing truck queuing spillover onto surrounding streets by positioning entry gates after a minimum of 140 feet of space for queuing, and increasing the distance by 70 feet for every 20 loading docks beyond 50 docks.
- Locating facility entry and exit points on streets of higher commercial classification that are designed to accommodate heavy duty truck usage.
- Screening the warehouse site perimeter and onsite areas with significant truck traffic (e.g., dock doors and drive aisles) by creating physical, structural, and/or vegetative buffers that prevent or substantially reduce pollutant and noise dispersion from the facility to sensitive receptors.
- Planting exclusively 36-inch box evergreen trees to ensure faster maturity and four-season foliage.
- Requiring all property owners and successors in interest to maintain onsite trees and vegetation for the duration of ownership, including replacing any dead or unhealthy trees and vegetation.
- Posting signs clearly showing the designated entry and exit points from the public street for trucks and service vehicles.
- Including signs and drive aisle pavement markings that clearly identify onsite circulation patterns to minimize unnecessary onsite vehicle travel.
- Posting signs indicating that all parking and maintenance of trucks must be conducted within designated on-site areas and not within the surrounding community or public streets.

²⁰ CARB, Air Quality and Land Use Handbook: A Community Health Perspective (April 2005), at ES-1. CARB staff has released draft updates to this siting and design guidance which suggests a greater distance may be warranted in some scenarios. CARB, Concept Paper for the Freight Handbook (December 2019), available at https://ww2.arb.ca.gov/sites/default/files/2020-03/2019.12.12%20-%20Concept%20Paper%20for%20the%20Freight%20Handbook_1.pdf (last accessed September 18, 2022).

V. Air Quality and Greenhouse Gas Emissions Analysis and Mitigation

Emissions of air pollutants and greenhouse gases are often among the most substantial environmental impacts from new warehouse facilities. CEQA compliance demands a proper accounting of the full air quality and greenhouse gas impacts of logistics facilities and adoption of all feasible mitigation of significant impacts. Although efforts by CARB and other authorities to regulate the heavy-duty truck and off-road diesel fleets have made excellent progress in reducing the air quality impacts of logistics facilities, the opportunity remains for local jurisdictions to further mitigate these impacts at the project level. Lead agencies and developers should also consider designing projects with their long-term viability in mind. Constructing the necessary infrastructure to prepare for the zero-emission future of goods movement not only reduces a facility's emissions and local impact now, but it can also save money as demand for zero-emission infrastructure grows. In planning new logistics facilities, the Bureau strongly encourages developers to consider the local, statewide, and global impacts of their projects' emissions.

Examples of best practices when studying air quality and greenhouse gas impacts include:

- Fully analyzing all reasonably foreseeable project impacts, including cumulative impacts. In general, new warehouse developments are not ministerial under CEQA because they involve public officials' personal judgment as to the wisdom or manner of carrying out the project, even when warehouses are permitted by a site's applicable zoning and/or general plan land use designation.²¹
- When analyzing cumulative impacts, thoroughly considering the project's incremental impact in combination with past, present, and reasonably foreseeable future projects, even if the project's individual impacts alone do not exceed the applicable significance thresholds.
- Preparing a quantitative air quality study in accordance with local air district guidelines.
- Preparing a quantitative health risk assessment in accordance with California Office of Environmental Health Hazard Assessment and local air district guidelines.
- Refraining from labeling compliance with CARB or air district regulations as a mitigation measure—compliance with applicable regulations is required regardless of CEQA.
- Disclosing air pollution from the entire expected length of truck trips. CEQA requires full public disclosure of a project's anticipated truck trips, which entails calculating truck trip length based on likely truck trip destinations, rather than the distance from the facility to the edge of the air basin, local jurisdiction, or other truncated endpoint. All air pollution associated with the project must be considered, regardless of where those impacts occur.

²¹ CEQA Guidelines § 15369.

- Accounting for all reasonably foreseeable greenhouse gas emissions from the project, without discounting projected emissions based on participation in California’s Cap-and-Trade Program.

Examples of measures to mitigate air quality and greenhouse gas impacts from construction are below. To ensure mitigation measures are enforceable and effective, they should be imposed as permit conditions on the project where applicable.

- Requiring off-road construction equipment to be hybrid electric-diesel or zero-emission, where available, and all diesel-fueled off-road construction equipment to be equipped with CARB Tier IV-compliant engines or better, and including this requirement in applicable bid documents, purchase orders, and contracts, with successful contractors demonstrating the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.
- Prohibiting off-road diesel-powered equipment from being in the “on” position for more than 10 hours per day.
- Using electric-powered hand tools, forklifts, and pressure washers, and providing electrical hook ups to the power grid rather than use of diesel-fueled generators to supply their power.
- Designating an area in the construction site where electric-powered construction vehicles and equipment can charge.
- Limiting the amount of daily grading disturbance area.
- Prohibiting grading on days with an Air Quality Index forecast of greater than 100 for particulates or ozone for the project area.
- Forbidding idling of heavy equipment for more than three minutes.
- Keeping onsite and furnishing to the lead agency or other regulators upon request, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications.
- Conducting an on-site inspection to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts.
- Using paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of less than 10 g/L.
- Providing information on transit and ridesharing programs and services to construction employees.
- Providing meal options onsite or shuttles between the facility and nearby meal destinations for construction employees.

Examples of measures to mitigate air quality and greenhouse gas impacts from operation include:

- Requiring all heavy-duty vehicles engaged in drayage²² to or from the project site to be zero-emission beginning in 2030.

²² “Drayage” refers generally to transport of cargo to or from a seaport or intermodal railyard.

- Requiring all on-site motorized operational equipment, such as forklifts and yard trucks, to be zero-emission with the necessary charging or fueling stations provided.
- Requiring tenants to use zero-emission light- and medium-duty vehicles as part of business operations.
- Forbidding trucks from idling for more than three minutes and requiring operators to turn off engines when not in use.
- Posting both interior- and exterior-facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations to CARB, the local air district, and the building manager.
- Installing solar photovoltaic systems on the project site of a specified electrical generation capacity that is equal to or greater than the building's projected energy needs, including all electrical chargers.
- Designing all project building roofs to accommodate the maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible.
- Constructing zero-emission truck charging/fueling stations proportional to the number of dock doors at the project.
- Running conduit to designated locations for future electric truck charging stations.
- Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide refrigerated warehouse space, constructing electric plugs for electric transport refrigeration units at every dock door and requiring truck operators with transport refrigeration units to use the electric plugs when at loading docks.
- Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability.
- Constructing and maintaining electric light-duty vehicle charging stations proportional to the number of employee parking spaces (for example, requiring at least 10% of all employee parking spaces to be equipped with electric vehicle charging stations of at least Level 2 charging performance)
- Running conduit to an additional proportion of employee parking spaces for a future increase in the number of electric light-duty charging stations.
- Installing and maintaining, at the manufacturer's recommended maintenance intervals, air filtration systems at sensitive receptors within a certain radius of facility for the life of the project.
- Installing and maintaining, at the manufacturer's recommended maintenance intervals, an air monitoring station proximate to sensitive receptors and the facility for the life of the project, and making the resulting data publicly available in real time. While air monitoring does not mitigate the air quality or greenhouse gas impacts of a facility, it nonetheless benefits the affected community by providing information that can be used to improve air quality or avoid exposure to unhealthy air.
- Requiring all stand-by emergency generators to be powered by a non-diesel fuel.
- Requiring facility operators to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of

- trucks.
- Requiring operators to establish and promote a rideshare program that discourages single-occupancy vehicle trips and provides financial incentives for alternate modes of transportation, including carpooling, public transit, and biking.
- Meeting CalGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking.
- Designing to LEED green building certification standards.
- Providing meal options onsite or shuttles between the facility and nearby meal destinations.
- Posting signs at every truck exit driveway providing directional information to the truck route.
- Improving and maintaining vegetation and tree canopy for residents in and around the project area.
- Requiring that every tenant train its staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB-approved courses. Also require facility operators to maintain records on-site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request.
- Requiring tenants to enroll in the United States Environmental Protection Agency's SmartWay program, and requiring tenants who own, operate, or hire trucking carriers with more than 100 trucks to use carriers that are SmartWay carriers.
- Providing tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets.

VI. Noise Impacts Analysis and Mitigation

The noise associated with logistics facilities can be among their most intrusive impacts to nearby sensitive receptors. Various sources, such as unloading activity, diesel truck movement, and rooftop air conditioning units, can contribute substantial noise pollution. These impacts are exacerbated by logistics facilities' typical 24-hour, seven-days-per-week operation. Construction noise is often even greater than operational noise, so if a project site is near sensitive receptors, developers and lead agencies should adopt measures to reduce the noise generated by both construction and operation activities.

Examples of best practices when studying noise impacts include:

- Preparing a noise impact analysis that considers all reasonably foreseeable project noise impacts, including to nearby sensitive receptors. All reasonably foreseeable project noise impacts encompasses noise from both construction and operations, including stationary, on-site, and off-site noise sources.
- Adopting a lower significance threshold for incremental noise increases when baseline noise already exceeds total noise significance thresholds, to account for the cumulative impact of additional noise and the fact that, as noise moves up the decibel scale, each decibel increase is a progressively greater increase in sound

pressure than the last. For example, 70 dBA is ten times more sound pressure than 60 dBA.

- Disclosing and considering the significance of short-term noise levels associated with all aspects of project operation (i.e. both on-site noise generation and off-site truck noise). Considering only average noise levels may mask noise impacts sensitive receptors would consider significant—for example, the repeated but short-lived passing of individual trucks or loading activities at night.

Examples of measures to mitigate noise impacts include:

- Constructing physical, structural, or vegetative noise barriers on and/or off the project site.
- Planning and enforcing truck routes that avoid passing sensitive receptors.
- Locating or parking all stationary construction equipment as far from sensitive receptors as possible, and directing emitted noise away from sensitive receptors.
- Verifying that construction equipment has properly operating and maintained mufflers.
- Requiring all combustion-powered construction equipment to be surrounded by a noise protection barrier
- Limiting operation hours to daytime hours on weekdays.
- Paving roads where truck traffic is anticipated with low noise asphalt.
- Orienting any public address systems onsite away from sensitive receptors and setting system volume at a level not readily audible past the property line.

VII. Traffic Impacts Analysis and Mitigation

Warehouse facilities inevitably bring truck and passenger car traffic. Truck traffic can present substantial safety issues. Collisions with heavy-duty trucks are especially dangerous for passenger cars, motorcycles, bicycles, and pedestrians. These concerns can be even greater if truck traffic passes through residential areas, school zones, or other places where pedestrians are common and extra caution is warranted.

Examples of measures to mitigate traffic impacts include:

- Designing, clearly marking, and enforcing truck routes that keep trucks out of residential neighborhoods and away from other sensitive receptors.
- Installing signs in residential areas noting that truck and employee parking is prohibited.
- Requiring preparation and approval of a truck routing plan describing the facility's hours of operation, types of items to be stored, and truck routing to and from the facility to designated truck routes that avoids passing sensitive receptors. The plan should include measures for preventing truck queuing, circling, stopping, and parking on public streets, such as signage, pavement markings, and queuing analysis and enforcement. The plan should hold facility operators responsible for violations of the truck routing plan, and a revised plan should be required from any new tenant that occupies the property before a business license

is issued. The approving agency should retain discretion to determine if changes to the plan are necessary, including any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.

- Constructing new or improved transit stops, sidewalks, bicycle lanes, and crosswalks, with special attention to ensuring safe routes to schools.
- Consulting with the local public transit agency and securing increased public transit service to the project area.
- Designating areas for employee pickup and drop-off.
- Implementing traffic control and safety measures, such as speed bumps, speed limits, or new traffic signs or signals.
- Placing facility entry and exit points on major streets that do not have adjacent sensitive receptors.
- Restricting the turns trucks can make entering and exiting the facility to route trucks away from sensitive receptors.
- Constructing roadway improvements to improve traffic flow.
- Preparing a construction traffic control plan prior to grading, detailing the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations, and designing the plan to minimize impacts to roads frequented by passenger cars, pedestrians, bicyclists, and other non-truck traffic.

VIII. Other Significant Environmental Impacts Analysis and Mitigation

Warehouse projects may result in significant environmental impacts to other resources, such as to aesthetics, cultural resources, energy, geology, or hazardous materials. All significant adverse environmental impacts must be evaluated, disclosed and mitigated to the extent feasible under CEQA. Examples of best practices and mitigation measures to reduce environmental impacts that do not fall under any of the above categories include:

- Appointing a compliance officer who is responsible for implementing all mitigation measures, and providing contact information for the compliance officer to the lead agency, to be updated annually.
- Creating a fund to mitigate impacts on affected residents, schools, places of worship, and other community institutions by retrofitting their property. For example, retaining a contractor to retrofit/install HVAC and/or air filtration systems, doors, dual-paned windows, and sound- and vibration-deadening insulation and curtains.
- Sweeping surrounding streets on a daily basis during construction to remove any construction-related debris and dirt.
- Directing all lighting at the facility into the interior of the site.
- Using full cut-off light shields and/or anti-glare lighting.
- Requiring submission of a property maintenance program for agency review and approval providing for the regular maintenance of all building structures, landscaping, and paved surfaces.
- Using cool pavement to reduce heat island effects.

- Planting trees in parking areas to provide at least 35% shade cover of parking areas within fifteen years to reduce heat island impacts.
- Using light colored roofing materials with a solar reflective index of 78 or greater.
- Including on-site amenities, such as a truck operator lounge with restrooms, vending machines, and air conditioning, to reduce the need for truck operators to idle or travel offsite.
- Designing skylights to provide natural light to interior worker areas.
- Installing climate control and air filtration in the warehouse facility to promote worker well-being.

IX. Conclusion

California's world-class economy, ports, and transportation network position it at the center of the e-commerce and logistics industry boom. At the same time, California is a global leader in environmental protection and environmentally just development. The guidance in this document furthers these dual strengths, ensuring that all can access the benefits of economic development. The Bureau will continue to monitor proposed projects for compliance with CEQA and other laws. Lead agencies, developers, community advocates, and other interested parties should feel free to reach out to us as they consider how to guide warehouse development in their area.

Please do not hesitate to contact the Environmental Justice Bureau at ej@doj.ca.gov if you have any questions.

From: Grace Shi
To: Mark Zhong; Stonich, Amy; Ackerman, Gayle
Cc:

Subject:
Date: Friday, April 5, 2024 2:17:39 PM
Attachments: image.png
image001.png
image001.png

Hi Amy,

Regarding your recent communication of the NOP for 26200 Enterprise Way, it has come to our attention that there are discrepancies in the email notification process. Contrary to the assertion made in the previous email, many of us did not receive the original notice sent on March 20, 2024. Despite thorough checks of our spam folders and inboxes, the email was not found. Given this discrepancy, we request the recipient lists of both emails to be submitted to a third party for review.

Echoing Mark's concerns, it's evident that the recent scoping meeting was not conducted in full compliance with relevant laws. Mark's observations highlight the need for a more transparent and legally compliant notification process. We urge the city to take corrective measures, including arranging another fully-compliant public scoping session and ensuring transparent communication moving forward.

Thank you for your attention to these matters.

Grace

On Fri, Apr 5, 2024 at 11:23 AM Mark Zhong <[REDACTED]> wrote:

Hi Amy,

I would like to reiterate what I talked about in the scoping meeting:

This scoping meeting was not arranged and properly notified pursuant to relevant State LAWS/CODES (i.e., *California Public Resources Code 21083.9 section (b)(5)*).

I started to express interest in this project last October and I DID NOT receive any updates after two emails from the planning commission staff Jennifer Mansur, with the last email sent to me in Feb, which did not mention anything about this scoping meeting. And I learned during the scoping meeting on 4/3 that a lot of my neighbours who previously sent an email to the city also did not get informed through the email they provided. Therefore, I have reason to believe that the city failed to properly and adequately distribute the notice of this meeting pursuant to *California Public Resources Code 21083.9 section (b)(5)* as attached below.

That being said, this scoping meeting session was not arranged and notified to the public legally or in a manner that fully complies with the LAW.

To remediate this, the city should make another effort to arrange a fully-compliant public scoping session on this project, where the city adequately distributes the meeting info to the interested parties.

Sincerely,
Mark Zhong
image.png

On Tue, Apr 2, 2024 at 9:49 AM Stonich, Amy <AStonich@lakeforestca.gov> wrote:

Good morning June.

Thank you for your email inquiries. We appreciate your engagement and interest in the upcoming Public Scoping meeting scheduled for Wednesday, April 3, 2024, at 6:00 p.m. to 7:00 p.m. Below is a comprehensive response to your email:

- The Environmental Impact Report (EIR) has not been drafted yet. The primary purpose of the scoping meeting is to gather input on the scope of technical studies related to aspects such as air quality, noise, greenhouse gas, and more. Over the next several months, these technical studies will be conducted, and the findings will inform the preparation of the comprehensive EIR document.
- The scoping meeting serves a specific purpose: to gather comments and suggestions from the public regarding the scope and content of the Draft Environmental Impact Report. It is not a decision-making meeting but rather an opportunity for community members to contribute their insights. We encourage active participation, whether in person or through written submissions.
- Notice and distribution: The decision to notice the scoping meeting primarily to property owners within 300 feet of the project site is in accordance with the California Environmental Quality Act (CEQA) requirements. In addition to that distribution, we have posted physical notices at City Hall and proactively reached out to individuals who expressed interest or provided comments during the Mitigated Negative Declaration (MND) process. The email notifications were sent to ensure broader awareness and encourage participation from a wider audience.
- With regard to your concern about timing of the scoping meeting: It's essential to recognize that the scoping meeting is just one milestone in a comprehensive timeline. The planning process will span approximately 15 months, during which various opportunities for public input will arise. These include additional public meetings, written submissions, and consultations. We value community feedback throughout this extended period.

- For those unable to attend the Scoping meeting, we invite them to submit written comments and suggestions regarding the scope and content of the Draft Environmental Impact Report before 5:00 PM on April 18, 2024. These submissions will be carefully considered during the EIR preparation process.

We encourage you to share the meeting information and the purpose of the scoping meeting with fellow community members. Their input is invaluable as we work together to ensure a comprehensive and well-informed Environmental Impact Report (EIR). The more voices we have, the better our understanding of the project's potential impacts.

Thank you for your active participation and please feel free to spread the word!

Amy Stonich, AICP

Assistant Director of Community Development



astonich@lakeforestca.gov

100 Civic Center Dr.

Lake Forest, CA 92630

Phone: 949-461-3479

From: June [REDACTED]
Sent: Monday, April 1, 2024 12:39 PM
To: Ackerman, Gayle <GAckerman@lakeforestca.gov>
Cc: Stonich, Amy <Astonich@lakeforestca.gov>; Council <council@lakeforestca.gov>; Haibo Jiang [REDACTED]; Daniel Hu [REDACTED]; [REDACTED]; Mark Zhong [REDACTED]
Subject: Re: 4/3 Meeting agenda inquiry and request to reschedule the public scoping date; as 4/3 is during school Spring Break week , thank you!

Hi Gayle,

Thank you for your quick response to my email inquiry. Now I understand it is a special meeting to collect public inputs on the EIR report.

However, it looks like this NOP was only mailed to very few residents in the Meadows community who are most adjacent to the warehouse site proposed.

Also this meeting to collect public inputs was set up during Spring Break time seems in contradiction to its purpose.

Thank you for your understanding and support!

Regards,

June Bian

On Mon, Apr 1, 2024 at 2:28 PM Ackerman, Gayle <GAckerman@lakeforestca.gov> wrote:

Hello June-

Amy is on vacation today. I wanted to respond to your inquiry as soon as possible.

A Public Scoping meeting will be held on Wednesday April 3, 2024, at 6:00 PM. This is NOT a Regular Meeting or Special Meeting of the Lake Forest City Council or Planning Commission. As such, there is no requirement to post an agenda or prepare a staff report. This is a meeting that is open to the public, similar to the Townhall meetings we have hosted in the past. As stated in the public notice, the purpose of the scoping meeting is to solicit comments and suggestions from the public regarding the scope and content of the Draft Environmental Impact Report that is being prepared for the project. The City's environmental consultant will moderate the meeting and staff will be present to take note of the comments and suggestions that are offered by the public.

If members of the public are unable to attend the Scoping meeting, they can submit written comments and suggestions regarding the scope and content of the Draft Environmental Impact Report before 5:00 PM on April 18, 2024. Please reach out to me today if you have any additional questions.

Gayle Ackerman, AICP

Director of Community Development

From: June [REDACTED]
Sent: Monday, April 1, 2024 7:30 AM
To: Stonich, Amy <AStonich@lakeforestca.gov>
Cc: Council <council@lakeforestca.gov>; Ackerman, Gayle <GAckerman@lakeforestca.gov>; Haibo Jiang [REDACTED]>; Daniel Hu [REDACTED]
[REDACTED]; Mark Zhong [REDACTED]>
Subject: 4/3 Meeting agenda inquiry and request to reschedule the public scooping date; as 4/3 is during school Spring Break week , thank you!

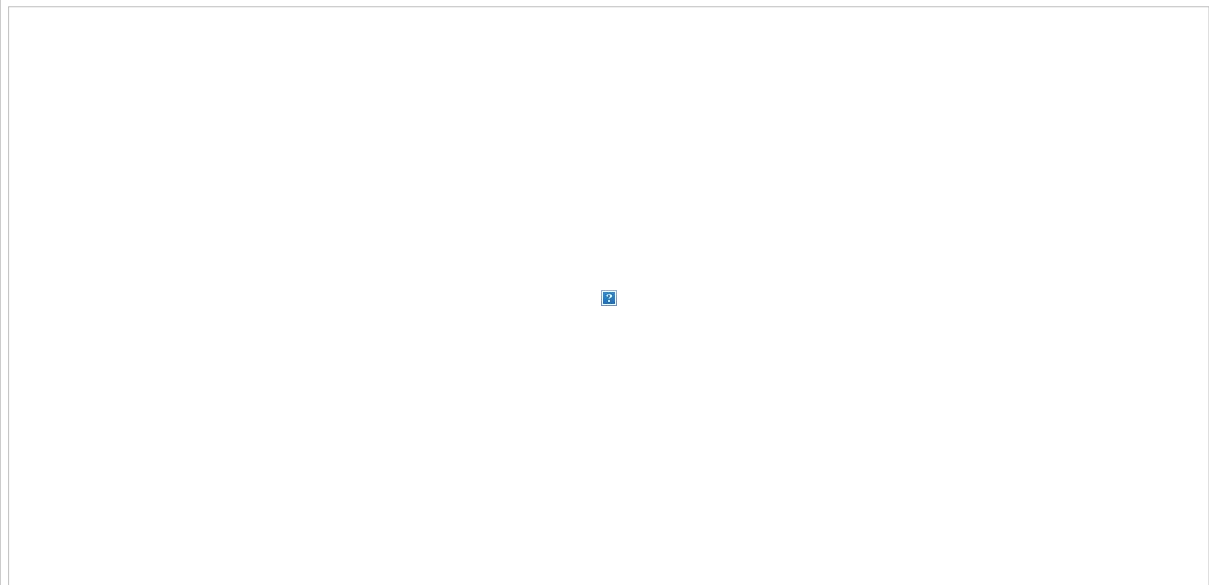
Hi Amy,

Hope you have good long weekend!

It looks like this meeting agenda is not out yet for the 4/3 public scoop meeting from 6:00-7:00PM on the industrial building project (please see this week city meeting schedule info below). Could you please advise when the agenda will be available?

The nearby resident community heavy impacted by these three projects would appreciate if this meeting may be reschedule from 4/3 at 6:00-7:00PM to another time, since this week is Spring week and many families are out of town and won't be able to attend.

Thank you for your consideration and support!



Regards,

June Bian

Lake Forest resident

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

From: [Jerry Yan](#)
To: [Stonich, Amy](#)
Subject: Re: FW: NOP for 26200 Enterprise Way
Date: Friday, April 5, 2024 7:56:53 PM
Attachments: [image001.png](#)
[image001.png](#)

First, I am glad to hear from you.

Second, I seriously tell you I never received you mentioned letter sent on March 20,2024.

Don't let this happen again.

Third, I am keeping on eyes on warehouse project.

On Fri, Apr 5, 2024, 11:51 AM Stonich, Amy <AStonich@lakeforestca.gov> wrote:

Dear Residents of Lake Forest,

I hope this email finds you well. We appreciate your active participation in the recent Scoping Meeting held on April 3rd regarding the proposed project at 26200 Enterprise Way. During the meeting, we received feedback from concerned residents who expressed that they did not receive the initial email notice regarding the Scoping Meeting.

Allow me to assure you that if you are receiving this email, you were indeed on the list of recipients for the original notice sent on March 20, 2024. The original communication was dispatched from the email address enterpriseprojects@lakeforestca.gov (see below).

To ensure that you continue to receive important notifications from the City, kindly mark the aforementioned email address as safe in your email settings. This action will help prevent future communications from being inadvertently filtered into spam or junk folders. Additionally, we encourage you to direct any correspondence related to the projects and initiatives through the email address enterpriseprojects@lakeforestca.gov. This will help streamline communication and ensure that you stay informed about upcoming opportunities to provide input.

We value your engagement and look forward to keeping you informed about the review process. Should you have any further questions or concerns, please do not hesitate to reach out to us at enterpriseprojects@lakeforestca.gov.

Thank you for being an active member of our community.

From: [linda gu-xie](#)
To: [Stonich, Amy](#)
Subject: Comment RE Enterprise Project EIR
Date: Friday, April 5, 2024 2:34:02 PM

Dear Amy,

We are newcomers to California, drawn by the promise of a serene retirement life, and influenced by numerous recommendations from friends and colleagues who have extolled the region's appeal to people from diverse backgrounds. Over the past five years, we conducted meticulous research on various communities along the California coast. Eventually, we chose Lake Forest, with a specific focus on the quality of The Meadows development and the reputation of its developer, Toll Brothers.

Before committing to a purchase agreement with Toll Brothers, we diligently examined the surrounding area of The Meadows. We explored the area by driving and walking through it, as well as the neighboring cities. However, despite the thoroughness of our investigation, the proposed construction of a massive warehouse just southwest of The Meadows somehow escaped our notice. And it's worth noting that throughout our interactions with The Meadows' sales team, no one mentioned this proposed distribution center project, even though we explicitly inquired about the surrounding area.

It was only several weeks ago that we became aware of this proposed warehouse plan, initiated by the owner of the land where the Panasonic Office currently stands. We firmly believe that constructing such a large warehouse less than 100 feet from a residential community, including a planned senior living community just several hundred feet away, could have several adverse effects on the well-being of residents and the quality of their living environment. This impact extends to the broader swath of Lake Forest:

- Noise Pollution:** Warehouses are hubs of constant activity, including truck loading and unloading, forklift operations, and machinery use. The resulting noise can disrupt the peace and quiet residents expect in their homes, making it difficult to relax, concentrate, and enjoy outdoor spaces, ultimately diminishing their overall quality of life.
- Air Pollution:** Warehouses typically generate a high volume of truck traffic, contributing to air pollution. Diesel trucks, in particular, emit harmful pollutants like particulate matter and nitrogen oxides, posing health risks, especially to vulnerable populations such as children and the elderly in nearby communities.
- Traffic Congestion:** Increased traffic associated with a large warehouse can lead to congestion on nearby roads, specifically the Bake Parkway and the Lake Forest Drive that lead up and down to route 241 to the north and Interstate 5 to the south, causing inconvenience for residents and safety risks, including accidents and delayed emergency response times.

- Decreased Property Values:** The proximity of a large warehouse can negatively impact property values in the residential community. Noise, traffic, and pollution concerns may deter potential buyers, resulting in decreased property values and financial losses for homeowners.
- Loss of Community Character:** Residential neighborhoods are characterized by their sense of community, green spaces, and tranquility. The introduction of a large warehouse can disrupt this character, altering the community's identity and cohesion.
- Safety Concerns:** Large warehouses can pose safety risks, including accidents, fires, or chemical spills, potentially endangering nearby residents and necessitating additional emergency response resources.
- Environmental Impact:** Warehouse construction can lead to habitat destruction and the loss of green spaces, harming local ecosystems and reducing biodiversity, with long-term consequences for the environment.
- Quality of Life:** Ultimately, the close proximity of a large warehouse to a residential community can significantly impact residents' overall quality of life, eroding their sense of safety, peace, and enjoyment of their homes, leading to stress and discontent within the community.

Despite the recent exodus of people leaving California, we maintain our belief in our decision and have committed our resources and lives to Southern California, specifically Lake Forest. It would be deeply disappointing to us and a deterrent to those considering relocating to Lake Forest if news spreads about the approval and eventual completion of this planned distribution center in the heart of Lake Forest and its tranquil residential communities.

We trust that our council members will carefully consider the best interests of Lake Forest and its citizens when making their decision.

Warm regards,

Linda Gu

 cell

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From: [Lucky](#)
To: [Stonich, Amy](#)
Subject: Re: NOP for 26200 Enterprise Way
Date: Friday, April 5, 2024 2:26:40 PM

Hi Amy,

Thank you for the email below. However after searching my inbox, spam, trash and all folders I can't find any email sent on Wednesday March 20th as referenced in your email

Please investigate and ensure all LF residents are notified for this high community impact matter.

Thank you!

On Apr 5, 2024, at 11:51 AM, Stonich, Amy <AStonich@lakeforestca.gov> wrote:

Dear Residents of Lake Forest,

I hope this email finds you well. We appreciate your active participation in the recent Scoping Meeting held on April 3rd regarding the proposed project at 26200 Enterprise Way. During the meeting, we received feedback from concerned residents who expressed that they did not receive the initial email notice regarding the Scoping Meeting.

Allow me to assure you that if you are receiving this email, you were indeed on the list of recipients for the original notice sent on March 20, 2024. The original communication was dispatched from the email address enterpriseprojects@lakeforestca.gov (see below).

To ensure that you continue to receive important notifications from the City, kindly mark the aforementioned email address as safe in your email settings. This action will help prevent future communications from being inadvertently filtered into spam or junk folders. Additionally, we encourage you to direct any correspondence related to the projects and initiatives through the email address enterpriseprojects@lakeforestca.gov. This will help streamline communication and ensure that you stay informed about upcoming opportunities to provide input.

We value your engagement and look forward to keeping you informed about the review process. Should you have any further questions or concerns, please do not hesitate to reach out to us at enterpriseprojects@lakeforestca.gov.

From: [Mark Zhong](#)
To: [Stonich, Amy](#); [Ackerman, Gayle](#); [Yu, Benjamin](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#); [Villwock, Jordan](#); [Ludden, Thomas](#); [Stannard, Michael](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [REDACTED]
Subject: Fwd: 4/3 Meeting agenda inquiry and request to reschedule the public scoping date; as 4/3 is during school Spring Break week , thank you!
Date: Friday, April 5, 2024 6:18:07 PM
Attachments: [image003.png](#)
[image001.png](#)
[image002.png](#)

Hi Amy,

Thank you for the response. As you indicated in your latest response, the city failed to recognize a failure in the communication which caused interested parties to potentially miss an important opportunity to rightfully exercise their **First Amendment Right** and provide feedback to their elected officials. This time we got lucky and noticed the failure before it's too late, what about the previous notices the city sent out?

Given the fact that the city lacked an effective self-reviewing mechanism as evident in its distribution of public notices, I am concerned that the previous notices, i.e., the IS/MND, were also not effectively distributed to all the intended audiences, either knowingly or unknowingly. Therefore, I have reason to believe that the city might have not adequately collected comments for the IS/MND before we moved forward to awarding LSA for EIR drafting, which indicated that our First Amendment Right was not fully protected.

That said, I demand the city to perform a full self-review on its distribution channel and capability and **redo the MND public notice process**. This is to ensure the mistake in the scoping session is corrected and public opinion is sufficiently solicited. The decision to award LSA the opportunity to perform this draft EIR also needs to be reconsidered after new comments on MND are gathered from the public.

Sincerely,
Mark Zhong

----- Forwarded message -----

From: **Stonich, Amy** <AStonich@lakeforestca.gov>
Date: Fri, Apr 5, 2024 at 2:16 PM
Subject: RE: 4/3 Meeting agenda inquiry and request to reschedule the public scoping date; as 4/3 is during school Spring Break week , thank you!
To: Mark Zhong [REDACTED] >

Dear Mr. Zhong,

Thank you for your continued engagement and feedback. We appreciate your commitment to ensuring transparency and compliance with the California Environmental Quality Act (CEQA).

Allow me to address your concerns and provide an update.

The City acknowledges your observations and takes them seriously. We want to assure you that all notifications related to the scoping meeting were sent in accordance with CEQA requirements. However, we recognize that some residents may not have received the initial notice, and we apologize for any inconvenience this may have caused. We appreciate your attendance and engagement at the scoping meeting.

To address the concerns raised by residents, we have decided to extend the scoping period until April 25. This extension will allow additional time for interested parties to provide written comments and suggestions regarding the scope and content of the Draft Environmental Impact Report (DEIR) for the proposed project. We encourage residents to actively participate during this extended period by sending written comments and suggestions regarding the scope and content of the DEIR to be prepared for the proposed project to the email address enterpriseprojects@lakeforestca.gov.

We will also post the PowerPoint presentation from the scoping meeting on the City website (<https://www.lakeforestca.gov/en/environmental>). This will provide residents with access to the information presented during the scoping meeting. Furthermore, we will send an email notification to all concerned residents who provided an email contact at the Scoping Meeting held on April 3rd of the extension and the reference documents on the website. We are diligently compiling a comprehensive contact list and will be sure to include your email contact. Hopefully, this communication will ensure that everyone is informed and has an opportunity to contribute.

As an engaged resident, your input is invaluable. We encourage you to share your thoughts, concerns, and suggestions during this extended scoping period. Your active participation will contribute to a comprehensive DEIR that reflects the community's interests.

Should you have any further questions or require additional information, please do not hesitate to reach out to us at enterpriseprojects@lakeforestca.gov

From: Mark Zhong [REDACTED]

Sent: Friday, April 5, 2024 11:42 AM

To: Ackerman, Gayle <GAckerman@lakeforestca.gov>; Stonich, Amy <ASonich@lakeforestca.gov>; Yu, Benjamin <byu@lakeforestca.gov>

Subject: Re: 4/3 Meeting agenda inquiry and request to reschedule the public scoping date; as 4/3 is during school Spring Break week , thank you!

Hi Amy,

I was told you just sent out an email to the group. However that did not arrive at my email inbox, nor did my other neighbor who told me about this received it.

Thanks,

Mark Zhong, CPA 马克钟

Cell: [REDACTED] | Wechat微信: MarkRealty

Email: [REDACTED] | DRE#: 02191869

Office: [9901 Irvine Center Drive, Irvine, CA 92618](#)

Website: www.HomeSmartEGR.com

On Fri, Apr 5, 2024 at 11:29 AM Mark Zhong [REDACTED] > wrote:

In case I missed you two for my comment. The previous session was not properly arranged according to relevant state codes.

----- Forwarded message -----

From: **Mark Zhong** [REDACTED] >

Date: Fri, Apr 5, 2024 at 11:23 AM

Subject: Re: 4/3 Meeting agenda inquiry and request to reschedule the public scooping date; as 4/3 is during school Spring Break week , thank you!

To: Stonich, Amy <AStonich@lakeforestca.gov>

Cc: [REDACTED]



[<EnterpriseProjects@lakeforestca.gov>](mailto:EnterpriseProjects@lakeforestca.gov), [<council@lakeforestca.gov>](mailto:council@lakeforestca.gov),
[<tmerritt@lakeforestca.gov>](mailto:tmerritt@lakeforestca.gov), [<jvillwock@lakeforestca.gov>](mailto:jvillwock@lakeforestca.gov), [<tludden@lakeforestca.gov>](mailto:tludden@lakeforestca.gov),
[<mstannard@lakeforestca.gov>](mailto:mstannard@lakeforestca.gov), [<fbarajas@lakeforestca.gov>](mailto:fbarajas@lakeforestca.gov),
[<jfuentes@lakeforestca.gov>](mailto:jfuentes@lakeforestca.gov)

Hi Amy,

I would like to reiterate what I talked about in the scoping meeting:

This scoping meeting was not arranged and properly notified pursuant to relevant State LAWS/CODES (i.e., *California Public Resources Code 21083.9 section (b)(5)*).

I started to express interest in this project last October and I DID NOT receive any updates after two emails from the planning commission staff Jennifer Mansur, with the last email sent to me in Feb, which did not mention anything about this scoping meeting. And I learned during the scoping meeting on 4/3 that a lot of my neighbours who previously sent an email to the city also did not get informed through the email they provided. Therefore, I have reason to believe that the city failed to properly and adequately distribute the notice of this meeting pursuant to *California Public Resources Code 21083.9 section (b)(5)* as attached below.

That being said, this scoping meeting session was not arranged and notified to the public legally or in a manner that fully complies with the LAW.

To remediate this, the city should make another effort to arrange a fully-compliant public

scoping session on this project, where the city adequately distributes the meeting info to the interested parties.

Sincerely,

Mark Zhong



On Tue, Apr 2, 2024 at 9:49 AM Stonich, Amy <AStonich@lakeforestca.gov> wrote:

Good morning June.

From: [Tracy Guo](#)
To: [Stonich, Amy](#)
Subject: Re: FW: NOP for 26200 Enterprise Way
Date: Friday, April 5, 2024 2:42:53 PM
Attachments: [image001.png](#)

Hi Amy, Thank you for sending email on 11:51AM Friday Apr 5th. My mailbox record didn't show you sent any email on 5:28 PM Wednesday March 20th! This email does not cover up your negligence for timely notification on March 20th.

Best Regards,

Shuqin(Tracy) Guo
DRE#02165141
Harvest Realty Development
Ph: [REDACTED]

On Fri, Apr 5, 2024 at 11:51 AM Stonich, Amy <ASTonich@lakeforestca.gov> wrote:

Dear Residents of Lake Forest,

I hope this email finds you well. We appreciate your active participation in the recent Scoping Meeting held on April 3rd regarding the proposed project at 26200 Enterprise Way. During the meeting, we received feedback from concerned residents who expressed that they did not receive the initial email notice regarding the Scoping Meeting.

Allow me to assure you that if you are receiving this email, you were indeed on the list of recipients for the original notice sent on March 20, 2024. The original communication was dispatched from the email address enterpriseprojects@lakeforestca.gov (see below).

To ensure that you continue to receive important notifications from the City, kindly mark the aforementioned email address as safe in your email settings. This action will help prevent future communications from being inadvertently filtered into spam or junk folders. Additionally, we encourage you to direct any correspondence related to the projects and initiatives through the email address enterpriseprojects@lakeforestca.gov. This will help streamline communication and ensure that you stay informed about upcoming opportunities to provide input.

We value your engagement and look forward to keeping you informed about the review

process. Should you have any further questions or concerns, please do not hesitate to reach out to us at enterpriseprojects@lakeforestca.gov.

Thank you for being an active member of our community.

Sincerely,

Amy Stonich, AICP

Assistant Director of Community Development

Homepage



astonich@lakeforestca.gov

[100 Civic Center Dr.](#)

[Lake Forest, CA 92630](#)

Phone: 949-461-3479

From: Stonich, Amy **On Behalf Of** EnterpriseProjects

Sent: Wednesday, March 20, 2024 5:28 PM

Subject: NOP for 26200 Enterprise Way

We hope this email finds you well. As someone who has expressed interest in the development application for the project located at 26200 Enterprise Way, we wanted to provide you with an update.

Attached, you will find the Notice of Preparation for the draft Environmental Impact Report (EIR) related to the proposed IPT Enterprise Business Center LLC project. This report outlines the potential environmental effects of the project and serves as an essential step in the review process.

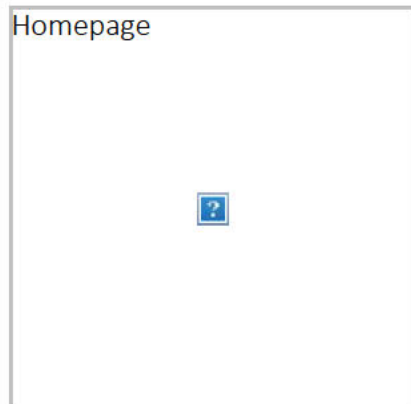
Should you have any questions or require further information, please feel free to reach out to us. We appreciate your continued interest and involvement.

Thank you for your attention to this matter.

Best regards,

Amy Stanich, AICP

Assistant Director of Community Development



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From: [Sushil Mayer](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Appeal for Reevaluation of Warehouse Project Proximity to The Meadows and Evolution of Lake Forest
Date: Friday, April 5, 2024 11:36:12 AM

Dear City Council Members,

I am writing to express my deep concerns regarding the proposed IPT Enterprise Business Center LLC project near The Meadows, where I reside. There are several crucial points that must be urgently addressed:

1. **Traffic Congestion:** The anticipated influx of large trucks associated with the 150,000 sqft warehouse and manufacturing facility will inevitably lead to heightened traffic on Bake Parkway, disrupting the flow of commuters and residents alike, making it not only an inconvenience but also a safety concern.
2. **Noise and Air Pollution:** The increased presence of these large trucks will lead to heightened noise levels and air pollution in our neighborhood, compromising the tranquility and health of residents, especially our children.
3. **Property Value Reduction:** The construction and operation of a warehouse and manufacturing facility of this scale have the potential to significantly reduce property values in The Meadows and adjacent areas, impacting the financial well-being of homeowners and the overall stability of our community.
4. **Safety and Enjoyment:** The proposed project threatens to make our neighborhood a less safe and pleasant place to walk, bike, or even drive, due to increased traffic congestion and the presence of industrial vehicles.
5. **Unsuitable Development:** This type of industrial development is not aligned with the vision we have for Lake Forest. Instead, we should be investing in projects that enhance our residential areas, expand retail options, provide more green spaces such as parks for recreational activities, and consider the addition of new schools to accommodate our growing population and ensure quality education for our children.

I implore the City Council to consider these multifaceted concerns seriously and reconsider the approval of this warehouse project. Our community's well-being, safety, and future prosperity depend on making thoughtful and sustainable development choices.

Thank you for your attention to these pressing matters.

Sincerely,
Sushil Mayer
Resident of The Meadows

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From: [Eric Z](#)
To: [Stonich, Amy](#); [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Saturday, April 6, 2024 11:18:09 AM

Dear Members of the City Council,

My name is Eric Zhou, I live at Serrano Summit neighborhood.

I am writing to express my concerns to the proposed construction of massive warehouses close to our community.

The increased presence of large trucks associated with these warehouses would pose significant safety and health risks to our community. The influx of heavy traffic would make Bake Parkway, CommerceCenter Drive and Dimension Drive more dangerous for residents and increase the likelihood of accidents and collisions. This is especially alarming considering the presence of families and children in our neighborhood who rely on these streets for daily commute.

Furthermore, the proposed warehouses would also exacerbate road congestion in our area, especially on Bake Parkway, CommerceCenter Drive and Dimension Drive, which are the main streets residents use for daily life.

The increased traffic volume would lead to longer commute times, gridlock, and frustration for residents trying to navigate our already congested streets. This would diminish our quality of life.

Given these significant concerns, I urge the City Council to reconsider the proposal to build massive warehouses next to our community. Instead, I encourage you to explore alternative locations that are less densely populated and pose fewer risks to residents. Our neighborhood deserves to be protected from the negative impacts of industrial development, and it is incumbent upon the City Council to prioritize the safety, health, and well-being of its constituents.

Thank you for your considerations.

Sincerely,
Eric Zhou

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P.O. Box 54132
Irvine, CA 92619-4132

California Cultural Resource Preservation Alliance, Inc.
An alliance of American Indian and scientific communities working for
the preservation of archaeological sites and other cultural resources.

April 10, 2024

Amy Stonich, Assistant Director of Community Development
City of Lake Forest
100 Civic Center Drive
Lake Forest, California 92630

Re: Notice of Preparation for the Proposed IPT Enterprise Business Center LLC Project

Dear Ms. Stonich:

Thank you for the opportunity to comment on the Notice of Preparation of the Proposed Business Center. Prior to colonization Orange County was densely occupied by descendants of the Juaneno/Acjachemen and Gabrielino/Tongva, therefore there is the potential for buried archaeological resources, and as CalTrans experienced during construction of an on-ramp, human remains. Because of this potential, at a minimum, monitoring by a qualified archaeologist and culturally related Native American is strongly recommended during any ground disturbance within soils that were not disturbed by the previous developments.

I look forward to the draft Environmental Impact Report.

Sincerely,

Patricia Martz, Ph.D.
President

From: [Meadows](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Thursday, April 11, 2024 12:47:50 PM
Attachments: [Comments on IPT Enterprise Business Center LLC Project - Harrison Jiang and We the Meadows - 11APR2024.pdf](#)
[Comments on IPT Enterprise Business Center LLC Project - Harrison Jiang and We the Meadows - 11APR2024.docx](#)

Dear Amy, Gayle, Planning Commission, and City Council,

I trust this email finds you well.

I am writing to bring attention to the IPT Enterprise Business Center LLC Project and to submit the attached letter providing public comments on the Scope of an Environmental Impact Report (EIR).

I have included two versions of the letter for your convenience: one in MS Word format and another in PDF.

Your acknowledgment of receipt of this email and the attached comment letter would be greatly appreciated.

Thank you for your attention to this matter.

Sincerely,

Harrison Jiang

Cell: [REDACTED]

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We the Meadows

United we stand

April 11, 2024

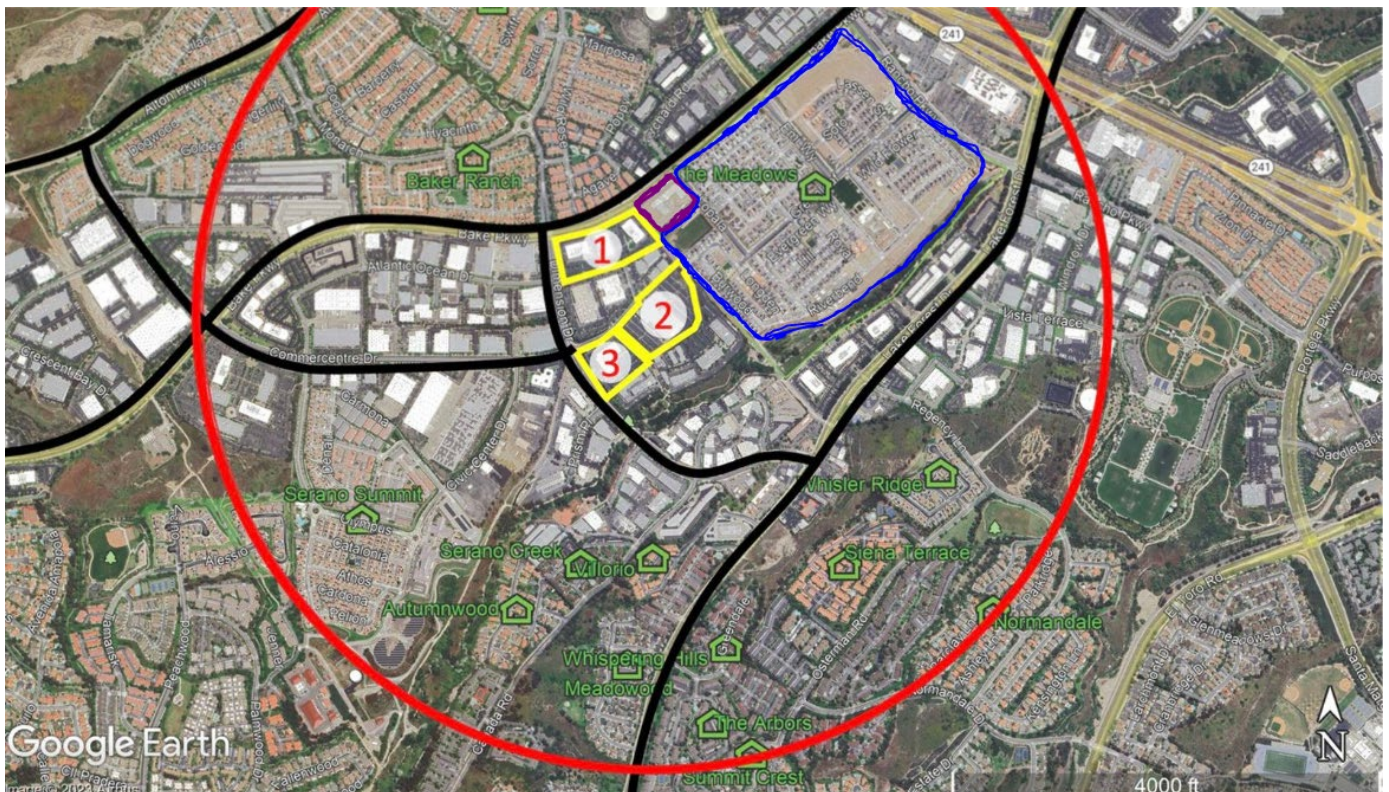
Harrison Jiang

Subject: IPT Enterprise Business Center LLC Project

Dear Amy, Gayle, Planning Commission, and City Council,

I am Harrison Jiang, a resident of the Meadows. In writing these comments, I represent not only myself and my family but also We the Meadows organization, of which I server as the President. We are deeply concerned about the current plan to scope the 26200 Enterprise Project for EIR. This approach overlooks several critical factors, which I'd like to address:

1. **Cumulative Impact and Public Safety:** In the diagram below, the proposed Project (**yellow outline Site 2**), along with two others (**yellow outline Site 1** and **Site 3**) by different applicant, will establish multiple concentrated warehousing and manufacturing facilities in an area equivalent to 2-3 football fields. These facilities will operate in very close proximity to residential neighborhoods (areas within **blue outline** and **purple outline**), raising significant concerns regarding air quality, noise, traffic, and overall environmental impact.



Moreover, we anticipate a substantial increase in the Senior population moving into the Meadows Seniors Apartments, situated within the **purple outlined** area. This two-story housing complex, consisting of 65 units, is scheduled for completion by October 2024. The incoming demographic consists of approximately 100 seniors aged 62 and older with qualifying incomes, underscoring the urgent health impact that requires immediate attention.

Approaching these applications piecemeal jeopardizes public safety. It's critical for the City to consider the cumulative, long-term effects of all proposed facilities from the outset to safeguard our community and

environment. We request that these projects be treated as a whole entity, with all detailed plans clearly described and provided by all applicants before commencing any work on any scoping and Environmental Impact Report (EIR) for any project.

2. **Lack of Detailed or Consistent Information:** The current the lack of detailed or consistent information provided poses significant challenges for the City and its contracted agency LSA in conducting a fair scoping and subsequent environmental impact analysis for the Project. The absence of comprehensive information inhibits accurate assessments of potential impacts.

For instance, the uncertainty surrounding the future tenant, as highlighted in the City's Notice of Preparation (NOP) for an Environmental Impact Report (EIR), which states, "At this time, the future tenant remains undetermined," presents a notable obstacle.

Additionally, discrepancies in the information presented to the public further complicate matters. For example, while the project site plan depicts 23 dock doors, the NOP letter describes only "maximum of eight usable dock high doors". Such disparities are substantial and cannot be overlooked during the scoping process.

Without clear details regarding the specific types of warehousing and manufacturing activities planned for the site, accurately scoping the EIR becomes challenging. It is imperative to ascertain crucial factors such as worst-case scenario analyses, minimum/medium/maximum capacities, regular/peak operational times and durations, different seasons, diverse weather conditions, general public streets versus specific area right between neighborhood properties and project building/trucking (entry/exit, loading/unloading), the nature of stored goods (including any chemicals), and the types of products manufactured. Each variation in scale and activity type carries distinct environmental implications, underscoring the necessity for comprehensive and consistent project information.

3. **Misalignment or Conflict with Lake Forest 2040 General Plan and National Policy, including the Affordable Housing Act:** According to the Lake Forest 2040 General Plan, outlined in the Public Safety Element, Health and Wellness Element, and Housing Element, the City has established the following Goals and Policies:
 - "A comfortable community environment that is free from excessive noise pollution."
 - "A community environment that fosters opportunities for people living and working in Lake Forest to enjoy healthy lifestyles and active living."
 - "A City that promotes healthy living options for people of different ages, incomes, and abilities."
 - "Adequate housing to meet the existing and future needs of Lake Forest residents."
 - "Maintenance and enhancement of the quality of existing residential neighborhoods."

The introduction of warehousing and manufacturing facilities presents a misalignment or conflict with the City's Goals and Policies and the National Affordable Housing Act. The very close proximity of these facilities raises significant concerns, particularly regarding the heightened vulnerability of upcoming seniors residing in the Meadows Seniors Apartments. Such proximity even hampers their access to affordable housing that is both safe and healthy in Lake Forest. It is imperative that we ensure our society's most vulnerable residents are not inadvertently exposed to toxic hazards and other dangers in and around their homes.

4. **Exploring Alternative Projects:** Considering the evolving commercial and residential real estate landscape and the vision outlined in the Lake Forest 2040 General Plan, it's essential to explore alternative projects that align with environmental preservation, public health, and community harmony.

Engaging with the applicants to discuss alternatives could lead to a mutually beneficial outcome for the City, the applicants, and our residents. Business options are out there, such as high-density residential developments, on-site

businesses like daycares or schools, or mixed-use structures with commercial spaces on the ground level and residential units above.

Let's strive for a win-win-win scenario for all parties involved. We urge the City to approach the applicant to explore alternative business options for these locations.

Considering other viable options will mitigate risks and is likely to have less objection and more support from the community. Continuing to pursue warehousing and manufacturing for the project will likely spark a prolonged battle between residents and the applicants.

If this project, along with the other two projects, were ever approved, it could potentially lead to significant environmental, health, and legal issues in the future due to clustered, high-density industry activities situated next to residential neighborhoods. I'm confident that our residents will take additional measures to collaborate with their HOAs and professional agencies to install monitoring devices and regularly report on air pollution, noise, traffic, and other environmental factors affecting our communities.

Furthermore, in the event of any occurrence of business activity violations or any detection of environmental or health issues, all parties involved in reviewing, approving, managing, and governing the execution of these projects and subsequent business operational activities will be held accountable. Such accountability would entail significant social, financial, and legal implications.

The current scoping approach is inadequate, as it fails to address significant information gaps and lacks deliberate consideration of alternatives. Before proceeding, these issues must be thoroughly addressed. If the City chooses to move forward despite these concerns, I strongly request enforcing the most rigorous scope, encompassing all worst-case scenarios for each environmental concern, particularly considering the proximity to residential areas including a large, concentrated population of Senior residents, in the Environmental Impact Report (EIR) in accordance with CEQA Guidelines. This is crucial to adequately mitigate potential risks.

We find ourselves at a pivotal moment in the history of the City of Lake Forest. It is incumbent upon all of us to take responsibility for steering the city towards a more positive trajectory, one that transcends mere business investments and prioritizes the well-being of our environment, our health, and our collective quality of life, not just for our generation but for those to come.

Please, **Let's do the right thing for the City of Lake Forest!**

Let's prioritize the well-being of our residents!

Let's protect and preserve our environment for future generations!

Let's uphold our shared humanity and values!

We are responsible for and will be remembered by our actions! Let's come together and do what's right!

Sincerely,

A handwritten signature in black ink, appearing to read "Harrison Jiang", written in a cursive style.

Harrison Jiang

Resident, The Meadows at Lake Forest

President, We the Meadows

From: [Rick Xu](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Friday, April 12, 2024 8:59:50 AM

Dear Amy, Gayle, Planning Commission, And City Council,

I am strongly against building warehouse/distribution/manufacturing center by my home.

My name is Rick Xu and I moved into the new Meadows community last year. My home address is [REDACTED], Lake Forest, CA 92630. It is right next to the proposed gate and drive path of warehouse/distribution center without any meaningful buffer. I bought this house hoping to enjoy my retirement age for many years.

My mother-in-law is applying for the senior apartment under construction. The senior apartment is in the same Meadows community so we can take care of her without driving. Unfortunately, the apartment is also right next to the drive path for the project.

I'm sure you received many complaints about the negative impacts of the proposed enterprise project. I don't want to repeat but ask you the following simple question: With big trucks going in and out 24x7,

- 1. Do you want to live in a home right next to the gate and pathway for big trucks?**
- 2. Do you want your aging parents to live in a senior apartment right next to the pathway for big trucks?**

If your honest answer is "No", please stop the project NOW! At a minimum, we all want a good sleep, right?

Thanks for your time!

Regards,
Junhua (Rick) Xu
Resident of Redwoods in The Meadows
[REDACTED]

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

From: [Wangzhch](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [villwock@lakeforestca.gov](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Saturday, April 13, 2024 10:39:49 PM

Hello,

I am fully against building warehouse/distribution center on the area of business park nearby my home at The meadows.

Gia

one of the owner at The Meadows

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From: [Guoliang Xu](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#); [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettemer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT enterprise Business center LLC project
Date: Sunday, April 14, 2024 9:37:34 PM

Dear Lake Forest Government Officials,

I am writing to voice significant concerns about the planned warehouse and manufacturing construction in the vicinity of our community, which I believe could negatively affect our area in several ways: increased noise, environmental harm, heightened traffic, and potential health issues. The operation of a warehouse typically generates considerable noise from ongoing truck movements and loading activities, which would disrupt the peaceful atmosphere of our residential area. Such disturbances could reduce property values and disrupt sleep patterns among residents. Additionally, the environmental repercussions are considerable. Warehouses often contribute to elevated air pollution levels due to diesel emissions from trucks and machinery, negatively impacting air quality and increasing the risk of respiratory conditions and other health problems. The presence of a large warehouse might also increase runoff and potential contamination of local water bodies due to the substances stored on site. An increase in traffic, especially from heavy trucks, is another major issue. This will likely lead to congestion and faster deterioration of local roads, raising maintenance costs and safety hazards for all traffic participants. The shift towards higher traffic volumes could transform the character of our neighborhood from residential to quasi-industrial, thereby affecting property values and living conditions. Furthermore, the combined impact of increased noise, pollution, and traffic could deteriorate public health. Research indicates that living close to industrial activities correlates with higher incidences of asthma, allergies, and other chronic conditions, posing a serious risk to our community, particularly to the more susceptible groups like children and the elderly. Given these considerations, I strongly urge a reevaluation of the warehouse project to ensure that the development aligns with the health and preferences of the community residents.

sincerely,
Guoliang Xu

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From: [Kevin Xu](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Sunday, April 14, 2024 5:21:12 PM

Dear Lake Forest government,

I am writing to express my serious concerns regarding the proposed construction of a warehouse in the area around the Meadows community, which I believe will adversely impact our community across multiple dimensions: increased noise, environmental degradation, escalated traffic, and potential health repercussions.

Firstly, the noise pollution inherent in warehouse operations — from constant truck movements to loading activities — will disrupt the tranquility of our residential area. Such noise not only diminishes the quality of life but could also affect the value of the property and the sleep patterns of our community members.

Moreover, the environmental impact cannot be understated. Warehouses typically bring an increase in air pollution due to diesel emissions from trucks and heavy machinery. This degradation of air quality is a well-documented risk factor for respiratory problems and other health conditions. Furthermore, the presence of a large warehouse could lead to increased runoff and potential contamination of local water sources due to the various substances handled and stored on site.

The projected increase in traffic is another significant concern. The influx of vehicles, particularly heavy trucks, will not only lead to congestion but also accelerate road wear and tear, increasing maintenance costs and safety risks for all road users. This rise in traffic volume stands to fundamentally alter the character of our neighborhood, shifting it from a residential to a quasi-industrial zone, thus affecting property values and living conditions.

Lastly, the cumulative effect of noise, pollution, and increased traffic contributes to a decline in public health. Studies have shown that proximity to such industrial activities is linked to increased rates of asthma, allergies, and other chronic health conditions, which would pose an unacceptable risk to our community, especially to children and the elderly who are most vulnerable.

In light of these points, I urge the Lake Forest government to reconsider the proposed plan. It is crucial that development decisions prioritize the well-being and preferences of the community residents.

Sincerely,
Haowei(Kevin) Xu

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From: [lucy hu](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#); [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettemer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT enterprise Business center LLC project
Date: Sunday, April 14, 2024 9:31:00 PM

Dear Lake Forest Government Officials,

I am writing to voice significant concerns about the planned warehouse construction in the vicinity of the Meadows and another communities, which I believe could negatively affect our area in several ways: increased noise, environmental harm, heightened traffic, and potential health issues. The operation of a warehouse typically generates considerable noise from ongoing truck movements and loading activities, which would disrupt the peaceful atmosphere of our residential area. Such disturbances could reduce property values and disrupt sleep patterns among residents. Additionally, the environmental repercussions are considerable. Warehouses and manufacturings often contribute to elevated air pollution levels due to diesel emissions from trucks and machinery, negatively impacting air quality and increasing the risk of respiratory conditions and other health problems. The presence of a large warehouse might also increase runoff and potential contamination of local water bodies due to the substances stored on site. An increase in traffic, especially from heavy trucks, is another major issue. This will likely lead to congestion and faster deterioration of local roads, raising maintenance costs and safety hazards for all traffic participants. The shift towards higher traffic volumes could transform the character of our neighborhood from residential to quasi-industrial, thereby affecting property values and living conditions. Furthermore, the combined impact of increased noise, pollution, and traffic could deteriorate public health. Research indicates that living close to industrial activities correlates with higher incidences of asthma, allergies, and other chronic conditions, posing a serious risk to our community, particularly to the more susceptible groups like children and the elderly. Given these considerations, I strongly urge a reevaluation of the warehouse and manufacturing project to ensure that the development aligns with the health and preferences of the community residents.

Please give the priority to the health and safety of the residents!

sincerely,

Jie Hu

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

From: [May Cai](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Sunday, April 14, 2024 4:12:12 PM

Dear esteemed Mayor, Council Members, and City Manager,

I hope this email finds you well. My name is May, and I am a resident of the Forest Lake Meadow community. I am writing to you today with a pressing concern that deeply affects not only myself but also the well-being of our entire community.

Last year, I was fortunate enough to pre-purchase a house in our beautiful community, which has brought me much happiness and anticipation for the future. However, recent developments have cast a shadow over our neighborhood's tranquility and quality of life.

I have learned that a large portion of land adjacent to our community has been earmarked for the development of a large warehouse and manufacturing area. As someone who is eagerly looking forward to settling into this new phase of life, this news fills me with grave concern and apprehension.

The proposed project, with its constant influx of heavy truck traffic day and night, poses a significant threat to the safety and well-being of our residents. Additionally, the potential environmental impact, including increased air pollution and noise pollution, is alarming. These factors not only jeopardize our physical health but also our mental well-being, as many of us may struggle with sleep disturbances and heightened anxiety.

As a member of this community, I implore you to reconsider this development project and to explore alternative solutions that will preserve the peaceful and harmonious atmosphere of our neighborhood. Our community prides itself on its natural beauty and serene surroundings, and I fear that the implementation of this project will irreversibly alter the landscape and character of our home.

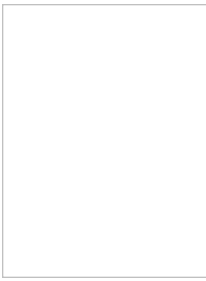
I urge you to listen to the voices of the residents who will be directly affected by this decision and to prioritize the well-being and happiness of our community above all else. Together, we can work towards a solution that benefits everyone involved and ensures a bright and sustainable future for Forest Lake Meadow.

Thank you for your attention to this matter, and I eagerly await your response.

Sincerely,

May Cai

May Cai
Quality Assurance Specialist
Tongji University



Irvine Valley College

[REDACTED] | [REDACTED]

www.linkedin.com/in/may-cai

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From: [DW Lees](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); GAckerman@lakeforstca.gov
Subject: IPT Enterprise Business Center (pollution effect and cancer related cases)
Date: Monday, April 15, 2024 5:48:41 PM

Dear applicant of the IPT Enterprise Business Center and City of Lake Forest officials,

With this letter, I would like to express my opposition to build warehouses and manufacturing plant next to Meadows Community in Lake Forest. I would also like to express my strong opposition to build warehouses and manufacturing plants along our city's landmark street: Bake Parkway. I believe many of my fellow residents in this community have expressed their fears, anger, frustration and concerns of the impact that this project of tearing down the current office buildings and building warehouses with many docks and manufacturing plants.

Here I only want to mention the recent articles on The Times, USA Today, People, and other national headline newspapers and magazines about more than 150 cancer cases related to one building on the campus of North Carolina State University. NCSU closed the seven-story building. And the investigation is going on.

Please read these articles and I believe there will be more news and articles related to noises and fuels brought by trucks, pollutants coming from electronic devices, metal equipment, chemical, and building materials, coming up.

The applicant of IPT project, please take this into consideration. WE do not care if the original building had manufactured some devices before. Since the city has approved building five hundred residential houses, we are now living here, and we care for the living environment around us. The city first approved building residential houses and now they are going to approve the warehouse and manufacturing project next to us. WE have to consider if It is unethical and if it steps into line of environmental issue.

The city officials of Lake Forest, please take this into consideration: The city is made up of people who are voted for by the people living in this city. They should care for the people. We want a clean environment for living. We are concerned about our health when the warehouses and manufacturing plants are built.

We know that the decision for approval of this project is ONE Shot, ONE time, but the impact of the warehouse, the manufacturing plants next to residential area, and along the city's Landmark Street: Bake Parkway, is long lasting. It could impact the well-being

of the residents: young and old. It could cause cancers and financial catastrophes . It could give anyone an impression: Lake Forest is not a forest, but a city full of Warehouses and Manufacturing plants.

Please inform and update of any progress of this IPT project. We felt we were not properly informed. Please let us talk to the applicant of this project and we want to go all the way up to join all the people in the Nation who care for the environment.

Again, thank you for caring for our City.

Best,

Diana Lees
Resident of the Meadows Community

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From: [1 Kang](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Monday, April 15, 2024 3:55:42 PM

Dear officer,

My name is Yizhuang Kang, a resident at Meadows Lake Forest. I am writing to you as a concerned homeowner and resident of the Meadows community in Lake Forest regarding the proposed development of a large warehouse facility at the business park site. After careful review of the Initial Study/Mitigated Negative Declaration (IS/MND), I find significant deficiencies in the assessment, which fail to address the valid concerns of our community.

Firstly, there is a glaring lack of meaningful clarification regarding the nature of the warehouse business. The report inadequately describes the type of warehouse services that will be offered, the operating hours, transportation logistics, and the potential impact of manufacturing operations. As residents, we deserve transparent information about the activities that will occur in our vicinity.

Furthermore, the proposed warehouse poses a serious threat to the health and well-being of our community residents. The proximity of the site to residential buildings, including affordable senior housing and recreational areas frequented by children, raises alarming concerns about air quality, noise pollution, and potential adverse health effects. The establishment of such a facility contradicts both environmental guidelines and the vision outlined in the Lake Forest General Plan.

Additionally, the report neglects to address the noise and disturbance caused by the demolition of the existing office building and the construction of the warehouse. This oversight reveals a lack of concern for the Meadows community, whose peace and quality of life these activities will undoubtedly disrupt.

In light of these concerns, I hereby file a formal complaint against the IS/MND for the proposed warehouse development. It is imperative that the City of Lake Forest prioritizes the well-being of its residents and upholds the integrity of our community environment. We adamantly oppose the conversion of the business park into a hub for large-scale warehouses and distribution centers, which were not part of the original plan when we purchased our homes.

I urge the Development Services Department to reconsider the implications of this project and engage in a constructive dialogue with community stakeholders to explore alternative solutions that align with the best interests of Lake Forest residents. Thank you for your attention to this matter, and I eagerly anticipate your response.

Best regards
Yizhuang Kang

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From: [shelly wang](#)
To: [Council](#); [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#); [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#)
Cc: [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: Fwd: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 7:23:51 AM

Dear Mayor, Council Members, and City Manager,

My name is Beihua Wang and I am a newly settled resident of Lake Forest. In response to the NOP of DEIR for the proposed Enterprise Business Center LLC project, I would like to propose that the following items be included in the EIR .

1. A LST study or concentration study on the emissions.

The confined nature of the Project Site, coupled with narrow streets and concentrated truck traffic in close

proximity to residential area, raises concerns about potential air pollutant accumulation. To accurately assess

this risk, I recommend a comprehensive LST or concentration study tailored to the unique conditions of the

Project Site. This study should surpass the limitations of generic models like the California Emissions

Estimator Model (CalEEMod) used in the NMD, and provide insights specific to the warehouse operations

proposed.

2. Mitigation plan for construction emissions.

The proximity of construction activities to residential areas necessitates a robust mitigation plan to minimize

localized PM2.5 and PM10 emissions. The calculated levels in the initial Negative Declaration Mitigated

(NMD) approach or exceed regulatory thresholds. Therefore it is imperative to develop strategies that

significantly reduce these emissions during construction. This plan should be thoroughly outlined in the

upcoming EIR, with clear evidence of feasibility and effectiveness.

3. "Hotspot" analyses for key pollutants:

The anticipated truck traffic within the confined area of the Project Site warrants detailed "hotspot" analyses

for pollutants such as CO, NOx, VOCs, and SOx. These analyses are crucial for identifying potential areas of

elevated pollution levels, and assessing associated risks to public health and the environment, and therefore

must be incorporated in the EIR.

4. Study and Mitigation of Manufacturing Emissions.

A comprehensive study of emissions from the Project Site's manufacturing activities is essential for evaluating

potential impacts and implementing effective mitigation measures. This study evaluates factors such as

compliance with zoning regulations, chemical usage, risk management protocols for potential

leaks, and the characterization of air pollutant emissions. Based on these, appropriate measures can be devised to minimize adverse effects on nearby residents and the environment.

5. Evaluation of Sensitive Receptor Exposure.

The proximity of the proposed truck route to sensitive receptors, such as residents of The Meadows Senior

Apartments, as well as children in The Meadows community, necessitates a thorough evaluation of pollutant exposure and associated mitigation. To protect the vulnerable older adults and young children, it is imperative

that the EIR includes rigorous analysis and targeted mitigation plans.

My above proposed scope for the DEIR was also emailed to the City Manager before this meeting. Thank you for your considerations.

Thanks

Beihua Wang

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From: [Connie Ding](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 2:46:01 PM

Dear Esteemed Mayor, Council Members, and City Manager,

My name is Connie Ding, residing at [REDACTED], Lake Forest. I am writing to share my thoughts on the DEIR for the Enterprise Business Center LLC project. It is imperative that we undertake a detailed and holistic environmental impact analysis. Accordingly, I suggest the following areas for detailed examination in the EIR:

Comprehensive Air Quality Study: The project's layout, with its confined spaces and heavy traffic, raises significant concerns about air quality. A specialized study focusing on these aspects would provide invaluable data beyond what standard models offer.

Construction Phase Emission Controls: Given our proximity to the construction site, it is crucial to develop an effective plan to curb PM2.5 and PM10 emissions, which threaten to exceed safe levels.

Pollution Hotspot Identification: The expected rise in truck movements necessitates a closer look at potential pollution hotspots for a range of harmful pollutants. This targeted analysis is essential for safeguarding our community's health.

Manufacturing Activity Emission Impact Study: An in-depth investigation into the emissions from the site's manufacturing processes is needed to understand and mitigate their environmental impact comprehensively.

Assessment of Impact on Sensitive Populations: The DEIR must include a focused assessment on how pollution from the project could affect sensitive groups, particularly the elderly and children, with appropriate mitigation strategies outlined.

Your consideration of these points for inclusion in the DEIR would greatly contribute to ensuring that the project proceeds in the best interest of our community's environmental and public health. Thank you for your time and attention to these matters.

Kind regards,

Connie Ding

[REDACTED], Lake Forest

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From: [Eric Xu](#)
To: [Ackerman, Gayle](#); [Stonich, Amy](#); [EnterpriseProjects](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 9:18:56 PM

Dear Amy, Gayle, Planning Commission, And City Council,

As a young resident of the new Meadows community, I am deeply invested in our neighborhood's well-being. **I stand firmly opposed to the proposed construction of a warehouse/distribution/manufacturing center mere steps away from our homes.**

The repercussions of such a project would be significant, with its incessant noise, increased pollution, and endless stream of traffic. Sacrificing the tranquility and safety of our neighborhood is unacceptable. These are not just concerns; they are glaring red flags that demand attention. Our community deserves better. It deserves to be heard, respected, and protected from ill-conceived projects that threaten its very essence. We implore the authorities to heed our voices and prioritize the long-term well-being of residents over such ventures.

Additionally, my family's plans to accommodate my aging mother-in-law in the senior apartment currently under construction within the Meadows community are met with similar apprehension, as the proposed drive path for the project encroaches upon its vicinity.

I wish to pose the following straightforward inquiries:

1. Is it desirable to reside in close proximity to the entrance and route frequented by large trucks associated with this project?
2. Would it be preferable for elderly relatives, such as aging parents, to reside in a senior apartment situated near the path traversed by these large trucks?

If an honest response to these inquiries aligns with a negative sentiment, I urge an immediate cessation of the project. At the very least, ensuring the uninterrupted rest and well-being of all residents should be a paramount concern.

Thank you for your attention to this matter.

Regards,

Eric Xu
Resident of Redwoods in The Meadows

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From: [Grace Tsai](#)
To: EnterpriseProjects@lakeforest.gov
Cc: [Stonich, Amy](#)
Subject: IPT Enterprise Business Center Project: Suggested areas of studies of EIR
Date: Tuesday, April 16, 2024 3:28:35 PM

Dear sir or madam,

My name is Grace Tsai. I am the home owner of [REDACTED] @ Lake Forest, which is located in the Meadows community.

I am concerned that a new distribution center with warehouses on Enterprise Way will cause noise and air pollutions to the residential communities nearby. Please in the EIR include 1) air quality / noise analysis and 2) recommendations to reduce the pollution impacts to the residential areas.

Besides the environmental issues, I worry the traffic caused by the trucks in and out of the warehouses may cause negative impacts to the traffic around Bake parkway. This could be a problem during the commuting hours as Bake Parkway is one of the major streets for Foothill Ranch residents to access I-5 / freeway 405 / offices in Irvine. This issue is probably not within the scopes of EIR. I wish the city can conduct a separate traffic study for this project.

Is there any possibility to rezone the area of this project? The light industrial zone doesn't fit the current trend of urban planning. The mixed use or residential zone can potentially bring compatible revenue to the city. New houses in south Orange county are in demands even though the prices has reached 1-3 million range. If this Enterprise Business center project does not go well, I wish the city can consider rezoning that area.

Thank you for your considerations of my opinions. If you need any further clarifications, please do not hesitate to emailing me [REDACTED]

Sincerely,
Grace Tsai

[REDACTED]

from Google Project Fi

Cc: Amy Stonich

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From: [Jason](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 3:43:16 PM

Dear Esteemed Mayor, Council Members, and City Manager,

My name is Jason Ye, residing at [REDACTED], Lake Forest. I am writing to share my thoughts on the DEIR for the Enterprise Business Center LLC project. It is imperative that we undertake a detailed and holistic environmental impact analysis. Accordingly, I suggest the following areas for detailed examination in the EIR:

Comprehensive Air Quality Study: The project's layout, with its confined spaces and heavy traffic, raises significant concerns about air quality. A specialized study focusing on these aspects would provide invaluable data beyond what standard models offer.

Construction Phase Emission Controls: Given our proximity to the construction site, it is crucial to develop an effective plan to curb PM2.5 and PM10 emissions, which threaten to exceed safe levels.

Pollution Hotspot Identification: The expected rise in truck movements necessitates a closer look at potential pollution hotspots for a range of harmful pollutants. This targeted analysis is essential for safeguarding our community's health.

Manufacturing Activity Emission Impact Study: An in-depth investigation into the emissions from the site's manufacturing processes is needed to understand and mitigate their environmental impact comprehensively.

Assessment of Impact on Sensitive Populations: The DEIR must include a focused assessment on how pollution from the project could affect sensitive groups, particularly the elderly and children, with appropriate mitigation strategies outlined.

Your consideration of these points for inclusion in the DEIR would greatly contribute to ensuring that the project proceeds in the best interest of our community's environmental and public health. Thank you for your time and attention to these matters.

Kind Regards,

Jason Ye

[REDACTED], Lake Forest 92630

Sent from my iPhone

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From: [Jian Wei](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 4:38:05 PM

Hi there,

My name is Jian Wei. I'm a resident of the Meadows. I'm writing to express my concern about the IPT Enterprise Business Center LLC project.

As a resident in an area that's so close to the project, we never received any email/mail communication about this project. I'm writing to ask to join the interest list for this project so we'll be in the loop on what's going on.

We heard that the proposed project will build a business center consisting of some commercial storage spaces and some commercial plants. If this is the case, this area definitely won't be a good place to call it home for us. We are getting old, we choose the Meadows as our retirement place because of its clean/nice/quiet environment. Never foresee that we'll be living our retirement life close to some factories. I don't think there's a way for us to vote yes for this project unless we know that the residents living nearby will have the right to disallow any business for potential environmental damage.

Thanks for your attention to our concerns about this matter.

Jian

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From: [Jun Xie](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 5:41:22 PM

Dear Sir/Madam,

My name is Jun Xie and I'm a resident of the Meadows. I'm writing this letter to express my concern about the IPT Enterprise Business Center LLC project.

As a resident in an area that's close to the project, I have not received any email/mail communication about this project. I'm writing to ask to join the interest list for this project so we'll be in the loop on what's going on.

I have heard that the proposed project will build a business center consisting of some commercial storage spaces and some commercial plants. If this is the case, my living area is not going to be a good place to call it home. I have chosen the Meadows as my retirement place due to the fact that it's a clean and quiet environment. I felt so sad when I heard I might need to live close to the factories for the rest of my life. I sincerely hope you hear our concerns and reconsider the decision to build factories which are so close to our residence area.

Thanks for your attention to our concerns about this matter.

Sincerely,
Jun Xie

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From: [Iijie Liu](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Ludden, Thomas](#); [Villwock, Jordan](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 9:25:42 PM

Hello Lake Forest City Council,

I am homeowner in Redwood community in the Meadows. I write to you with great urgency and concern regarding the proposed warehouse project near our residential area. As a 60-year-old resident deeply invested in the well-being of our community, I implore you to prioritize our health and safety above all else.

The implications of this project on our health cannot be overstated. Increased traffic congestion will lead to higher levels of air pollution, exacerbating respiratory issues and posing serious health risks, particularly for children and the elderly. Noise pollution from constant truck activity will disrupt our peace and sleep patterns, contributing to stress-related health problems. Furthermore, the potential for accidents involving heavy vehicles threatens the physical safety of our residents.

We cannot afford to overlook these health concerns in favor of industrial development. Our community deserves to thrive in an environment that promotes health and vitality, not one that jeopardizes it for the sake of profit.

Therefore, I urge you to deny the warehouse project and prioritize the health and well-being of our community. Our lives depend on it.

Thanks,
Linda

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From: [Lily Chu](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 2:00:33 PM

Dear Amy and City Council member,

My name is Lily, resident in The Meadows. After we moved into the new community for one year, I have another two important observations from daily life, i think it is important to bring to the city's attention.

1. Air & particle pollution from the warehouse and manufacturing site, The meadows community is on the east site of the current panasonic site, other than Santa Ana wind season in October/November while the dry wind is coming from northeastern direction, most time throughout the year, the wind is blowing from the west, which means we are in the downward direction from the manufacturing facility, the smoke, ventilation, PM2.5, PM10 etc, will be blowed to our neighborhood, the air quality will be severely affected. Please consider this factor seriously.
2. Bake parkway is the only major road to access I-5, now it typically takes 10-15 minutes to get on the highway, in the current condition that very rare 18-wheelers on the road. Once for a while, if there is a huge truck on Bake, especially in the direction from west to east, after the intersection of Bake & Irvine, 3-lane road changes to 2-lane, also it is up on the hill, speed is significantly slowed down. I have been following a big truck until Emi way, not easy to pass it, i am afraid to change and squeeze into another lane, this situation poses much more potential safety concerns if cars try to bypass the big truck. with 24 plus loading docks, we are really worried about the traffic and safety conditions on Bake.

Thanks,
Lily

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From: [Serena LIN](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 11:38:10 AM

Dear Sir,

I hope this email finds you well. I'm Serena Lin, owner of a home at [REDACTED], Lake Forest, CA 92630.

I am writing to express my strong opposition to the proposed construction of a warehouse in the vicinity of our residential community, The Meadows in Lake Forest, CA 92630.

As a resident of The Meadows, I value the peaceful and serene environment that our community provides. Introducing a warehouse into our neighborhood would not only disrupt the tranquility we enjoy but also pose several significant concerns.

Firstly, the construction and operation of a warehouse would likely lead to increased traffic congestion in our area. Heavy vehicles transporting goods to and from the warehouse could create safety hazards for pedestrians and residents, especially considering the presence of families with children in our community.

Additionally, warehouses often generate noise pollution from loading and unloading activities, as well as the operation of machinery. This noise disturbance would undoubtedly disrupt the peaceful ambiance of our residential neighborhood and negatively impact the quality of life for residents.

Furthermore, the visual impact of a warehouse on the surrounding landscape cannot be overlooked. The aesthetics of our community would be marred by the presence of a large industrial structure, potentially diminishing property values and detracting from the appeal of living in The Meadows.

Moreover, there are legitimate concerns about the potential environmental impact of constructing a warehouse in close proximity to residential areas. Increased air pollution from vehicle emissions and potential runoff of hazardous materials could pose risks to the health and well-being of residents and local wildlife.

In light of these concerns, I urge you to reconsider the decision to proceed with the construction of a warehouse near our residential community. Instead, I encourage exploring alternative locations that are more suitable for such industrial developments, away from densely populated residential areas.

I kindly request that you take into account the voices and concerns of The Meadows residents before making any final decisions regarding this matter. Preserving the peaceful and harmonious character of our community should be a priority for all stakeholders.

involved.

Thank you for considering my perspective on this important issue. I look forward to your response and hope that together, we can find a solution that benefits all members of our community.

Sincerely,

Serena Lin Resident of The Meadows [REDACTED], Lake Forest, CA 92630

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From: [Sherry Liu](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 9:07:32 PM

Dear Lake Forest city council,

I am the home owner of [REDACTED], Lake Forest, CA 92630, which located Redwood community in “the Meadows”.

I, hereby, strongly oppose the proposed warehouse project near my community. The negative impacts on our community, including increased traffic, noise, pollution, and decreased property values, are unacceptable. Please reconsider this project and prioritize the well-being of residents. Not to be mentioned, each one of us are not only the Meadows residents but also lake forest residents.

Best regards,

Sherry

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From: [Susan Zhao](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 8:51:40 AM

Dear City

I am a homeowner of the Meadows community in the City of Lake Forest.

I am writing to formally request the cancellation of the proposed warehouse project currently under consideration next to our community.

I understand that urban development is essential for progress, but I firmly believe that it should align with our city's values and long-term vision, as outlined in the Lake Forest city general plan.

One of the key aspects the city planning office needs to consider in urban planning is zoning compatibility. The Lake Forest city general plan emphasizes the importance of land usage that is in harmony with its surroundings. It underscores the need for thoughtful and sustainable development that preserves our natural landscapes, promotes community cohesion, and enhances the overall aesthetics of the city. The 26200 Enterprise Way Warehouse Project, as it stands, does not align with these principles.

As residents of the Meadows community, we are deeply affected by this proposed warehouse project. Our community has transitioned from an agricultural zone to a residential one, a change that should be respected and upheld. Building a warehouse next to a new residential subdivision is not fair to the residents. It imposes noise, emissions, air quality concerns, and other health-related impacts on those living nearby.

Moreover, it is likely to have a detrimental effect on residential property values, thereby significantly diminishing the quality of life for the Meadows residents.

I respectfully request that the city planning office re-consider the approval of this project and explore alternatives that are more in line with our zoning regulations, the Lake Forest city General Plan, and the well-being of our residents. We believe that together, we can find a solution that not only respects our city's heritage but also paves the way for responsible growth and development that enhances the lives of all residents.

Thank you for your time and consideration.

Sincerely,

Susan Zhao
The Meadows Resident
[REDACTED] Lake Forest, CA

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. **Do not click any links or open any attachments you are not expecting.**

From: [Siri li](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 2:55:14 PM

I am a homeowner of the Meadows community in the City of Lake Forest.

I am writing to formally request the cancellation of the proposed warehouse project currently under consideration next to our community.

I understand that urban development is essential for progress, but I firmly believe that it should align with our city's values and long-term vision, as outlined in the Lake Forest city general plan.

One of the key aspects the city planning office needs to consider in urban planning is zoning compatibility. The Lake Forest city general plan emphasizes the importance of land usage that is in harmony with its surroundings. It underscores the need for thoughtful and sustainable development that preserves our natural landscapes, promotes community cohesion, and enhances the overall aesthetics of the city. The

26200 Enterprise Way Warehouse Project, as it stands, does not align with these principles.

As residents of the Meadows community, we are deeply affected by this proposed warehouse project. Our community has transitioned from an agricultural zone to a residential one, a change that should be respected and upheld. Building a warehouse next to a new residential subdivision is not fair to the residents. It imposes noise, emissions, air quality concerns, and other health-related impacts on those living nearby.

Moreover, it is likely to have a detrimental effect on residential property values, thereby significantly diminishing the quality of life for the Meadows residents.

I respectfully request that the city planning office re-consider the approval of this project and explore alternatives that are more in line with our zoning regulations, the Lake Forest city General Plan, and the well-being of our residents. We believe that together, we can find a solution that not only respects our city's heritage but also paves the way for responsible growth and development that enhances the lives of all residents.

Thank you for your time and consideration.

Sincerely,
Siri Li

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. **Do not click any links or open any attachments you are not expecting.**

From: [William Wang](#)
To: [Council](#); [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); fbarajas@lakeforest.gov; [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); svoiges@lakdforestca.gov; [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 7:02:02 AM

Dear Mayor, Council Members, and City Manager,

My name is Shudong Wang and I am a newly settled resident of Lake Forest. In response to the NOP of DEIR for the proposed Enterprise Business Center LLC project, I would like to propose that the following items be included in the EIR .

1. A LST study or concentration study on the emissions.

The confined nature of the Project Site, coupled with narrow streets and concentrated truck traffic in close

proximity to residential area, raises concerns about potential air pollutant accumulation. To accurately assess

this risk, I recommend a comprehensive LST or concentration study tailored to the unique conditions of the

Project Site. This study should surpass the limitations of generic models like the California Emissions

Estimator Model (CalEEMod) used in the NMD, and provide insights specific to the warehouse operations proposed.

2. Mitigation plan for construction emissions.

The proximity of construction activities to residential areas necessitates a robust mitigation plan to minimize

localized PM2.5 and PM10 emissions. The calculated levels in the initial Negative Declaration Mitigated

(NMD) approach or exceed regulatory thresholds. Therefore it is imperative to develop strategies that

significantly reduce these emissions during construction. This plan should be thoroughly outlined in the

upcoming EIR, with clear evidence of feasibility and effectiveness.

3. "Hotspot" analyses for key pollutants:

The anticipated truck traffic within the confined area of the Project Site warrants detailed "hotspot" analyses

for pollutants such as CO, NOx, VOCs, and SOx. These analyses are crucial for identifying potential areas of

elevated pollution levels, and assessing associated risks to public health and the environment, and therefore

must be incorporated in the EIR.

4. Study and Mitigation of Manufacturing Emissions.

A comprehensive study of emissions from the Project Site's manufacturing activities is essential for evaluating

potential impacts and implementing effective mitigation measures. This study evaluates factors such as

compliance with zoning regulations, chemical usage, risk management protocols for potential leaks, and the

characterization of air pollutant emissions. Based on these, appropriate measures can be devised to minimize

adverse effects on nearby residents and the environment.

5. Evaluation of Sensitive Receptor Exposure.

The proximity of the proposed truck route to sensitive receptors, such as residents of The Meadows Senior

Apartments, as well as children in The Meadows community, necessitates a thorough evaluation of pollutant

exposure and associated mitigation. To protect the vulnerable older adults and young children, it is imperative

that the EIR includes rigorous analysis and targeted mitigation plans.

My above proposed scope for the DEIR was also emailed to the City Manager before this meeting. Thank you for your considerations.

Best,

William Wang

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From: [YAN PENG](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); fbarajas@lakeforest.gov; [Fuentes, Jolene](#); [Stannard, Michael](#); mttettemer@lakeforest.gov; [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, April 16, 2024 2:23:36 PM

Dear All,

I am a homeowner of the Meadows community in the City of Lake Forest.

I am writing to formally request the cancellation of the proposed warehouse project currently under consideration next to our community.

I understand that urban development is essential for progress, but I firmly believe that it should align with our city's values and long-term vision, as outlined in the Lake Forest city general plan.

One of the key aspects the city planning office needs to consider in urban planning is zoning compatibility. The Lake Forest city general plan emphasizes the importance of land usage that is in harmony with its surroundings. It underscores the need for thoughtful and sustainable development that preserves our natural landscapes, promotes community cohesion, and enhances the overall aesthetics of the city.

The 6200 Enterprise Way Warehouse Project, as it stands, does not align with these principles. As residents of the Meadows community, we are deeply affected by this proposed warehouse project. Our community has transitioned from an agricultural zone to a residential one, a change that should be respected and upheld. Building a warehouse next to a new residential subdivision is not fair to the residents. It imposes noise, emissions, air quality concerns, and other health-related impacts on those living nearby.

Moreover, it is likely to have a detrimental effect on residential property values, thereby significantly diminishing the quality of life for the Meadows residents.

I respectfully request that the city planning office re-consider the approval of this project and explore alternatives that are more in line with our zoning regulations, the Lake Forest city General Plan, and the well-being of our residents. We believe that together, we can find a solution that not only respects our city's heritage but also paves the way for responsible growth and development that enhances the lives of all residents.

Thank you for your time and consideration.

Sincerely,
Debbie Peng

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. **Do not click any links or open any attachments you are not expecting.**

From: [AnnaEsther HAM](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#); [Berglund, Lisa](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 11:04:02 PM

Dear Esteemed Members of the City Council,

I hope this letter finds you well. My name is Anna Hahm, and I am a 7th-grade student at Solis Park School. I recently moved from Irvine to Lake Forest with my family, and I am writing to you today with a heavy heart about the proposed IPT Enterprise Business Center LLC project near our new neighborhood.

Moving to Lake Forest and into our first house has been a big change for me. It's a place where I dream of growing up and making memories with my family. Leaving behind my friends and school in Irvine was hard, but I was excited about our new home and the community here.

However, learning about the plans for the IPT Enterprise Business Center has deeply saddened me. The thought of a large warehouse and manufacturing facility being built so close to our neighborhood breaks my heart. It's not just about the noise and dust it might bring; it's also about the pollution and how it could affect our health, especially that of my younger sister Esther, who is only four years old.

Both Esther and I left behind everything we knew in Irvine to start a new life here in Lake Forest. Our parents made this move hoping for a better future for us, but the idea of living near such a big facility worries us. Our house is supposed to be our safe haven, but I fear it won't feel that way if this project goes ahead.

Please, I urge you to consider the impact that this project could have on families like mine. We came here seeking a peaceful and healthy environment for our family, and it would be devastating if that were compromised.

Thank you for taking the time to read my letter. I hope you will listen to the concerns of the people in our community, especially the children like me and Esther, and make a decision that will help us feel secure and happy in our new neighborhood.

Sincerely,

Anna Hahm

A Concerned Seventh-Grade Student and Resident of Lake Forest

My home address is [REDACTED], lake forest.

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From: [Bonnie Zhang](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 9:53:56 PM

City of Lake Forest

ATTN: Jennifer Mansur, Senior Planner

100 Civic Center Drive

Lake Forest, California 92630

I am writing to express my strong objection to the proposed construction of a warehouse adjacent to our peaceful neighborhood at 26200 Enterprise Way, Lake Forest, CA 92630.

As a concerned resident, I believe that this project poses significant risks and challenges to our community's well-being and quality of life.

Allow me to outline my concerns:

Traffic Congestion and Safety: The increased truck traffic associated with a warehouse facility will undoubtedly strain our local roads. Noise, pollution, and safety hazards will escalate, affecting not only residents but also schoolchildren and pedestrians. Our neighborhood's tranquility will be disrupted, and the risk of accidents will rise significantly.

Environmental Impact: The construction and operation of a warehouse can have adverse effects on our environment. Increased noise levels, air pollution, and potential soil contamination are real threats. Our community values green spaces and clean air, and this project jeopardizes those principles.

Property Values: The presence of a large-scale warehouse can negatively impact property values. Potential buyers may be deterred by the noise, visual intrusion, and perceived safety risks associated with such facilities. As homeowners, we have invested in our properties, and this project threatens our investments.

Aesthetic Concerns: Our neighborhood boasts a unique character, with well-maintained homes and greenery. A massive warehouse would disrupt this aesthetic harmony, casting an industrial shadow over our peaceful streets. The visual impact alone is reason enough to reconsider this project.

Community Health: Warehouses often emit dust, fumes, and other pollutants. These can adversely affect the health of our residents, especially vulnerable populations such as children, the elderly, and those with respiratory conditions. We deserve a healthy living environment.

In light of these concerns, I urge you to reconsider the proposed warehouse construction. As a community, we value our neighborhood's safety, aesthetics, and quality of life. I kindly request that you explore alternative locations for this project that do not encroach upon our

residential area.

Furthermore, I implore you to engage in transparent communication with our community. We deserve to be informed about the project's details, potential mitigations, and any public hearings or forums where our voices can be heard.

Please consider our objections seriously and prioritize the well-being of our neighborhood. We hope for a collaborative dialogue that respects our rights as homeowners and stewards of this community.

Thank you for your attention to this matter. We look forward to a thoughtful resolution that preserves the essence of our neighborhood.

Sincerely,

Baohui Zhang

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From: [Bonnie Zhang](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 9:49:16 PM

City of Lake Forest
ATTN: Jennifer Mansur, Senior Planner
100 Civic Center Drive
Lake Forest, California 92630

I am writing to express my strong objection to the proposed construction of a warehouse adjacent to our peaceful neighborhood at 26200 Enterprise Way, Lake Forest, CA 92630.

As a concerned resident, I believe that this project poses significant risks and challenges to our community's well-being and quality of life.

Allow me to outline my concerns:

Traffic Congestion and Safety: The increased truck traffic associated with a warehouse facility will undoubtedly strain our local roads. Noise, pollution, and safety hazards will escalate, affecting not only residents but also schoolchildren and pedestrians. Our neighborhood's tranquility will be disrupted, and the risk of accidents will rise significantly.

Environmental Impact: The construction and operation of a warehouse can have adverse effects on our environment. Increased noise levels, air pollution, and potential soil contamination are real threats. Our community values green spaces and clean air, and this project jeopardizes those principles.

Property Values: The presence of a large-scale warehouse can negatively impact property values. Potential buyers may be deterred by the noise, visual intrusion, and perceived safety risks associated with such facilities. As homeowners, we have invested in our properties, and this project threatens our investments.

Aesthetic Concerns: Our neighborhood boasts a unique character, with well-maintained homes and greenery. A massive warehouse would disrupt this aesthetic harmony, casting an industrial shadow over our peaceful streets. The visual impact alone is reason enough to reconsider this project.

Community Health: Warehouses often emit dust, fumes, and other pollutants. These can adversely affect the health of our residents, especially vulnerable populations such as children, the elderly, and those with respiratory conditions. We deserve a healthy living environment.

In light of these concerns, I urge you to reconsider the proposed warehouse construction. As a community, we value our neighborhood's safety, aesthetics, and quality of life. I kindly request that you explore alternative locations for this project that do not encroach upon our residential area.

Furthermore, I implore you to engage in transparent communication with our community. We deserve to be informed about the project's details, potential mitigations, and any public

hearings or forums where our voices can be heard.

Please consider our objections seriously and prioritize the well-being of our neighborhood. We hope for a collaborative dialogue that respects our rights as homeowners and stewards of this community.

Thank you for your attention to this matter. We look forward to a thoughtful resolution that preserves the essence of our neighborhood.

Sincerely,

Bonnie Zhang

This message contains information which may be confidential and privileged. Unless you are the intended addressee (or authorized to receive for the intended addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply and delete the message. To the extent contractual confidentiality obligations exist, this message and all information transmitted with it are designated "Confidential".

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From: [Bonnie Zhang](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 9:57:06 PM

City of Lake Forest

ATTN: Jennifer Mansur, Senior Planner

100 Civic Center Drive

Lake Forest, California 92630

I am writing to express my strong objection to the proposed construction of a warehouse adjacent to our peaceful neighborhood at 26200 Enterprise Way, Lake Forest, CA 92630.

As a concerned resident, I believe that this project poses significant risks and challenges to our community's well-being and quality of life.

Allow me to outline my concerns:

Traffic Congestion and Safety: The increased truck traffic associated with a warehouse facility will undoubtedly strain our local roads. Noise, pollution, and safety hazards will escalate, affecting not only residents but also schoolchildren and pedestrians. Our neighborhood's tranquility will be disrupted, and the risk of accidents will rise significantly.

Environmental Impact: The construction and operation of a warehouse can have adverse effects on our environment. Increased noise levels, air pollution, and potential soil contamination are real threats. Our community values green spaces and clean air, and this project jeopardizes those principles.

Property Values: The presence of a large-scale warehouse can negatively impact property values. Potential buyers may be deterred by the noise, visual intrusion, and perceived safety risks associated with such facilities. As homeowners, we have invested in our properties, and this project threatens our investments.

Aesthetic Concerns: Our neighborhood boasts a unique character, with well-maintained homes and greenery. A massive warehouse would disrupt this aesthetic harmony, casting an industrial shadow over our peaceful streets. The visual impact alone is reason enough to reconsider this project.

Community Health: Warehouses often emit dust, fumes, and other pollutants. These can adversely affect the health of our residents, especially vulnerable populations such as children, the elderly, and those with respiratory conditions. We deserve a healthy living environment.

In light of these concerns, I urge you to reconsider the proposed warehouse construction. As a community, we value our neighborhood's safety, aesthetics, and quality of life. I kindly request that you explore alternative locations for this project that do not encroach upon our residential area.

Furthermore, I implore you to engage in transparent communication with our community. We deserve to be informed about the project's details, potential mitigations, and any public hearings or forums where our voices can be heard.

Please consider our objections seriously and prioritize the well-being of our neighborhood. We hope for a collaborative dialogue that respects our rights as homeowners and stewards of this community.

Thank you for your attention to this matter. We look forward to a thoughtful resolution that preserves the essence of our neighborhood.

Sincerely,

Yuling Zou

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.



Carstens, Black & Minter LLP

Douglas P. Carstens
Email Address:
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Hermosa Beach, CA 90254
www.cbcearthlaw.com

Tel: (310) 798-2400
Fax: (310) 798-2402

Direct Dial
310-798-2405

April 17, 2024

Amy Stonich
Assistant Director of Community Development
City of Lake Forest
100 Civic Center Drive
Lake Forest, CA 92630
Via email EnterpriseProjects@lakeforestca.gov

**Re: Comments Regarding Notice of Preparation for 26200 Enterprise Way
New Industrial Building Project**

Dear Ms. Stonich,

We submit these comments on behalf of Zachary Xu concerning the Notice of Preparation (NOP) the City has prepared in connection with the project proposed for 26200 Enterprise Way (Project). Mr. Xu's residence in Lake Forest is in the immediate vicinity of the Project.

We submitted comments on the Mitigated Negative Declaration (MND) previously prepared for this project that is relevant to the preparation of the environmental impact report (EIR). We attach a copy of this October 5, 2023 letter as Enclosure 1.

The project description states interior space could include up to 50,803 square feet of warehouse space plus up to 105,000 square feet of manufacturing use, with a maximum of eight usable dock high doors, and gated truck loading area, and up to 301 parking spaces.

**A. The Project Will Emit Greenhouse Gases at a Significant Rate And
Mitigation Must Be Required.**

The MND previously prepared for the Project stated that the Project site now holds an existing office building that will be demolished to make way for the Project. (MND, p. 2-9.). Demolition is part of the proposed Project. The onsite building- former Panasonic Headquarters- must be regarded as unoccupied and therefore not a source of emissions.

The distinction between an occupied or unoccupied building is crucial, since the Greenhouse Gas (“GHG”) analysis in MND Appendix A-4 subtracted the “current” GHG emissions from the existing building from the new operational GHG emissions attributable to the Project in order to determine the Project’s net operational GHG emissions. (MND Appdx. A-4, p. 48-49, Table 3-7.) The MND used this “net GHG” number in its analysis of the Project’s impact on GHG emissions and climate change. (MND, p. 4-51.) In making the analysis, the MND used as its threshold of significance for GHG emissions a number developed by the South Coast Air Quality Management District (“SCAQMD”). (MND, Appdx. A-4, p. 40.)

Pursuant to SB 32, California must reduce its GHG emissions to 40 percent below 1990 levels by 2030. Executive Order B-55-18 requires carbon neutrality by 2045. So far, national, state, and local adopted policies have not been enough to avert the worst impacts of climate change.

The Intergovernmental Panel on Climate Change concluded “they had ‘high confidence’ that unless countries step up their efforts to cut greenhouse gas emissions, the planet will on average be 2.4 to 3.5 degrees Celsius (4.3 to 6.3 degrees Fahrenheit) warmer by the end of the century — a level experts say is sure to cause severe impacts for much of the world’s population.” (See, Earth hurtling toward a dangerous temperature limit, major climate report warns, Los Angeles Times, April 4, 2022, <https://www.latimes.com/environment/story/2022-04-04/world-hurtling-to-climate-danger-zone>.) In order to satisfy state policy and avert climate disaster, California must reduce existing sources of greenhouse gas emissions and **halt** all new sources of emissions. Thus, the only way that the Project could actually avoid having a significant impact on climate change is if its construction and operation produce zero new greenhouse gas emissions.

The Project must provide mitigation for greenhouse gas impacts. The EIR is required to disclose, analyze, and truly mitigate the Project’s construction and operational impacts to ensure that it will not contribute to climate change. Alternatives and mitigation measures designed to “avoid or substantially lessen” those environmental impacts are required by Public Resources Code § 21002. Any mitigation measures developed must be concrete and enforceable. (Pub. Res. Code 21081.6(b); *Lincoln Place Tenants Ass’n v. City of Los Angeles* (2007) 155 Cal. App. 4th 425, 445 [“mitigation measures must be feasible and enforceable”]). Additionally, the environmental review document prepared for CEQA compliance must evaluate the efficacy of the mitigation measures proposed, as well as any significant environmental impacts that the mitigation measures may cause. (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645; Guidelines s. 15126.4.)

Warehouses are known to be significant sources of air pollution, noise, and traffic impacts. The Attorney General has commented on numerous warehouse proposals. (<https://oag.ca.gov/environment/ceqa/letters>.) We incorporate by reference the Attorney General's letters regarding these warehouse projects as if set forth fully here because the proposed warehouse here would have similar effects. Specifically we incorporate the following letters and all of the statements therein including but not limited to those that are incorporated below:

<https://oag.ca.gov/system/files/media/5175%20Vincent%20Ave%20EIR%20Comment%20Letter.pdf> (DEIR)

<https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/comments-sierracasagrande-letter.pdf>? (DEIR)

<https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/commentcenterpoint-richmond-letter.pdf> (NOP) ["warehouse projects typically operate 24 hours a day, seven days a week. The NOP also does not disclose whether the facilities will include refrigerated uses. Cold storage warehouses require diesel trucks with transport refrigeration units (TRUs), which emit significantly higher levels of toxic diesel particulate matter (PM), nitrogen oxides (NOx), and greenhouse gas emissions than trucks without TRUs."]

<https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/comments-bridgepoint-sbay-letter.pdf> ["The MND predicts that the Project's demolition phase will exceed the PM10 threshold without mitigation. Additionally, its grading phase is close to surpassing the PM10 and PM2.5 thresholds. Especially given the proximity of the nearest sensitive receptor, it is imperative that the Project mitigate the risk of additional particulate matter emissions on the nearby residents to the extent feasible."]

<https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/comments-inlandstar-042419.pdf> (Negative Declaration.)

<https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/commentsirwindale.pdf>?: "One of the most important environmental lessons evident from past experience is that environmental damage often occurs incrementally from a variety of small sources." [Kings Cty. Farm Bureau v. City of Hanford (1990) 221 Cal.App.3d 692, 720.] Consequently, CEQA requires analysis of cumulative impacts. [CEQA Guidelines, Appendix G, §§ 15130, 15355.]

There is a list of warehouse best practices at this website, which is incorporated by reference:

<https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/warehouse-bestpractices.pdf>.

Each of these measures should be incorporated in the warehouse approvals in this case.

B. The Project Description Must Be Complete and Adequate.

A complete, adequate, and stable project description is the foundation upon which CEQA documents rest; it is the *sine qua non* of CEQA analysis. (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 655; *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 199.) Here, the NOP does not provide a full, accurate, and stable project description. No information is provided as to the capacity, throughput, hours, activities, materials to be used, number of employees, or other relevant information about the Project and what the “operator” might do there. The Light Industrial zoning classification at Lake Forest Municipal Code section 9.72.090, presents a Land Use Matrix that authorizes a very wide range of uses, including manufacturing, warehouse and distribution, research, and a host of other uses.

The use of an uncertain project description was specifically proscribed in *Stopthemillennium.com v. City of Los Angeles* (2019) 39 Cal.App.5th 1, at 16-17. The Court of Appeal there cited to *Washoe Meadows Community v. Department of Parks & Recreation* (2017) 17 Cal.App.5th 277, where the agency had presented several possible alternative projects but did not select one as the actual project being proposed. The Court of Appeal stated:

[T]he problem with an agency's failure to propose a stable project is not confined to “the informative quality of the EIR's environmental forecasts.” (*Washoe Meadows, supra*, 17 Cal.App.5th at p. 288.) Rather, a failure to identify or select a project at all “impairs the public's right and ability to participate in the environmental review process.” (*Washoe, ibid.*) Rather, a failure to identify or select a project at all “impairs the public's right and ability to participate in the environmental review process.” (*Ibid.*)

That analysis applies here: if the EIR fails to identify a specific use or uses for the Project, together with accompanying details of throughput, capacity, methods, etc., Lake Forest will deprive the public of a meaningful opportunity to participate in the CEQA process for the Project.

It is vital to remember that different uses can have different impacts on the surrounding community and its environment. Warehouses that are also distribution centers may cause heavy-duty trucks, with attendant diesel exhaust emissions and noise, to drive to and from the center at all hours of the day and night. Manufacturing uses may involve potentially toxic materials and methods.

C. Environmental Impacts Would be Significant and Require Mitigation.

In connection with commenting on the MND, we obtained an analysis by air quality expert Ray Kapahi. (Enclosure 1.) According to his review, which is attached to this letter and incorporated by reference, the Project is expected to generate Nitrous oxide (NOx) and particulate matter (PM 10) emissions which would exceed applicable standards and thus “pose significant air quality impacts to nearby residents.” (*Ibid.*, p. 2.) Furthermore, the Project’s trucks and construction equipment will generate diesel particulate matter (DPM) emissions which are “regulated as a carcinogen” and could have significant impacts on nearby sensitive uses including residential development.

Even if the emissions are quantified and disclosed in the EIR, the associated public health risks with them must also be determined. CEQA requires such a determination. (*Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 518 [“air quality impacts was inadequate because it did not connect the raw particulate numbers and their effect on air quality with specific adverse effects on human health in the built environment.”])

D. Mitigation for the Project’s Impacts on Neighboring Properties, Land Use, Greenhouse Gases, and Energy is Required.

Any direct, indirect, or cumulative impacts of the Project must be fully mitigated as required by CEQA. This will require an environmental review process that fully discloses the Project’s likely significant environmental impacts and provides a thorough discussion of alternatives and mitigation measures designed to “avoid or substantially lessen” those environmental impacts as required by Public Resources Code § 21002. Any mitigation measures developed must be concrete and enforceable. (Pub. Resources Code 21081.6(b); *Lincoln Place Tenants Ass’n v. City of Los Angeles* (2007) 155 Cal. App. 4th 425, 445 [“mitigation measures must be feasible and enforceable”]). Additionally, the environmental review document prepared for CEQA compliance must evaluate the efficacy of the mitigation measures proposed, as well as any significant environmental impacts that the mitigation measures may cause. (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645; Guidelines § 15126.4.)

Of particular importance will be mitigation measures designed to prevent adverse impacts to the surrounding sensitive receptors including residential uses.

The EIR must also contain any measures to prevent energy waste or excessive greenhouse gas emissions as required by CEQA Guidelines Appendix F (“Energy Conservation”). Robust and enforceable mitigation measures must be imposed along with clear and quantifiable performance standards.

E. GHG Emissions from the Project Would Be Significant.

The City should require that the Project be Net-Zero in order to ensure consistency with California policy to reduce GHG emissions. Failing to do so creates a significant land use inconsistency because of the project's inconsistency with applicable plans. Given the current regulatory context and technological advancements, a net-zero significance threshold is feasible and extensively supportable. GHG emissions from buildings, including indirect emissions from offsite generation of electricity, direct emissions produced onsite, and from construction with cement and steel, amounted to 21% of global GHG emissions in 2019. (IPCC Sixth Assessment Report, Climate Change 2022, WGIII, Mitigation of Climate Change, p. 9-4.) This is a considerable portion of global GHG emissions. It is much more affordable to construct new building projects to be net-zero than to obtain the same level of GHG reductions by expensively retrofitting older buildings to comply with climate change regulations. Climate damages will keep increasing until California reaches net zero GHG emissions, and there is a California state policy requiring the state to be net zero by 2045. It therefore is economically unsound to construct new buildings that are not net-zero.

Two of the largest mixed-use development projects in the history of California, Newhall Ranch (now FivePoint Valencia), and Centennial (part of Tejon Ranch) decided to move forward as net-zero communities after their proponents lost CEQA lawsuits to environmental groups. The ability for these large projects to become net-zero indicates that it is achievable, even for large-scale developments. The applicant for this Project should do the same.

We urge the City to adopt net-zero as the GHG significance threshold for this project. This threshold is well-supported by plans for the reduction of GHG emissions in California, and particularly the CARB Climate Change Scoping Plans. The CARB 2017 Scoping Plan states that "achieving no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development." (CARB 2017 Scoping Plan, p. 101.) Additionally, the CARB 2022 Scoping Plan reaffirms the necessity of a net zero target by expressing: "it is clear that California must transition away from fossil fuels to zero-emission technologies with all possible speed ... in order to meet our GHG and air quality targets." (CARB 2022 Scoping Plan, p. 184.) CARB further encourages a net-zero threshold in its strategies for local actions in Appendix D to the 2022 Scoping Plan. (CARB 2022 Scoping Plan, Appendix D p. 24-26.)

Thresholds of significance which are not aligned with California's current reduction goals are outdated. The implementation of SB 32 is carried out by the California Air Resources Board (CARB). CARB's 2017 Scoping Plan (2017 Scoping

Plan) reflects SB 32's GHG emissions reduction goal of 40% below 1990 levels by 2030. Accordingly, even if it were the case that the Project's GHG emissions estimate does not exceed the SCAQMD's recommended threshold of 3,000 MTCO₂e, the Project will significantly contribute to GHG emissions.

The 2017 CARB Scoping Plan also sets out statewide goals for total GHG emissions targets of 6 MTCO₂e/capita by 2030, and 2 MTCO₂e/capita by 2050 (2017 CARB Scoping Plan, p. 99). It is necessary for the lead agency to create a plan or mechanism comply with these future targets upon the relevant dates because the Project will likely be operating for at least thirty years.

Lastly, SB 32 and Executive Order B-30-15 set a GHG emissions reduction goal of 40% below 1990 levels by 2030. The EIR must analyze how the Project will lower its emissions to be consistent with this goal.

F. Analysis of a Reasonable Range of Alternatives to Avoid or Substantially Lessen Impacts is Required.

"Alternatives to the Proposed Project CEQA Guidelines Section 15126.6(a) requires that, an EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project and evaluate the comparative merits of the alternatives."

CEQA prohibits approval of projects with adverse environmental impacts if there are feasible alternatives. (Guidelines § 15021, subd. (a)(2).) The CEQA Guidelines require an agency to "[d]isclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved." In order to implement this policy, the Guidelines specify that:

A public agency may approve a project even though the project would cause a significant effect on the environment *if* the agency makes a fully informed and *publicly disclosed decision* that: (a) There is no feasible way to lessen or avoid the significant effect...."

(Guidelines § 15043, emphasis added.)

The EIR is obligated to evaluate a reasonable range of alternatives to the Project. (*Laurel Heights I, supra*, 47 Cal.3d at 400.) The City "bears the burden of *affirmatively demonstrating* that . . . the agency's *approval* of the proposed project *followed meaningful consideration of alternatives* and mitigation measures." (*Mountain Lion Foundation v. Fish and Game Commission* (1997) 16 Cal.4th 105, 134, emphasis

Amy Stonich
April 17, 2024
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added; accord *Village Laguna of Laguna Beach v. Board of Supervisors* (1982) 134 Cal.App.3d 1022, 1035.) As the Court has said, while an EIR is “the heart of CEQA”, the “core of an EIR is the mitigation and alternatives sections.” (*Citizens of Goleta Valley v. Bd. Of Supervisors* (1990) 52 Cal.3d 553, 564.) Preparation of an adequate EIR with analysis of a reasonable range of alternatives is crucial to CEQA’s substantive mandate to “prevent significant avoidable damage to the environment” when alternatives or mitigation measures are feasible. (Guidelines § 15002(a)(3).)

While “[a]n EIR need not consider every conceivable alternative to a project, ‘it must consider ‘a reasonable range of *potentially* feasible alternatives...’.” (Guidelines § 15126.6(a), emphasis added.) “The range of feasible alternatives [for an EIR] shall be selected and discussed in a manner to foster meaningful public participation and informed decision making.” (Guidelines § 15126.6 (f).) “[T]he discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” (Guidelines § 15126.6(b).) Therefore, the EIR must include a range of alternatives both to the on site design and to the location of the project.

CONCLUSION

The MND, and correspondence submitted in response to it, showed that the Project would have a significant impact on GHG emissions. Therefore, the EIR must present a full analysis of emission impacts, including health effects. Furthermore, the EIR must present a reasonable range of alternatives that could avoid these impacts.

Thank you for considering these comments. We look forward to the preparation of an EIR, containing actual mitigation measures, by the City.

Sincerely,



Douglas P. Carstens

Enclosure: October 5, 2023 Letter

ENCLOSURE 1



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October 5, 2023

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Via email jmansur@lakeforestca.gov

**Re: Objection to Initial Study and Negative Declaration for
26200 Enterprise Way New Industrial Building Project**

Dear Ms. Mansur,

We submit these comments on behalf of Zachary Xu concerning the Initial Study and Mitigated Negative Declaration (MND) the City has prepared in connection with the project proposed for 26200 Enterprise Way (Project). Mr. Xu's residence in Lake Forest is in the immediate vicinity of the Project.

The proposed Initial Study/Mitigated Negative Declaration (hereafter "MND") for the 26200 Enterprise Way Building ("Project") does not comply with the California Environmental Quality Act ("CEQA") because it does not provide the public with adequate information to participate meaningfully in the process of permit approval by Lake Forest, and is not based on or factually supported by substantial evidence. Our comments follow.

A. The Project Requires Preparation of an EIR.

CEQA serves two basic, interrelated functions: ensuring environmental protection and encouraging governmental transparency. (*Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal. 3d 553, 564.) In connection with the Project's review under CEQA, the City has prepared an initial study and negative declaration. A lead agency prepares an initial study in order to determine whether an EIR, a negative declaration, or a mitigated negative declaration is the appropriate environmental review document. (14 CCR §

15365, herein “CEQA Guidelines”.) The initial study must consider whether any aspect of a project, either individually or cumulatively, may cause a significant adverse impact. (CEQA Guidelines § 15063(b)(1).)

The purpose of the initial study is to provide the lead agency with adequate information regarding a project to determine the appropriate environmental review document and “documentation of the factual basis for the finding in a negative declaration that a project will not have a significant effect on the environment.” (*Ctr. for Sierra Nevada Conservation v. County of El Dorado* (2012) 202 Cal. App. 4th 1156, 1170, citations omitted.) There must be a basis within the record to support the conclusions reached by the initial study. (*Lighthouse Field Beach Rescue v. City of Santa Cruz* (2005) 131 Cal.App.4th 1170, 1201.) “Where an agency. . . fails to gather information and undertake an adequate environmental analysis in its initial study, a negative declaration is inappropriate.” (*El Dorado County Taxpayers for Quality Growth v. County of El Dorado* (2004) 122 Cal. App. 4th 1591, 1597, citations omitted.) Failure to adequately analyze all of a project’s potentially significant impacts or provide evidence to support conclusions reached in the initial study is a failure to comply with the law.

When the information gathered for an initial study supports a conclusion that a project could not possibly result in a significant environmental impact, a negative declaration is appropriate. When the initial study’s information gives rise to the conclusion that a project may have impacts that can be fully mitigated, a mitigated negative declaration is appropriate. When a fair argument exists that a Project will have a significant environmental impact, an environmental impact report (EIR) must be prepared.

Here, the MND has concluded that the construction and operation of the Project would not have significant adverse impacts on the environment. However, without incorporating mitigation of any kind, the Project will likely have significant impacts as discussed below. An EIR is required.

B. The MND is Invalid, and an EIR is Required, because the MND Shows the Project Will Emit Greenhouse Gases at a Significant Rate But Mitigation is Not Required.

The MND states that the Project site now holds an existing office building that will be demolished to make way for the Project. (MND, p. 2-9.)

The various documents comprising the MND present significantly different data about this existing building, thus rendering the MND's description of the existing environment inadequate. The onsite building- former Panasonic Headquarters- is described as currently emitting various air pollutants, and therefore presumably in operation (Appdx A-4, pp. 48-49), but also described as "previously occupied" but not occupied now.¹ (MND, p. 1-2.)

The failure to accurately describe the existing environmental baseline- i.e.- an unoccupied building- violates CEQA and infects the MND's entire analysis.²

The distinction between an occupied or unoccupied building is crucial, since the Greenhouse Gas ("GHG") analysis in Appendix A-4 subtracts the "current" GHG emissions from the existing building from the new operational GHG emissions attributable to the Project in order to determine the Project's net operational GHG emissions. (Appdx. A-4, p. 48-49, Table 3-7.) The MND uses this "net GHG" number in its analysis of the Project's impact on GHG emissions and climate change. (MND, p. 4-51.) In making the analysis, the MND uses as its threshold of significance for GHG emissions a number developed by the South Coast Air Quality Management District ("SCAQMD"). (MND, Appdx. A-4, p. 40.) As the Appendix states:

Thus, and based on guidance from the SCAQMD, if a non-industrial project would emit GHGs less than 3,000 MTCO₂e/yr, the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation. *On the other hand, if a non-industrial project would emit GHGs in excess of 3,000 MTCO₂e/yr, then the project could be considered a substantial GHG emitter, requiring additional analysis and potential mitigation.*

(*Ibid.*, emphasis added.)

¹ Local residents have confirmed that the building is empty. Press reports confirm the former Panasonic Headquarters has vacated the building. (<https://www.ocbj.com/real-estate/former-panasonic-hq-eyed-industrial-hub/>.)

² The inaccurate analysis of the site as an occupied building also infects the wastewater (MND, p. 4-108) and other analysis in the MND because it assumes an incorrect baseline of an operational building.

Under the MND's own significance threshold of 3,000 metric tons per year, the Project, which would emit 3,134.84 metric tons per year, would have significant GHG emissions. This is a significant impact, and requires preparation of an EIR.

Pursuant to SB 32, California must reduce its GHG emissions to 40 percent below 1990 levels by 2030. Executive Order B-55-18 requires carbon neutrality by 2045. So far, national, state, and local adopted policies have not been enough to avert the worst impacts of climate change.

The Intergovernmental Panel on Climate Change concluded "they had 'high confidence' that unless countries step up their efforts to cut greenhouse gas emissions, the planet will on average be 2.4 to 3.5 degrees Celsius (4.3 to 6.3 degrees Fahrenheit) warmer by the end of the century — a level experts say is sure to cause severe impacts for much of the world's population." (See, Earth hurtling toward a dangerous temperature limit, major climate report warns, Los Angeles Times, April 4, 2022, <https://www.latimes.com/environment/story/2022-04-04/world-hurtling-to-climate-danger-zone>.) In order to satisfy state policy and avert climate disaster, California must reduce existing sources of greenhouse gas emissions and *halt* all new sources of emissions. Thus, the only way that the Project could actually avoid having a significant impact on climate change is if its construction and operation produce zero new greenhouse gas emissions.

The Project contains no mitigation for greenhouse gas impacts. An EIR is required to disclose, analyze, and truly mitigate the Project's construction and operational impacts to ensure that it will not contribute to climate change.

C. The Project Description is Incomplete and Inadequate.

A complete, adequate, and stable project description is the foundation upon which CEQA documents rest; it is the *sine qua non* of CEQA analysis. (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 655; *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 199.) Here, the MND does not provide a full, accurate, and stable project description. The Project is to be located in the Light Industrial zone in the Pacific Commerce Centre Planned Community. (MND, p. 1-1.) That is almost the sum total of specific information about the Project itself that is provided in the MND. The MND makes clear that:

Although the operator is yet to be determined, it is anticipated that operational uses *could* include, *but are not limited to*, warehouse/distribution, manufacturing, or research and development.

(MND, p. 1-1, italics added.) No information is provided as to the capacity, throughput, hours, activities, materials to be used, number of employees, or other relevant information about the Project and what the “operator” might do there. The Light Industrial zoning classification at Lake Forest Municipal Code section 9.72.090, presents a Land Use Matrix that authorizes a very wide range of uses, including manufacturing, warehouse and distribution, research, and a host of other uses.

The use of an uncertain project description was specifically proscribed in *Stopthemillennium.com v. City of Los Angeles* (20190 39 Cal.App.5th 1, at 16-17. The Court of Appeal there cited to *Washoe Meadows Community v. Department of Parks & Recreation* (2017) 17 Cal.App.5th 277, where the agency had presented several possible alternative projects but did not select one as the actual project being proposed. The Court of Appeal stated:

[T]he problem with an agency's failure to propose a stable project is not confined to “the informative quality of the EIR's environmental forecasts.” (*Washoe Meadows, supra*, 17 Cal.App.5th at p. 288.) Rather, a failure to identify or select a project at all “impairs the public's right and ability to participate in the environmental review process.” (*Washoe, ibid.*) Rather, a failure to identify or select a project at all “impairs the public's right and ability to participate in the environmental review process.” (*Ibid.*)

That analysis applies here: by failing to identify a specific use or uses for the Project, together with accompanying details of throughput, capacity, methods, etc., Lake Forest deprived the public of a meaningful opportunity to participate in the CEQA process for the Project.

It is vital to remember that different uses can have different impacts on the surrounding community and its environment. Warehouses that are also distribution centers may cause heavy-heavy duty trucks, with attendant diesel exhaust emissions and noise, to drive to and from the center at all hours of the day and night. Manufacturing uses may involve potentially toxic

materials and methods. Appendix A-4 to the MND emphasizes the lack of information in the MND, stating:

SCAQMD only has authority over GHG emissions from development projects that include air quality permits. At this time, it is unknown if the project would include stationary sources of emissions subject to SCAQMD permits.

(Appdx. A-4, p. 39.)

Despite the MND's statement that "manufacturing" might be performed by the Project, the City either does not know, or chooses not to disclose, sufficient information to determine whether such manufacturing might require an air pollution control permit.

The MND is also internally inconsistent in its description of the Project. Despite its statements that it does not know whether warehouse or manufacturing uses, or both, will be carried out at the Project, the MND states at page 4-14, that:

The proposed Project would consist of 165,803 sq ft of *manufacturing use*, which is consistent with the site's land use designation.

(MND, p. 4-10.) Presumably using square footage as its basis, the MND states that the Project will cause "approximately 792 average daily trips, including 714 passenger car trips and 78 truck trips. Vehicles traveling on paved roads would be a source of fugitive emissions due to the generation of road dust inclusive of break and tire wear particulates."³ (MND, p. 4-14.) These numbers are not based on specific information from the applicant. Instead,

The latest version of the California Emissions Estimator Model (CalEEMod Version 2020.4.0), which is the current air quality and land use emissions model recommended by the [California Air Resources Board] for evaluating emissions from land use projects,

³ The MND does not mention at this point that such trucks emit diesel exhaust, which is designated as an Air Toxic Contaminant (TAC) by the California Air Resources Board. (<https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>; last visited 9-26-23.)

was used for the proposed Project to determine construction and operational air quality emissions.

(*Ibid.*)

However, elsewhere, the MND states:

Approximately 155,803 sq ft is planned for *warehouse use* with the remaining 10,000 sq ft to be utilized as office space.

(MND, p. 2.9, italics added.) Given this and other references in the MND to the Project (possibly) being used as a warehouse and/or distribution center, a use that by its nature generates truck trips to deliver and then distribute goods, it is impossible to be sure that these trip numbers, which are based on an assumption of manufacturing use, reflect the numbers of trips, and especially diesel truck trips, that the Project will really generate.

Further, the MND is internally inconsistent. At page 4-49, it states:

Mobile Source Emissions: The Project-related GHG emissions derive primarily from vehicle trips generated by the Project, including employee trips to and from the site and truck trips associated with the proposed uses. Trip characteristics available from the Focused Traffic analysis (Appendix G-1) were utilized in this analysis. The proposed Project is expected to generate a total of approximately 804 two-way vehicular trips per day (402 inbound and 402 outbound), which includes 726 two-way passenger car trips per day (363 inbound and 363 outbound) and 78 two-way truck trips per day (39 inbound and 39 outbound).

The discrepancy between different sections of the MND casts serious doubt on the reliability of any trip numbers, and therefore on the impacts of the emissions from the vehicles making those trips.

Finally, the MND states in footnote 1:

The only difference between the proposed site plan and the alternate site plan [that is, between manufacturing and warehouse use] is the types of uses that would be housed inside the 165,803 sq ft building and the location and number of the

parking stalls; the project components (e.g., the overall building square footage, footprint and associated infrastructure [stormwater facilities, water supply, wastewater treatment, lighting, etc.]) would be the same for either site plan. Therefore, the environmental analysis provided herein applies to both the proposed site plan and the alternate site plan. In any instance where the impacts would be different, such as the provision of parking, the differences between site plans are explicitly presented.

(MND, footnote 1, p. 2-9.)

The MND presents no facts or analysis to substantiate the sweeping statement that the two site plans will have pretty much the same impacts. As discussed above, distribution centers may cause differing numbers of truck trips (causing different amounts of diesel exhaust emissions) from manufacturing uses, and manufacturing may cause different operational pollutant emissions from warehouse/distribution center uses. The MND's assertions are not supported by substantial evidence.

As a final note, the Project includes modifications of roads at five locations to make turns (especially truck turns) easier and safer. The MND does not make clear whether these improvements will involve any construction that would cause air pollutant emissions. This should be clarified and, if there are additional pollutant emissions in the Project's construction total, that should be made clear and the additional emissions disclosed and, if significant, mitigated.

In short, the MND does not contain a stable, finite, and consistent project description. It is fatally flawed and invalid.

D. Environmental Impacts Would be Significant.

Because the Project itself is not adequately and consistently defined, the MND relies on default numbers, both from the CalEEMod computer model that estimates the air pollutant emissions from projects, and from such sources as the ITE transportation manual that estimates trip numbers and trip lengths based on default assumptions as to square footage and project uses, to calculate the potential environmental impacts of the Project.

However, without a well-defined Project, neither CalEEMod emissions defaults nor ITE trip numbers/lengths can be guaranteed to be accurate.

Further, the MND posits that the Project will strictly comply with all regulations of every agency with jurisdiction over the Project (e.g., MND, pp. 2-20, 2-22, 4-10, 4-55), and that such compliance, by itself, will preclude significant impacts from the Project. However, as the Court of Appeal held in *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109, “the fact that a particular environmental effect meets a particular threshold cannot be used as an automatic determinant that the effect is or is not significant.” (See, also, CEQA Guidelines § 15064(b)(2) [“Compliance with [a] threshold does not relieve a lead agency of the obligation to consider substantial evidence indicating that the project’s environmental effects may still be significant.”])

In the present context, this means that even if could be presumed, without substantial supporting evidence in the record, that the Project will comply with all regulatory requirements and thresholds, such technical compliance cannot guarantee that the Project will have no significant impact on the environment. The Project’s bare intention to comply with such requirements and thresholds may make the Project legal under those laws and regulations, but it does not and cannot guarantee that the Project will not have a significant impact on the environment.

We have obtained an analysis by air quality expert Ray Kapahi. (Enclosure 1.) According to his review, which is attached to this letter and incorporated by reference, the Project is expected to generate Nitrous oxide (NOx) and particulate matter (PM 10) emissions which would exceed applicable standards and thus “pose significant air quality impacts to nearby residents.” (*Ibid.*, p. 2.) Furthermore, the Project’s trucks and construction equipment will generate diesel particulate matter (DPM) emissions which are “regulated as a carcinogen” and could have significant impacts on nearby sensitive uses including residential development. Even if the emissions were quantified in the MND, the “associated public health risks were not determined.” CEQA requires such a determination. (*Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 518 [“air quality impacts was inadequate because it did not connect the raw particulate numbers and their effect on air quality with specific adverse effects on human health in the built environment.”]) We ask that you address each comment of Mr. Kapahi as set forth in his analysis attached to this letter.

E. Mitigation for the Project's Impacts on Neighboring Properties, Land Use, Greenhouse Gases, and Energy is Inadequate.

Any direct, indirect, or cumulative impacts of the Project must be fully mitigated as required by CEQA. This will require an environmental review process that fully discloses the Project's likely significant environmental impacts and provides a thorough discussion of alternatives and mitigation measures designed to "avoid or substantially lessen" those environmental impacts as required by Public Resources Code § 21002. Any mitigation measures developed must be concrete and enforceable. (Pub. Resources Code 21081.6(b); *Lincoln Place Tenants Ass'n v. City of Los Angeles* (2007) 155 Cal. App. 4th 425, 445 ["mitigation measures must be feasible and enforceable"]). Additionally, the environmental review document prepared for CEQA compliance must evaluate the efficacy of the mitigation measures proposed, as well as any significant environmental impacts that the mitigation measures may cause. (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645; Guidelines § 15126.4.)

Of particular importance will be mitigation measures designed to prevent adverse impacts to the surrounding sensitive receptors including residential uses.

Nor does the Project contain any measures to prevent energy waste or excessive greenhouse gas emissions as required by CEQA Guidelines Appendix F ("Energy Conservation"). Robust and enforceable mitigation measures must be imposed along with clear and quantifiable performance standards. The measures contained in the IS/MND do not meet CEQA's strict standards. This deficiency must be remedied before Project approval.

F. GHG Emissions from the Project Would Be Significant.

The City should require that the Project be Net-Zero in order to ensure consistency with California policy to reduce GHG emissions. Failing to do so creates a significant land use inconsistency because of the project's inconsistency with applicable plans. Given the current regulatory context and technological advancements, a net-zero significance threshold is feasible and extensively supportable. GHG emissions from buildings, including

indirect emissions from offsite generation of electricity, direct emissions produced onsite, and from construction with cement and steel, amounted to 21% of global GHG emissions in 2019. (IPCC Sixth Assessment Report, Climate Change 2022, WGIII, Mitigation of Climate Change, p. 9-4.) This is a considerable portion of global GHG emissions. It is much more affordable to construct new building projects to be net-zero than to obtain the same level of GHG reductions by expensively retrofitting older buildings to comply with climate change regulations. Climate damages will keep increasing until California reaches net zero GHG emissions, and there is a California state policy requiring the state to be net zero by 2045. It therefore is economically unsound to construct new buildings that are not net-zero.

Two of the largest mixed-use development projects in the history of California, Newhall Ranch (now FivePoint Valencia), and Centennial (part of Tejon Ranch) decided to move forward as net-zero communities after their proponents lost CEQA lawsuits to environmental groups. The ability for these large projects to become net-zero indicates that it is achievable, even for large-scale developments. The applicant for this Project should do the same.

We urge the City to adopt net-zero as the GHG significance threshold for this project. This threshold is well-supported by plans for the reduction of GHG emissions in California, and particularly the CARB Climate Change Scoping Plans. The CARB 2017 Scoping Plan states that “achieving no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development.” (CARB 2017 Scoping Plan, p. 101.) Additionally, the CARB 2022 Scoping Plan reaffirms the necessity of a net zero target by expressing: “it is clear that California must transition away from fossil fuels to zero-emission technologies with all possible speed ... in order to meet our GHG and air quality targets.” (CARB 2022 Scoping Plan, p. 184.) CARB further encourages a net-zero threshold in its strategies for local actions in Appendix D to the 2022 Scoping Plan. (CARB 2022 Scoping Plan, Appendix D p. 24-26.)

The MND concluded that the Project would have a less-than-significant impact because the Project’s net total GHG emissions would be under a threshold of 3,000 MTCO_{2e} borrowed from the South Coast Air Quality Management District (SCAQMD). Yet, this significance conclusion is invalid because the threshold is not supported by substantial evidence, given the current regulatory setting.

The SCAQMD's numerical threshold is not supported by substantial evidence. A lead agency must support its chosen threshold by substantial evidence. (Cal. Code Regs., tit. 14, § 15064.7(b).) In particular, CEQA requires that significance determinations account for scientific knowledge and current regulations. (Cal. Code Regs., tit. 14, §§ 15064.4(b).) Thus, thresholds which are not aligned with California's current reduction goals are outdated. Here, the chosen threshold of 3,000 MTCO₂e adopted by the SCAQMD does not address Senate Bill 32 (SB 32). (See California Air Resources Board 2022 Climate Change Scoping Plan, Appendix D, p. 26, footnote 67.) Consequently, it is not aligned with California's current regulatory scheme and therefore is an outdated threshold not supported by substantial evidence.

The implementation of SB 32 is carried out by the California Air Resources Board (CARB). CARB's 2017 Scoping Plan (2017 Scoping Plan) reflects SB 32's GHG emissions reduction goal of 40% below 1990 levels by 2030. Accordingly, even if it were the case that the Project's GHG emissions estimate does not exceed the SCAQMD's recommended threshold of 3,000 MTCO₂e (and in fact it does), the Project still significantly contributes to GHG emissions.

The MND did not address all applicable plans, policies, and regulations. (See 4-51 to 4-52.) The Project would have significant GHG emissions if it were to conflict with an applicable plan, policy or regulation including those adopted for the purpose of reducing the emissions of greenhouse gases. The City failed to meaningfully address consistency with SB 375, EO B-30-15, and SB 32. Thus, the City should have thoroughly analyzed consistency with all State plans, policies, and regulations that it disregarded.

AB 1279 is codified as Health and Safety Code § 38562.2, the California Climate Crisis Act. Section 38562.2(c)(1) sets as its goal that the State should achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045. This is consistent with Executive Order B-55-18, in which Governor Brown ordered that California achieve carbon neutrality as soon as possible, but no later than 2045.

The Project is inconsistent with the Climate Crisis Act because it will generate significant GHG emissions, and will have a lifetime extending well beyond the year 2045, when the Act requires carbon neutrality. It is also

inconsistent with EO B-55-18, which requires carbon neutrality by that date. Therefore, the MND analysis did not meaningfully consider the Climate Crisis Act and EO B-55-18 and does not support a conclusion of insignificance with substantial evidence.

Although the MND stated that the Project was consistent with applicable plans, the Project is inconsistent with one of the most important plans for the reduction of GHGs: the 2017 Scoping Plan. Additionally, the Project would be inconsistent with several other applicable policies that it did not address, including the Climate Crisis Act, EO B-55-18, EO B-30-15 and SB 32. The 2017 Scoping Plan was developed to facilitate California's compliance with SB 32, which requires statewide GHG emissions to be reduced to 40% below 1990 levels by 2030 (Health & Safety Code § 38566).

The 2017 CARB Scoping Plan also sets out statewide goals for total GHG emissions targets of 6 MTCO₂e/capita by 2030, and 2 MTCO₂e/capita by 2050 (2017 CARB Scoping Plan, p. 99). It is necessary for the lead agency to create a plan or mechanism comply with these future targets upon the relevant dates because the Project will likely be operating for at least thirty years.

Lastly, SB 32 and EO B-30-15 set a GHG emissions reduction goal of 40% below 1990 levels by 2030. The MND has not analyzed how the Project will lower its emissions to be consistent with this goal, and thus, there is no substantial evidence that the Project would be consistent with this policy. The MND inaccurately and deficiently concludes that the Project would be consistent with all applicable plans while being in contradiction to some applicable plans. Accordingly, there is no substantial evidence that the Project has insignificant GHG impact or is consistent with applicable plans and on the contrary substantial evidence shows that its impacts would be significant.

CONCLUSION

The MND itself shows that the Project will have a significant impact on GHG emissions, thereby requiring an EIR. The MND also has fatal flaws, including an inconsistent and incomplete project description and description of the existing environment, and the substitution of intent to comply with all applicable rules and regulation for proof that the Project will have no other significant impacts. A full EIR is required.

Jennifer Mansur
October 5, 2023
Page 14

Thank you for considering these comments. We look forward to the City's full compliance with CEQA and the City's land use planning regulations as it continues to review and process the Project. We look forward to the preparation of an EIR, containing actual mitigation measures, by the City.

Sincerely,

A handwritten signature in blue ink, appearing to read "Douglas P. Carstens".

Douglas P. Carstens

Enclosure: Analysis of Ray Kapahi

ENCLOSURE 1



TECHNICAL MEMORANDUM

To: Douglas P. Carstens
Carstens, Black & Minter, LLP

Date: October 2, 2023

From: Ray Kapahi *RK*
Tel: 916-687-8352
E-Mail: ray.kapahi@gmail.com

Subject: Analysis of Air Quality Impacts from Proposed Warehouse Project, Lake Forest,
(Orange County) California

INTRODUCTION

I have reviewed the air quality impacts presented in the Draft Initial Study/Mitigated Negative Declaration (IS/MND) dated September 2023 for the above noted project. The objective of my review was to determine if emissions of various air pollutants during the construction and operational phases are likely to cause significant air quality impacts in the vicinity of the project site. An air quality impact is considered significant if any of the ambient (outside) air quality standards (AAQS) would be violated. These standards are designed to protect public health. These standards are in terms of micrograms per cubic meter (ug/m3) over a given time.

The proposed project is to be located at 26200 Enterprise Way in Lake Forest. The site is zoned as Light Industrial (L1). The project would demolish existing buildings and construct a two story industrial building that includes a warehouse. The project is surrounded by homes to the northeast and Northwest. The nearest homes are approximately 85 feet from the project site. The construction and operation of this project would release a variety of air pollutants, including toxic air pollutants.

SCOPE OF REVIEW

My review analyzed the following aspects of the project:

1. Review expected emission rates of various air pollutants during the construction and operational phases. These emission rates have been reported in the IS/MND in terms of pounds per hour (lbs/hr) in Tables 4.3.A and 4.3.B of the IS/MND.
2. Use an air dispersion model along with local weather data to translate the emission rates into the concentrations of various air pollutants.
3. Determine if the calculated pollutant concentration exceeds current AAQS and therefore cause significant air quality impacts to nearby residents

METHODOLOGY

The analysis focused on the following air pollutants.

Air Pollutant	Maximum Emission Rate (lbs/day)		Applicable Air Quality Standard
	Construction Phase	Operational Phase	
Oxides of Nitrogen (NOx)	50.59	11.86	188 ug/m3 over 1 hour (Federal)
Respirable Particulate Matter (PM10)	13.07	9.70	50 ug/m3 over 24 hours (State)

Note: Hourly emissions during the construction phase equal lbs/day divided by 8 hrs/day

The air dispersion model (AERMOD) used in the analysis has been designated as "Preferred Model" by the Environmental protection Agency (EPA) and by the South Coast Air Quality Management District (SCAQMD). A description of this model is attached. In addition to project emission rates, application of this model requires the use of hourly weather data (wind speed, wind direction, temperature, etc.). I used 5 years of hourly weather data from John Wayne Air Port for the period 2012 to 2016. These data were obtained from the SCAQMD website. The modeling area is shown in Figure 1.

The results of this model are displayed in terms of numerical concentration in ug/m3 as well as contour plots showing the spatial distribution of pollutant concentration in the vicinity of the project site.

FINDINGS

My analysis found that emissions of NOx and PM-10 would violate the AAQS. The maximum off-site NOx concentration is 1,014 ug/m3. The maximum off-site PM10 concentration is 123 ug/m3.

These are above the AAQS and therefore, pose significant air quality impacts to nearby residents. The spatial distribution for NOx and PM10 appears in Figures 2 thru 4. Copies of the digital AERMOD files can be provided upon request.

OTHER IMPACTS

In addition to the release of air pollutants such as NOx and PM10, there would be the release of diesel particulate matter (DPM) that is regulated as a carcinogen. DPM would be released from trucks and from

the construction equipment. The emissions of DPM were quantified in the IS/MND Appendix A, however the associated public health risks were not determined.

Appendix A-2 discusses operational phase health risks and concludes that such an evaluation would not provide meaningful information and cites SCAQMD guidance. It would be helpful to use the on-site emission rates of DMP to determine the health risks at nearby homes. It is not enough to simply dismiss public health risks on the basis of District guidance. It is important that these risks be quantified. Given the close proximity of the homes, this is a critical omission.

ATTACHMENTS

Figures

Description of AERMOD

Qualifications

Figures

Figure 1
Modeling Grid



Figure 2

Results Construction Phase 1-Hour NO_x Numerical Values

The 1-hour Standard is 100 ug/m³. This standard would be violated



Figure 3

Construction Phase 1-Hour NO_x Concentration
Numerical Concentrations at Individual Grid Points

The 1-hour Standard is 100 ug/m³ Would be Violated

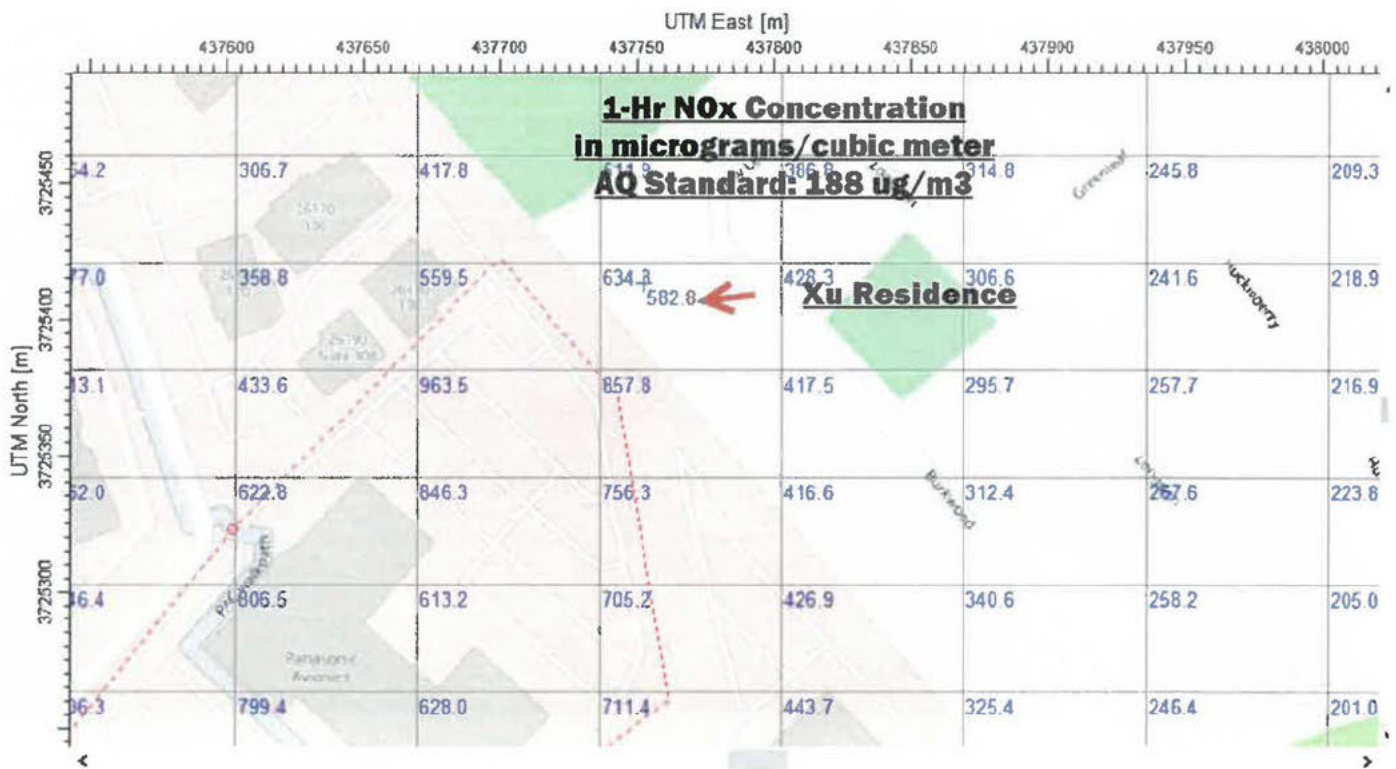


Figure 4

Construction Phase 24-Hour PM-10 Concentration

The 24-hour standard is 50 $\mu\text{g}/\text{m}^3$ would be violated at a few homes



Description of AERMOD

AERMOD VIEW

GAUSSIAN PLUME AIR DISPERSION MODELS

Model Descriptions

AERMOD

The AMS/EPA Regulatory Model (AERMOD) is the next generation air dispersion model based on planetary boundary layer theory. AERMOD contains essentially the same options as ST3 with few exceptions.

AERMOD fully incorporates the PRIME building downwash algorithms, advanced depositional parameters, local terrain effects, and advanced meteorological turbulence calculations.

ST3

ST3 (Industrial Source Complex Model) is a steady-state Gaussian plume model used to assess pollutant concentrations from a wide variety of sources associated with an industrial complex.

The ST3 model accounts for:

- Settling and dry deposition of particles
- Building downwash
- Point, area, line, open pit, flare, and volume sources
- Flat and complex terrain

PRIME

ST3 with the Plume Rise Enhancements (PRIME) model incorporates two important features:

- Enhanced plume dispersion coefficients due to the building turbulent wake.
- Reduced plume rise caused by a combination of descending streamlines in the lee of the building and the increased entrainment in its wake.

Leading Air Dispersion Models Under One Interface

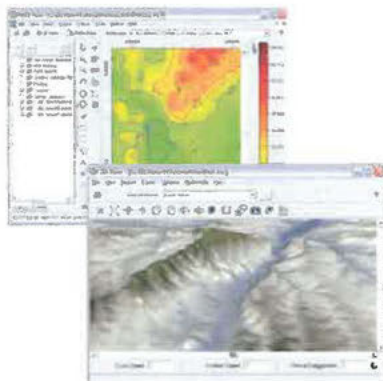
AERMOD View is a complete and powerful air dispersion modeling package which seamlessly incorporates the popular U.S. EPA models into one interface: AERMOD, ST3, and PRIME. These models are used extensively to assess pollution concentration and deposition from a wide variety of sources.



AERMOD View Tools

AERMOD View provides all the tools you need to get your air quality analysis done on time, including:- Easy and intuitive graphical interface

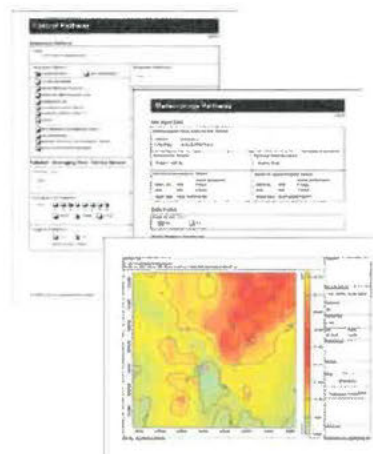
- Data entry in Metric and English units
- Imports a variety of base map formats
- Supports the major digital terrain formats
- Powerful 3D visualization
- Building downwash analysis
- Meteorological pre-processing
- Automatic contouring of results
- Rapid model comparisons
- Report-ready output



Impressive Report-Ready Output

AERMOD View lets you impress with integrated report generation.

- Summarize your modeling input in professionally designed reports
- Custom 3D views of your project site and/or modeling results can also be generated in professional report format
- Customize information to be included
- Print from AERMOD View or save your report to file



Digital Terrain Data

AERMOD View supports a wide variety of digital elevation terrain data formats. Quick import of terrain elevations will save you time and avoid costly hand-made errors.

- USGS DEM
- GTOPO30 DEM
- U.K. DTM
- U.K. NTF
- XYZ Files
- CDED 1-degree
- AutoCAD DXF

Import multiple DEMs and AERMOD View will automatically combine each area and zone for your project.

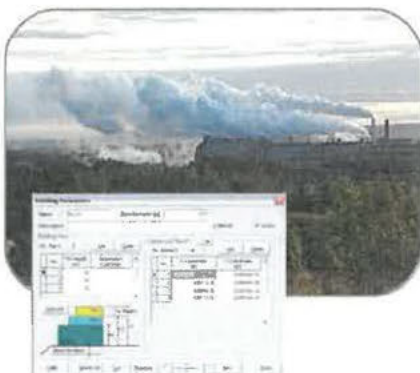
Complete support for AERMAP is also included, making terrain processing for your AERMOD project a snap!

Terrain grid files for deposition analysis can be automatically created from digital terrain files.

Building Downwash

Buildings can radically influence the dispersion of pollutants. AERMOD View provides all the necessary tools to effectively and quickly complete your building downwash analysis.

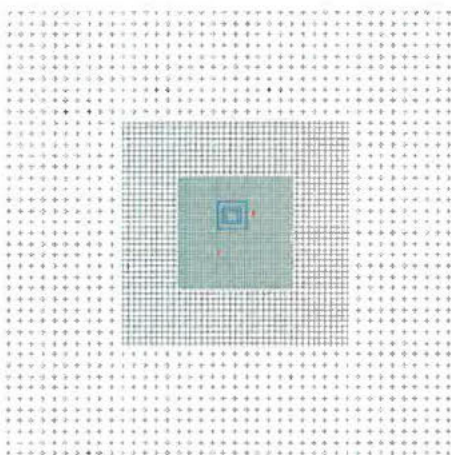
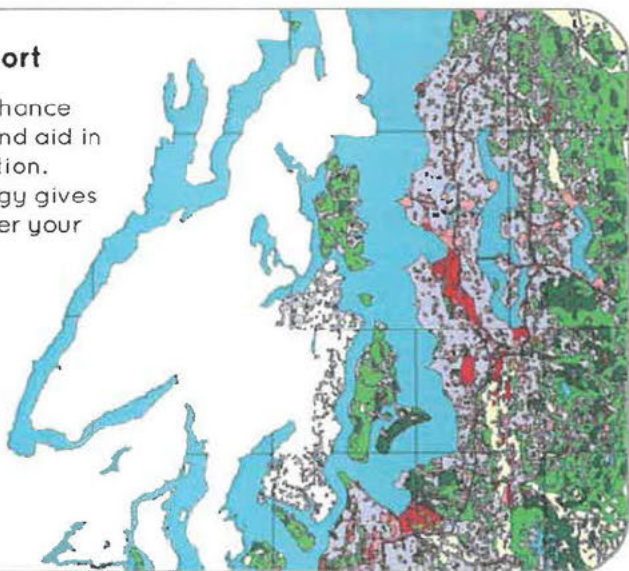
With easy import of building coordinates from AutoCAD base maps and options to digitize buildings, your downwash analysis can be performed quickly.



Extensive Map Support

Import base maps to enhance your modeling project and aid in model results interpretation. Integrated GIS technology gives you complete control over your modeling site.

- Bitmap
- USGS DLG
- USGS LULC
- AutoCAD DXF
- ESRI Shapefile
- JPEG
- TIFF/GeoTIFF
- MrSID



Graphical Input

Avoid the hassle and errors of entering locations by hand from paper maps. Specify sources and receptors graphically. After defining an object graphically you automatically have access to the related text mode window in which you can further modify parameters.

Automatically eliminate receptors inside the facility property line.

Receptors (unlimited)

- Cartesian Grids
- Polar Grids
- Drete Cartesian Receptors
- Drete Polar Receptors
- Cartesian Plant Boundary
- Polar Plant Boundary
- Fenceline Grid
- Multi-Tier Grid (Risk Grid)
- Flagpole Receptors

Sources (unlimited)

- Point
- Area (square, rectangular, circular, polygon)
- Volume
- Open Pit
- Flare
- Line

AERMOD VIEW

PROFESSIONAL VISUALIZATION & ADVANCED TOOLS TO BOOST YOUR PRODUCTIVITY

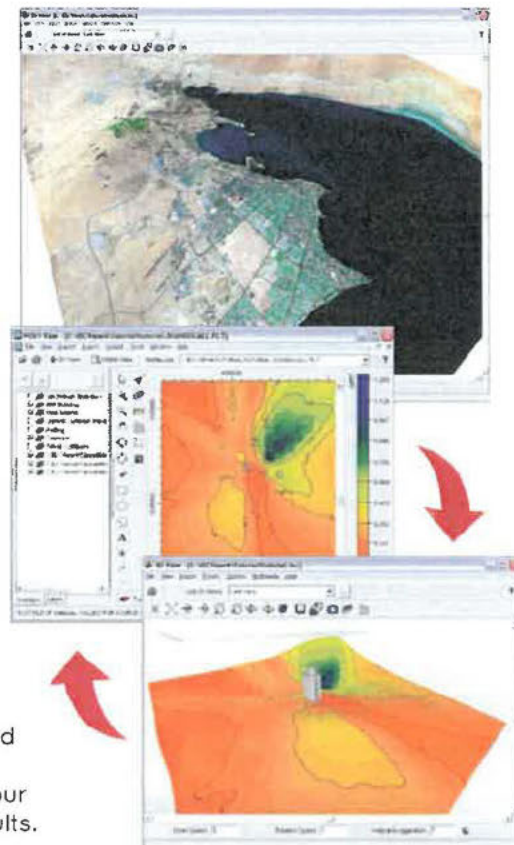
High-Impact 3D Visualization

AERMOD View features powerful 3D visualization tools unlike other software that requires you to purchase yet another software package just to view plain, static 3D plots. Nothing communicates your modeling better than images, and AERMOD View provides powerful, dynamic 3D tools built right into its interface.

Understand the effects of topography by displaying your model results with 3D terrain. Make your final report clear and concise by visualizing all your data.

Complete visualization of your imported terrain is just a click away! Click the 3D Terrain icon and your project is transformed into a fully customizable 3D view using your terrain elevation data. Zoom, rotate, and save views in true 3D.

Apply terrain contours to your 2D site view for professional maps, or change to 3D views with a single click. View your site and surrounding terrain in true 3D. Sources and buildings appear in context with your site terrain.



Custom Textures

Apply custom textures to buildings to further increase building realism - say goodbye to bland polygons!

Clear and realistic communication is essential and your model should make an impression.

Real-time lighting effects, true-color shading and textures bring your site to life like no other package can!



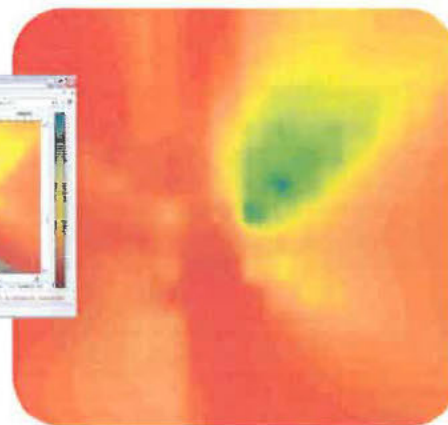
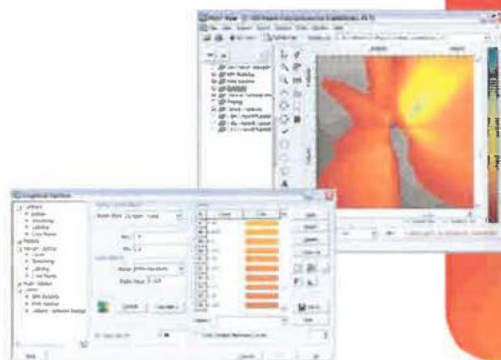
Integrated Contouring

AERMOD View features integrated post-processing with automatic gridding, blanking, shaded contour plotting, and posting of your results.

- Customize contour levels, color shading, transparency, contour labels, fonts, and more.
- Multiple levels of transparency
- True color palette
- Save and edit any palette
- Extensive terrain contouring options
- Color ramp customization

Export Options

- ESRI Shapefiles
- Bitmaps
- Enhanced Metafiles



Multiple Chemicals

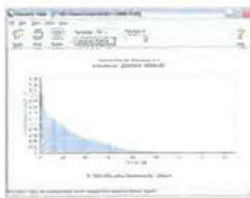
The Multi-Chemical Run utility will boost your productivity drastically when analyzing the contributions of each pollutant from sources emitting multiple chemicals.

Simply specify the pollutants emitted by each source, define emission rates, and click Run. The Multi-Chemical Run utility takes care of the rest, reducing your model run time to a fraction of the time it would take traditionally.

- Unlimited sources
- Unlimited receptors
- Unlimited pollutants (>1000)
- Block averages
- Rolling averages
- Chemical-specific plotfiles

Percent View

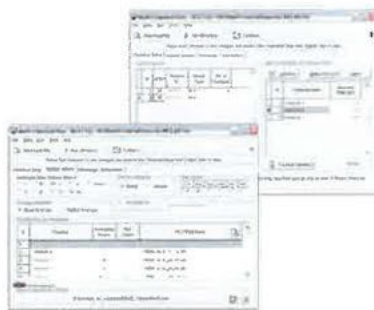
Percent View takes the hassle out of performing modeling runs that require percentiles or rolling averages. Run the model and have these calculations automatically computed.



Risk Assessment Projects

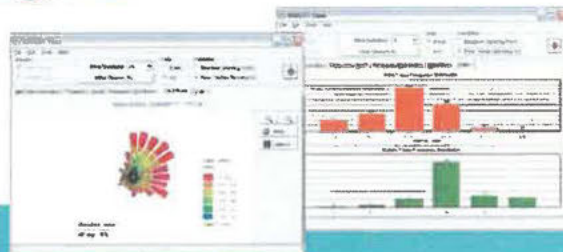
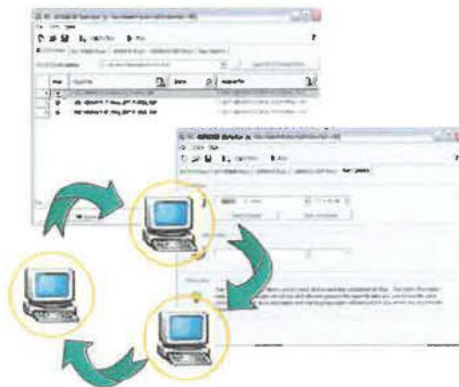
Customized air modeling support for leading risk assessment protocols, the U.S. EPA - OSW Human Health Risk Assessment Protocol, and the U.S. EPA - OSW Screening Level Ecological Risk Assessment Protocol. Simply select "Risk Mode" to model in accordance with these guidelines.

Quickly generate the files required for ACE2588 risk assessment model.



AERMOD Batcher T

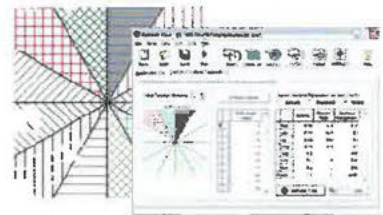
The AERMOD Batcher is designed to let you easily perform multiple modeling runs. Simply specify the input files for the projects you wish to run, click Run and AERMOD Batcher will run all your projects. This is ideal for large modeling runs, which is often required for risk assessment projects.



Meteorological Tools

Aermet View

Aermet View is the meteorological preprocessor that guides you through easy steps to prepare your on-site and off-site meteorological data for use with AERMOD.



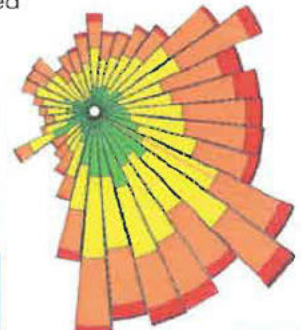
Rammet View

Rammet View is the meteorological preprocessor that prepares data for use with the ST3 and PRIME models. Rammet View includes a set of tools which allow conversion of your own met data into the required format.



WRPLOT View

Wind rose plots, frequency tables, and graphs can be generated automatically from surface data files in SCRAM, CD144, HUSWO, TD-3505, CARB, and SAMSON formats or from and AERMET preprocessed met data files. Import from Excel is also supported.



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Lakes
Environmental

Qualifications



Statement of Qualifications Environmental Permitting Specialists (EPS)

EPS is a specialized consulting firm focusing on air quality impact analysis, permitting, health risk assessments and odor control and analysis. The firm is headquartered in Sacramento, California and has been providing these services since 1995. Firms such as Sunsweet Growers, Amazon, El Dorado County Cannabis Growers Alliance, Teichert Construction, Sacramento City Unified School District, Blue Diamond Growers and many others have used our services. These firms recognize the complexity related to controlling odors and of everchanging environmental regulations and prefer to have a specialized firm handle these issues on their behalf.

Practice Areas

- Construction Industries
- Solid Waste
- Cannabis Cultivation
- Energy Production
- Food Industries

In addition to providing services to private sector, EPS routinely provides technical support services to various County Planning Departments and air pollution control districts. These include:

- Amador Air District and Planning Department
- Calaveras Air Pollution Control District and Planning Department
- Mariposa County Departments of Planning and Environmental Health
- Placer County Air Pollution Control District
- Great Basin Air Quality Management District

Contact:

Ray Kapahi
E-Mail: ray.kapahi@gmail.com
Phone: 916-806-8333
Web-Site: <https://www.epsconsulting.org/>

Ray Kapahi

Senior Air Quality Consulting Engineer



Ray.Kapahi@gmail.com

Office: 916.687.8352
Mobile: 916.806.8333

Practice Areas

- Air Quality Permitting
- Odor Modeling and Control
- Health Risk Assessment
- Computational Fluid Dynamics
- Greenhouse Gas Analysis
- Atmospheric Dispersion Modeling

Industries

- Solid Waste
- Energy Production
- Construction and Mining
- Cannabis Cultivation
- Oil and Gas Production
- Food Industries

Education and Training

- BSc. Physics (1972)
- MEng. Chemical Engineering (1975)
- CARB Accredited Green House Gas (GHG) Lead Verifier with Specialization in Process Emissions and Electricity Transactions (2009)

News

- Presentation "Numerical Modeling of Landfill Gas and Odors" 33rd International Conference on Solid Waste Technology and Management. March 11 to 14, 2018, Annapolis, MD.
- Presentation "Integrated Approach to Effective Odor Control at Landfills and Composting Facilities" Wastecon 2016, Indianapolis, IN.

EXPERIENCE

Over 30 years of experience in analyzing air quality and odor impacts, permitting of stationary sources, and preparation of environmental impact documents. Mr. Kapahi assists a broad range of clients and assists them to identify and meet their regulatory obligations.

The scope of his experience includes siting of new landfills, waste to energy plants, obtaining conditional use permits from City and County Governments for new projects or expansion of existing projects. Specific experience and skills include preparation of emission inventories, analysis and measurements of odors, dispersion modeling, oversight of air quality monitoring, analysis of impacts to public health, responding to public comments, and appearing before City and County Planning Boards and Commissions as an expert witness on behalf of clients.

Following approvals for new facilities or expansion of existing facilities, Mr. Kapahi continues to work with clients to ensure on-going compliance.

REPRESENTATIVE PROJECTS

Air Quality Modeling and Permitting

- **Permitting of a Powdered Milk Plant (Turlock, CA)**

Evaluate emissions of various air pollutants from the proposed 30 million gallons per year mild processing/drying facility. Demonstrate compliance with local and state air quality regulations, including regulation of toxic air pollutants.

- **Permit Revisions for an Existing Fruit Dehydration Facility (Yuba City, CA)**

Assisted a major food processor in revising their operating permits to allow for additional steam production. Worked cooperatively with the local air district to ensure timely issuance of the revised permits.

- **Permitting of a Waste to Energy Plant (Fort Irwin, CA)**

Quantify emissions from a proposed 34 tons per day solid waste to energy project. Analyze emissions associated with pyrolysis and subsequent utilization of synthetic gas to generate 1.5 MW of electric power. Prepare the necessary permit applications and supporting documentation.

- **Permitting of a CBD Oil Extraction Facility (Mendota, CA)**

Quantify emissions from a proposed solvent extraction process. Assist in design of an RTO VOC control system. The facility was permitting in 2019 and is currently operating.

Publications and Presentations

Presentation "Use of Advanced Models to Control Fugitive Odors from Composting Sites". US Compost Council Annual Meeting, January 2015, Austin, TX.

"Air Emissions from Landfills and Transfer Stations – Do they Increase Public Health Risks?" Presented at Quad State Environmental Conference, Pigeon Forge TN, Sept 2015.

"Risks of Carbon Credit Invalidation Under California's Cap-and-Trade Program", Presented at the 2014 Air and Waste Management Association Annual Conference. June 24-27, 2014. Long Beach, CA

"Estimate of VOC Emissions from Sludge Drying", Presented at the 1995 SWANA Conference. November 1995, Baltimore, MD.

"Use of Biofilters to Control VOCs", Biocycle, February 1995.

"Impacts of the 1990 Clean Air Act Amendments", San Jose Business Journal, March 24, 1994.

"Modeling Fine Particulates" in Municipal Waste Incineration Risk Assessment, Edited by Curtis Travis, Plenum Press, 1990.

Specialized Training

Calculating Tank Emissions. Trinity Consultants. Los Angeles, CA February 1-2, 2020.

Accidental Release Modeling Workshop. Trinity Consultants. Dallas, TX November 1-2, 2018.

HARP2 (Risk Assessment Model) Training at California Air Resources Board. Redding, CA

Hearing Board Variance Training – California Air Resources Board (1995)

Air Emissions and Odors from Wastewater – University of Texas, Austin (1994)

Professional Affiliations

Air and Waste Management Association (Board Member)

American Institute of Chemical Engineers (Member)

Member Technical Advisory Committee (TAC) for the California Energy Commission

Odor Analysis and Mitigation

• **Ventilation System for Odor Control (Anaheim, CA)**

Advanced computational fluid mechanics (CFD) models were used to predict the air flow and building pressure to identify the location, size and number of exhaust fans required to remove odors from the transfer station building.

• **Analysis of Potential Odors from Outdoor and Indoor Cannabis Cultivation (Georgetown and Somerset, Eldorado County, CA)**

EPS is working cooperatively with growers and El Dorado County Planning Department to evaluate odors associated with indoor and outdoor cannabis cultivation. Through use of on-site odor measurements and dispersion models, EPS has been able to project intensity of future odors from new cannabis operations and demonstrate compliance with the County's Ordinance limiting odors at the property lines and at nearby homes.

• **Analysis and Control of Fugitive Dust and Odors from a Soil Blending Facility (Stockton, CA)**

Advanced computational fluid mechanics (CFD) models were used to predict the air flow and movement of fugitive dust at a soil blending facility. With this information, the client was able to install appropriate mitigation services to mitigate off-site migration of fugitive dust.

• **Review of Odor Control Systems for Cannabis Cultivation and Distribution Facilities (Palm Springs, CA)**

EPS evaluated the odor control system for over 15 different odor cultivation and distribution facilities in Palm Springs. The effectiveness of the proposed system was evaluated and recommendations were made to the City to Palm Springs.

Analysis of Public Health Risks

• **Analysis of Public Health Risks Associated with Composting Operations (Napa County, CA)**

Estimate the types and amounts of toxic air contaminants (TAC) released from green waste and food waste composting. An air dispersion model was used with local wind data to determine the concentration of each TAC. The concentration estimates were supplemented with toxicity data to quantify public health risks from exposure to the various toxic pollutants.

• **Analysis of Public Health Risks from Proposed Asphalt Plant (Kern County, California)**

Analyze emissions of any toxic air pollutants from a proposed 250 tons per day asphalt plant. Emissions from aggregate drying, propane combustion and asphalt oil were quantified. Acute and chronic public health risks from exposure to various toxic pollutants were calculated.

Ray Kapahi, DBA Environmental Permitting Specialists
Current and Recent Projects

Project	Location	Description	Client
Preparation of Initial Sturt and mitigated negative declaration (ISMND) for Proposed Exploratory Oil and Gas Well	Kern County, CA	<ul style="list-style-type: none"> Quantify air and greenhouse gas emissions from proposed exploratory oil and gas well Assess the significance of air and GHG impacts Recommend mitigation Analyze public health risks 	RAB Consulting, Fairfield, CA
Analysis of Public Health Risks from Proposed Warehouse Buildings	Stockton, CA	<ul style="list-style-type: none"> Evaluate public health risks associated with proposed 2.8 million square feet warehouse development on a 20 acre lot Evaluate health impacts associated with construction and operational (occupancy) phases 	First Industrial Realty Trust, Chicago, IL
Review of Permit Application for a Biomass to Energy Plant	Mariposa County, CA	<ul style="list-style-type: none"> Review permit application and associated support documents Confirm emissions and use of best available control technology (BACT) Recommend issuance or denial of air permits 	Amador Air District, Jackson, CS
Analysis of Air Quality and Public Health Risks from Proposed Mining, Aggregate, Concrete and Asphalt plant Complex	Newman (Stanislaus County), California	<ul style="list-style-type: none"> Estimate emissions from various phases of mining, aggregate production, asphalt and concrete production and recycling plant Determine significant of air quality and public health impacts 	Calaveras Building Materials, Fresno, CA
Preparation of CEQA Documents for Proposed Asphalt Plant	Delano (Kern County), CA	<ul style="list-style-type: none"> Quantify air and greenhouse gas emissions from a proposed hot-mix drum type asphalt plant Determine emission rates of toxic air pollutants Prepare health risk assessment to quantify cancer risk to workers and the public from exposure to future toxic air emissions 	Jaxon Enterprises, Redding, CA

Project	Location	Description	Client
Air monitoring of Carbon Monoxide at a School Transportation Center	Sacramento, CA	<ul style="list-style-type: none"> Monitor ambient concentrations of carbon monoxide (CO) at the school bus yard Determine if CO concentration exceed the state 1-hour standard 	Law Firm Spinelli, Donald & Nott, Sacramento, CA
Impacts to Future Residents from Emissions from Vehicles and Trail Locomotives	Sacramento, CA	<ul style="list-style-type: none"> Evaluate existing concentrations of toxic air contaminants at the proposed 150 unit housing development Evaluate impacts from emissions from trucks and cars travelling along US Hwy 50 Evaluate emissions from diesel train locomotives travelling along adjacent tracks 	EAH Housing, San Rafael, CA
Evaluation of Odors from Proposed Outdoor Cannabis Cultivation	Somerset and Georgetown (El Dorado County)	<ul style="list-style-type: none"> Review plans for outdoor cannabis cultivation Model future odor emissions to determine compliance with El Dorado County odor ordinance Recommend odor mitigation (if required) 	Multiple Confidential Clients
Dispersion Modeling of Emissions from Proposed Lithium Extraction Plant	Salton Sea (Imperial County, CA)	<ul style="list-style-type: none"> Calculate emissions from proposed emergency electric generator Set-up modeling domain, source height and location and modeling grid Calculate impacts from various criteria air pollutants 	RCH Group, Sacramento, CA
Analysis of Public Health Risks from Proposed Warehouse Land Use Development	Richmond, CA	<ul style="list-style-type: none"> Evaluate public health risks associated with proposed 324,000 square feet warehouse development on a 30 acre lot Evaluate health impacts associated with construction and operational (occupancy) phases 	Scannell Properties, Lafayette, CA

From: [EMMA SHENG](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: Concerns regarding proposed warehouse near meadows community
Date: Wednesday, April 17, 2024 4:47:10 PM

Hi there,

I am a resident who lives in Meadow Lake Forest. I am writing to express my deep concern regarding the proposed establishment of a warehouse/factory near the Meadows community. As a resident of this area, I am particularly worried about the potential negative effects this development may have on the well-being and safety of my family, especially with younger children.

My family and I have chosen to live in the Meadows community due to its peaceful and family-friendly environment. However, the prospect of having continuous trucking operations nearby, potentially on a 24/7 basis, is deeply troubling. I cannot imagine subjecting my family, especially my younger children, to the constant noise and disruption that such activities would bring.

I respectfully request that the county conducts a thorough and transparent assessment of the proposed development's potential impacts, and actively involves the Meadows community in the decision-making process. It is crucial that our voices and concerns are heard and taken into account.

Thank you for your attention.

Best,
Sheng Family

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From: [Grace Shi](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 10:07:28 PM

Dear Amy, Gayle, Planning Commission, and City Council,

I am writing to express my grave concerns regarding the current plan to scope the 26200 Enterprise Project for an Environmental Impact Report (EIR). As a resident of the Meadows, I am deeply troubled by several critical factors that have been overlooked in this process.

1. Cumulative Impact and Public Safety:

The proposed Project, along with two others by different applicants, will establish multiple concentrated warehousing and manufacturing facilities in an area equivalent to 2-3 football fields, dangerously close to residential neighborhoods. This proximity raises significant concerns regarding air quality, noise, traffic, and overall environmental impact. Additionally, with the imminent completion of the Meadows Seniors Apartments, housing a vulnerable senior population, the urgency to address potential health impacts cannot be overstated. Piecemeal evaluation of these applications jeopardizes public safety, urging the City to consider the cumulative, long-term effects of all proposed facilities from the outset.

2. Lack of Detailed or Consistent Information:

The absence of comprehensive and consistent information impedes accurate assessments of potential impacts. Discrepancies in project details, such as the future tenant remaining undetermined and discrepancies in the number of dock doors, hinder the scoping process. Without clear details regarding the types of activities planned for the site, accurately scoping the EIR becomes challenging. It is imperative to ascertain crucial factors to understand the full environmental implications of the project.

3. Misalignment with Lake Forest 2040 General Plan and National Policy:

The introduction of warehousing and manufacturing facilities conflicts with the goals outlined in the Lake Forest 2040 General Plan and national policies, particularly concerning public health and affordable housing. The close proximity of these facilities raises concerns, especially regarding the vulnerability of upcoming seniors residing in the Meadows Seniors Apartments. Ensuring the safety and well-being of our most vulnerable residents should be a priority.

4. Exploring Alternative Projects:

Considering the goals outlined in the Lake Forest 2040 General Plan, it is essential to explore alternative projects that align with environmental preservation, public health, and community harmony. Engaging with applicants to discuss alternatives could lead to mutually beneficial outcomes. Pursuing alternative projects that mitigate risks and have more community support is crucial to avoiding prolonged conflicts and potential future issues.

In conclusion, the current scoping approach is inadequate and fails to address significant information gaps. Before proceeding, these issues must be thoroughly addressed. If the City chooses to move forward, I strongly urge the enforcement of the most rigorous scope in the EIR, considering all worst-case scenarios for environmental concerns, particularly given the proximity to residential areas.

We are at a pivotal moment in the history of Lake Forest, and it is incumbent upon all of us to prioritize the well-being of our residents and protect our environment for future generations. Let us come together and do what is right.

Thank you,
Grace

From: [GS](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 10:24:44 PM

To whom it may concern,

I am writing to express my serious concerns regarding the proposed scoping of the 26200 Enterprise Project for an Environmental Impact Report (EIR). As a Lake Forest resident, I believe it is crucial to address the following issues:

1. Impact on Community Well-being:

The concentration of industrial activities in close proximity to residential areas presents significant risks to the health and safety of our community. The potential for increased noise, traffic congestion, and environmental pollution is alarming, particularly with the impending arrival of senior residents in the Meadows Seniors Apartments.

2. Lack of Transparent Information:

The absence of clear and consistent information about the project raises doubts about its potential impacts. Incomplete or conflicting details provided to the public hinder our ability to make informed decisions and understand the full scope of the project's consequences.

3. Incompatibility with City Planning Objectives:

The proposed development appears to conflict with the long-term goals outlined in the Lake Forest 2040 General Plan. It undermines efforts to create a sustainable and livable community by prioritizing industrial activities over public health, affordable housing, and environmental preservation.

4. Need for Alternative Solutions:

Exploring alternative projects that better align with the needs and values of our community is essential. Engaging in collaborative discussions with stakeholders to explore more suitable options could lead to a more balanced and equitable approach to development in our city.

In conclusion, I urge the City to carefully consider these concerns and prioritize the well-being and interests of our community in all future decision-making processes.

Thank you for your attention to this matter.

Sincerely,
GS

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From: [Haojun Cai](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#); [Berglund, Lisa](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 11:17:31 PM

Dear Esteemed Members of the City Council,

I am writing to express my grave concerns regarding the proposed development of the IPT Enterprise Business Center LLC near my home in The Meadows. This area is not just where I reside but is the first home I have owned and a place filled with immense sentimental value.

At 28, I purchased this property with dreams of building a life here with my fiancée. We envisioned it as a sanctuary where we would exchange vows, raise a family, and foster a nurturing environment filled with love and laughter. However, the prospect of having an industrial facility so close to our home threatens to overshadow these dreams with the likelihood of noise, dust, and air pollution from diesel emissions. The emotional and physical well-being of my future family and myself is at stake.

I implore you to consider the human aspect of this development project. It is distressing to envision my first home, a place of our cherished dreams, being compromised. The thought of exposing my future children to such conditions is profoundly unsettling. While I understand and appreciate the need for economic development, I strongly believe it should not undermine the quality of life and dreams residing within our community.

Therefore, I respectfully request that the council reconsider this proposal, taking into account the long-term environmental and health impacts on The Meadows. I urge you to seek alternative solutions that will allow for economic progress without sacrificing the sanctity of our residential community.

Thank you for your attention to this matter. I trust that you will understand the severity of our concerns and consider the profound impact your decision will have on our lives.

Sincerely,
Haojun

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From: [Jane](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#); [Villwock, Jordan](#)
Subject: IPT Enterprise Business Center LLCpROJECT
Date: Wednesday, April 17, 2024 10:58:08 PM

Dear Amy, Gayle, Planning Commission, and City Council,

I am Jane Zhang, I am a resident of the Meadows. We are against having a factory and warehouse nearby, we have elders and children in our family. They need a good environment .

Please consider our request !

Best Regards

Jane Zhang

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From: [Joanna Shen](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 9:24:04 PM

I hope this message finds you well. My name is Joanna, and I am a resident of The Meadows. I am writing to express deep concerns regarding the proposed construction of a warehouse near our community, a decision that has significant implications for all residents in the vicinity.

Firstly, it has come to our attention that there was minimal communication about this major project. The residents, including myself, were not adequately informed nor consulted about the plans, which is quite disappointing. Engaging with the community is not only a courtesy but a necessity to ensure that all perspectives and concerns are duly considered before moving forward with such impactful developments.

Moreover, the construction and operation of a warehouse of this scale raise serious health and quality of life concerns. The anticipated increase in traffic, noise pollution, and potential air quality degradation could severely impact our daily lives and well-being. It is imperative to assess these aspects thoroughly, something that seems to have been overlooked or underestimated in the planning stages.

In light of these concerns, I urge you to reconsider the current approach to this project. I, along with other concerned residents, request a comprehensive briefing on the intended construction and its associated impacts. We also ask for a formal consultation period where community members can voice their concerns, ask questions, and be genuinely heard.

I believe it is possible to find a solution that considers both the developmental goals and the well-being of the community residents. I look forward to your prompt response and to the possibility of opening a constructive dialogue on this matter.

Thank you for your attention to this urgent issue.

Sincerely,
Joanna

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From: [REDACTED]
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#); [City Clerk](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 11:24:15 AM

Dear Mayor of Lake Forest, City Council Members and Concerned City Officials,

We are writing to address the proposed construction of a large factory and warehouse complex southeast of our community, The Meadows, in Lake Forest. Specifically, the northwest boundary of this project is slated to be just [REDACTED] hundred feet from our new home in the Redwood section of The Meadows [REDACTED], Lake Forest, CA 92630).

Having coming to the U.S. in pursuit of better opportunities, we have worked diligently to establish our careers and lives. Our journey has taken us through various cities and states, between Boston and Chicago, including Connecticut, New Jersey, Indiana and Ohio, before finally settling in California. As we approach retirement age, we chose sunny southern California for its inviting climate and vibrant culture, envisioning a tranquil and enjoyable retirement.

We are quite experienced home purchasers as over the past 38 years, we have experienced multiple corporate relocations, purchasing seven properties across different states. With each move, we meticulously researched the surrounding areas, considering factors such as proximity to highways, railroads, and future development plans.

Prior to our recent move to The Meadows, we conducted thorough due diligence, driving through the neighborhood, consulting with neighbors, examining Google Maps, and engaging with the Toll Brothers sales team. However, to our dismay, we were not informed of the pending proposal (known to many in this area at least since 2021 or earlier) to construct a massive factory and warehouse complex near our home prior to signing the purchase agreement on December 28, 2022.

The proposed construction raises significant concerns regarding environmental impact, traffic safety, and air and noise pollution, which could detrimentally affect the health and well-being of residents in The Meadows and neighboring communities such as Baker Ranch and Foothill Ranch and beyond.

We find it troubling that the land's zoning as light industrial gives the project owners seemingly unrestricted liberty in planning the use of the land, without consideration for the adjacent residential community. We believe that zoning regulations should have evolved to safeguard residential areas from potentially disruptive industrial activities.

Furthermore, the lack of clarity regarding the scope and purpose of the factory and warehouse is unsettling. The approval of such a project without defined parameters including the precise scope and the future use of the facilities poses tremendous risks to the community and sets a concerning precedent for future developments.

While we recognize the city's interest in economic growth, it is imperative that such objectives align with the best interests of its residents. We appreciate the city's responsiveness in scheduling multiple public hearings and initiating an Environmental Impact Report (EIR) and encouraging public participation in scoping for the EIR.

However, we strongly urge the city to ensure that the EIR is conducted by a reputable and impartial entity to address the project's full scope and potential consequences accurately. And awarding the EIR to the same entity that has shown to play a light hand in its last environmental assessment of the project clearly presents the potential of conflict of interest as the same entity cannot be an unbiased one and the final EIR report cannot be viewed as objective and fair to all involved.

As new residents of Lake Forest, we are committed to preserving our community's quality of life and cultural identity. We implore city officials to prioritize the well-being of residents and listen more closely the concern of all residents in the City of Lake Forest about this project, which threatens to adversely impact The Meadows, Lake Forest, and beyond.

In closing, we trust that our city officials will carefully weigh the implications of this project and collaborate with all residents to find mutually beneficial solutions.

Sincerely,

Kevin Xie

 mobile



Lake Forest, CA 92630

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do not click any links or open any attachments you are not expecting.

From: [Rong Gao](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#); [Berglund, Lisa](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 11:19:53 PM

Hello Amy, Gayle, Planning Commission, and City Council,

My name is Rong Gao. I am writing to let you know how much I appreciate the Lake Forest community and to voice my concerns about the proposed IPT Enterprise Business Center LLC Project. My connection to Lake Forest is not only profound but also deeply personal. Nearly two years ago, I met my boyfriend here, and this city has since become a significant part of our story. Originally from Boston, I chose to make Lake Forest my permanent address, drawn by the unparalleled sense of community, the friendliness of our neighbors, the impeccably clean streets, and the overall safety of the area. These qualities have transformed Lake Forest into more than just a place to live; they have made it a home.

As a 27-year-old woman, I took great pride and joy in purchasing this home, envisioning it as the cornerstone of my future with my fiancé. Here, we dreamed of exchanging vows, raising a family, and creating a haven filled with love and laughter. However, the prospect of this dream being tarnished by the looming presence of industrial development has left me feeling utterly heartbroken.

I love and respect this city, so I feel compelled to oppose the IPT Enterprise Business Center LLC Project. I am concerned that this development will disrupt the delicate balance that makes Lake Forest so special. The project threatens to alter the community dynamics, increase traffic, noise, and pollution, and potentially compromise the safety and cleanliness we all cherish.

Seeing the first house I've ever owned facing the prospect of an environment marred by noise, dust, and potential air pollution from diesel emissions is deeply distressing. The thought of subjecting my future children, and indeed myself, to such an inhospitable atmosphere fills me with profound sadness.

Lake Forest is more than a location; it is a living, breathing community where people come together to support one another and share in the joy of a peaceful, well-maintained environment. Prioritizing the well-being of its residents will continue to foster the love and respect we all share for our city.

Thus, I urge the City Council to consider the long-term impacts of the IPT Enterprise Business Center LLC Project on our beloved community. I hope to find alternative solutions to promote economic growth without sacrificing the core values and characteristics that define Lake Forest.

While I understand the need for economic development, it cannot come at the expense of destroying the sanctity of our homes and the dreams they represent. I implore you to reconsider this proposal and seek alternative solutions that preserve the integrity of residential communities like mine.

Thank you very much for considering my perspective on this matter. You will decide to

protect best and preserve the qualities that make Lake Forest an exceptional place to call home.

Sincerely,
Rong Gao

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From: [Fang Zhang](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Subject: [jvillwock@lakeforestca.gov](#); [tludden@lakeforestca.gov](#); [fbarajas@lakeforestca.gov](#); [jfuentes@lakeforestca.gov](#); [mstannard@lakeforestca.gov](#); [mtettermer@lakeforestca.gov](#); [rpequeno@lakeforestca.gov](#); [svoigts@lakeforestca.gov](#); [dcirbo@lakeforestca.gov](#); [byu@lakefor...](#)
Date: Wednesday, April 17, 2024 8:31:55 PM

Hello everyone

I am the owner of Meadow community. I oppose the construction of warehouses and factories from the perspectives of safety, environment, noise, traffic, etc. Please focus on the matter of building a factory.

Best regards

Shawna

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. **Do not click any links or open any attachments you are not expecting.**

From: [Siqi Chen](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 9:16:11 PM

Dear Amy, Gayle, Planning Commission, and City Council,

I am Siqi Chen, a resident of the Meadows community. I am writing to urgently express my deep concerns regarding the proposed warehouse project near the Meadows. As a resident here, I have recently learned about the project from other community members and feel compelled to address several critical issues that have not been adequately considered.

First and foremost, it has come to my attention that the city has not provided sufficient notice or transparency regarding the progress of this project. As residents directly impacted by this development, we are dismayed by the lack of communication and consultation with the community. Had our neighbors not putting great efforts to have our voices heard, I wouldn't be informed about the warehouse at all. I received zero notice from the City or from the project related party while the project is being planned at my backyard. It is imperative that residents are given ample opportunity to voice their concerns and participate in the decision-making process.

Furthermore, while an environmental impact report is underway, it is important to note that this report may only address the minimum requirements for the project, which falls far short of satisfying the living standards and expectations of residents in the Meadows and the surrounding neighborhoods. The potential environmental, traffic, and safety implications of the warehouse project demand a comprehensive and thorough evaluation that prioritizes the well-being of our entire community. Many times the law and regulations provide the minimum standards that are outdated and unsuitable for a modern living environment. Lake Forest residents deserve a better home than the minimum threshold.

As you may foresee, the influx of traffic generated by the warehouse could exacerbate existing congestion issues and pose safety risks for residents, particularly those living in close proximity to the proposed site. Increased traffic not only affects our daily commute but also jeopardizes the safety of pedestrians and cyclists in the area. The potential for hazardous materials or accidents associated with warehouse operations raises serious concerns about public safety. It's essential to have thorough risk assessments and safety measures are put in place to safeguard our community from any potential harm. Many of the Lake Forest and neighboring cities residents enjoy recreational bike riding in Lake Forest for its scenery and hilly terrain. It makes the city unique and friendly in a way. The extra traffic will be a huge risk for these residents and our vibe.

Additionally, as the zoning of the Meadows community has changed from agricultural to residential, it is clear that this project does not align with the vision and values of our neighborhood. Introducing a warehouse facility into a residential area poses significant disruptions and compromises the peaceful and harmonious living environment we strive to maintain. If the warehouse has been planned, the residential projects like the Meadows should not have been built. Now that the Meadows community is almost complete and many residents have moved in, the warehouse project shall also be set aside or relocated.

In light of these urgent concerns, I urge the you to pause the approval process for the warehouse project and engage in meaningful dialogue with residents from the Lake Forest residents to address our grievances. It is imperative that our voices are heard and that our concerns are taken seriously before any further decisions are made.

Please have a thorough evaluation of the potential impacts of this proposal and engage with community members to address our concerns. Thank you for your attention to this matter.

Sincerely,
Siqi Chen

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From: [郑小姐](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 10:13:53 PM

Dear Esteemed Members of the City Council,

I am writing to you with a deep sense of urgency regarding the proposed IPT Enterprise Business Center LLC project situated near The Meadows, my cherished residential community. The peace and safety of our neighborhood are paramount, especially for the well-being of our children.

The proposed construction of a 150,000 sqft warehouse and manufacturing facility raises significant concerns that cannot be overstated.

The inevitable noise, dust, and potential air pollution resulting from diesel emissions would profoundly disrupt our daily lives and pose serious risks to the health of our children. Additionally, the alarming proximity of this project to residential properties, with some merely 20 feet away, raises grave doubts about the sustainability and livability of our beloved neighborhood.

I urge you to consider the gravity of this situation by imagining if it were your own children living in such close proximity to a warehouse of this nature. Would you not harbor deep concerns for their safety, health, and overall well-being? This perspective underscores the urgency and importance of our appeal.

While recognizing the necessity of economic progress, it must not come at the expense of our community's welfare. Therefore, I respectfully implore you to reassess this proposal and advocate for alternative land uses that are more compatible with the residential character of our area. Thank you for taking the time to consider the profound implications of your decision on the lives of our families and children. I trust in your commitment to making a choice that prioritizes the sanctity and harmony of The Meadows.

With heartfelt sincerity,

Si Zheng

Resident of The Meadows



姓名 郑思



公司名称：北京华英特上海分公司

地址：上海市徐汇区中山西
路2020号1号楼1502

电话：021-61679196

手机：[Redacted]



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From: [Yongzhen Lu](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 10:18:00 PM

Hi Amy,

I am writing to express my deep concern regarding the proposed scoping of the 26200 Enterprise Project for an Environmental Impact Report (EIR). As a resident of Lake Forest, I believe it is essential to address several critical issues:

1. Cumulative Impact and Public Safety:

The concentration of warehousing and manufacturing facilities near residential areas poses significant risks to air quality, noise levels, and traffic safety. With the impending arrival of senior residents in the Meadows Seniors Apartments, the potential health impacts are alarming.

2. Lack of Detailed or Consistent Information:

The absence of clear and consistent project details impedes accurate assessment and decision-making. Discrepancies in information provided to the public raise doubts about the thoroughness of the scoping process.

3. Misalignment with Planning Objectives:

The proposed development contradicts the goals outlined in the Lake Forest 2040 General Plan and national policies aimed at promoting public health and affordable housing.

4. Exploring Alternative Solutions:

It is imperative to explore alternative projects that better align with community needs and values. Engaging in dialogue with applicants to consider alternatives could lead to more sustainable outcomes for our city.

In conclusion, I urge the City to carefully consider these concerns and ensure that any future developments prioritize public safety, environmental integrity, and community well-being.

Thank you for your attention to this matter.

Yongzhen Lu

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From: [Zhang Yumei](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, April 17, 2024 11:08:36 PM

Dear Amy, Gayle, Planning Commission, and City Council,

I'm Zhang's family, there are 3 children in my family, we are the residents in the Meadows. My children need a good environment for their growth. We strongly oppose the plan of building factory and warehouse near WE THE MEADOWS.

Thank you for your considering !

Regards

Zhang's family

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From: [Alex Wang](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment on 26200 Enterprise Project Draft EIR Scoping
Date: Thursday, April 18, 2024 4:49:24 PM

Dear City Council Members, Members of the Planning Division, and the Concerned City Officials,

I'm writing to express my serious concerns regarding the THREE proposed developments on Enterprise Way. It's essential to consider the cumulative environmental impact of all three sites together, rather than assessing them individually.

There's a lack of transparency regarding the businesses that will occupy these properties. Without knowledge of their operations, hours, office and manufacturing space allocation, and any environmental risks from chemicals or hazardous materials, it's impossible to accurately assess the Environmental Impact Report (EIR).

Additionally, the current buildings serve as office spaces, and the nearby residential community, particularly the Meadows, was established with this understanding. Homebuyers made their decisions based on this context. A change in the use of these buildings to warehouses would disrupt this foundation, potentially leading to a decrease in property values. The city must consider if it's prepared to address the potential decline in home values, the rage of the residents, and the decline of property tax revenue. In fact, there's a noticeable trend of homeowners leaving Lake Forest, which suggests a loss of faith in the city's commitment to its residents' interests. If these problematic projects proceed, it would be a letdown to the community, which is already voting with their feet.

Moreover, given their history of producing a flawed Initial Study/Mitigated Negative Declaration (IS/MND), we have no confidence in the EIR conductor, LSA. We've contested their findings on noise, vibration, air pollution, and traffic concerns, casting doubt on their impartiality.

The risks of situating warehouses near residential areas are significant. Warehouses are the most vulnerable place to cause fires. According to a study by the National Fire Protection Association (NFPA), U.S. fire departments respond to an average of 1,210 warehouse fires per year, causing around \$155 million in property damage, not to mention the health implications of fire-related pollutants.

With insurers retreating from the California market amidst a growing insurance crisis, obtaining homeowner insurance has become prohibitively expensive and difficult. On October 29, 2023, The Regency Fire incident <https://www.pressenterprise.com/2023/10/29/minor-damage-so-far-reported-from-sundays-high-winds-in-southern-california/>

led to a substantial increase in homeowner insurance rates by about 200% of the entire 92630 zip code, according to insights from insurance agencies. It's unfair for residents to shoulder the financial consequences of decisions they had no part in, which could be mitigated by maintaining the current site usage or opting for safer alternatives.

Given these points, I urge the decision-makers to reject the proposals and seek alternatives that are more aligned with residential interests, as the EIR WILL NOT adequately address the

foreseeable concerns of the neighborhoods.

Best Regards,

Alex Wang

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DEPARTMENT OF TRANSPORTATION

DISTRICT 12

1750 EAST FOURTH STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

FAX (657) 328-6522

TTY 711

www.dot.ca.gov/caltrans-near-me/district12*Making Conservation
a California Way of Life.*

April 18, 2024

Ms. Amy Stonich
Assistant Director of Community Development
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

File: LDR/CEQA
SCH#: 2024030755
12-ORA-2024-02543
SR 241, PM 22.455

Dear Ms. Stonich,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for the IPT Enterprise Business Center LLC Project in the City of Lake Forest. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

The project proposes the demolition of an existing 144,906 sq ft building to build a new 35-foot tall, 165,803 sq ft industrial building with gated truck loading and approximately 301 parking spaces. Additionally, the project also involves off-site improvements at 5 intersections. Regional access to the project area is provided by State Route 241 (SR 241). Caltrans is a commenting agency for this project and upon review, we have the following comments:

1. Please include a Vehicle Miles Traveled (VMT) based Traffic Impact Study (TIS). Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.
2. The TIS may also need to identify the future project's near-term and long-term safety or operational issues, on or adjacent to any existing or proposed State facilities.
3. The project includes off-site improvements at five intersections within the city at Bake Parkway/Commercentre Drive, Bake Parkway/Dimension Drive, Dimension Drive/Commercentre Drive, Bake Parkway/Dimension Drive, and Lake Forest Drive/Rancho Parkway. As such, Caltrans encourages the City of Lake Forest to provide a discussion on potentially improving multimodal transportation (walking, biking, and transit) opportunities for residents, visitors, and workers to address accessibility, safety, and environmental benefits. New development projects should also be encouraged to incorporate opportunities to support sustainable and multimodal transportation options, including, but not limited to transit, walking, biking, shared and electric vehicles.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

The improved multimodal connections to the project can encourage workers to utilize alternative transportation options, thus reducing GHG emissions, congestion, and VMT.

4. Delivery areas need to be clearly marked so delivery drivers are easily seen by either on-street traffic or delivery yard employees, other truck drivers, or warehouse operations (such as forklifts).
5. Non-motorized travel for workers should be accommodated (such as bike lockers, showers) or pedestrian access so that workers can choose alternative transportation.
6. Installing bicycle parking for workers encourages active transportation, especially in areas supported by transit.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Joseph Jamoralin at (805) 732-8047 or Joseph.Jamoralin@dot.ca.gov

Sincerely,



SCOTT SHELLEY
Branch Chief, Local Development Review-Climate Change-Transit Planning
District 12

From: [Lucy Prado](#)
To: [EnterpriseProjects](#)
Cc: [Marika Poynter](#); [Alyssa Matheus](#); [Justin Equina](#); [Jennifer Weiss](#)
Subject: NOP for an EIR Letter / IPT Enterprise Business Center Project
Date: Thursday, April 18, 2024 4:30:35 PM
Attachments: [image001.png](#)
[Lake Forest Comment Letter.pdf](#)

Ms. Stonich,

Please find the attached letter regarding Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the Proposed IPT Enterprise Business Center LLC Project. If you have any questions, please contact Senior Planner, Justin Equina at 949-724-6364 or at jequina@cityofirvine.org.

Thank you,



Lucy Prado, Administrative Assistant III
City of Irvine | Community Development
949-724-6452 | 1 Civic Center | Irvine, CA 92606 |
lprado@cityofirvine.org

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April 18, 2024

Amy Stonich, Assistant Director of Community Development
City of Lake Forest
Community Development Department
Lake Forest, CA 92630

via email: EnterpriseProjects@lakeforestca.gov

Subject: Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the Proposed IPT Enterprise Business Center LLC Project

Amy Stonich:

The City of Irvine is in receipt of an NOP for a draft EIR for the proposed IPT Enterprise Business Center LLC Project. The project consists of the demolition of an existing 144,906 square foot, two-story, building with a new 35-foot tall, 165,803 square foot tilt-up concrete industrial building with gated truck loading areas, parking, and new landscaping. The project also includes off-site improvements at five intersections within Lake Forest to enhance public safety and accommodate large truck turning movements at the following locations: Bake Parkway/Commercentre Drive, Bake Parkway/Dimension Drive, Dimension Drive/Commercentre Drive/Enterprise Way, Lake Forest Drive/Dimension Drive, and Lake forest Drive/Rancho Parkway.

The City staff has completed its review and has no comments. We look forward to reviewing the EIR, which we anticipate will discuss how the project will be designed and mitigated to reduce impacts to adjacent cities, including Irvine residents and businesses. If you have any questions, you may contact me at 949-724-6364 or at jequina@cityofirvine.org.

Sincerely,

Justin Equina
Senior Planner

cc: Marika Poynter, Manager of Planning Services
Alyssa Matheus, Principal Planner

From: [Jianyin Chen](#)
To: [EnterpriseProjects](#); astonich@lakeforestca.gov; [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project !!!
Date: Thursday, April 18, 2024 10:50:48 PM

To whom it may concern:

My family live in [REDACTED] in The Meadows community.

I am writing to express my deep concern and utter dissatisfaction regarding the proposed construction of a warehouse/factory in such close proximity to our residential area. As a resident of this community and a parent, I strongly oppose this warehouse/factory project and urge you to reconsider its location.

First and foremost, the potential noise and air pollution generated by the warehouse/factory operations would undoubtedly have a detrimental impact on the quality of life for residents in the area. The constant rumble of heavy machinery, truck traffic, and the incessant noise of loading and unloading activities would disrupt the peace and tranquility we currently enjoy.

Furthermore, the associated emissions from diesel trucks and industrial activities could pose severe health risks, especially to the vulnerable children. The safety of our children is of paramount concern, and placing a warehouse/factory in such close proximity to a residential community raises significant alarms. The increased traffic congestion, particularly from large delivery trucks navigating narrow residential streets, would create hazardous conditions for pedestrians. The potential for accidents and injuries cannot be underestimated, and it is our duty to prioritize the safety and well-being of our residents above all else.

Moreover, the aesthetics of our neighborhood would undoubtedly suffer as a result of this warehouse construction. The towering structures and industrial facilities would clash with the existing architectural harmony of our residential area, negatively impacting property values and the overall appeal of the community. This project's presence would mar the natural beauty of our surroundings and compromise the sense of pride we take in our homes.

I implore you to reconsider the proposed location and explore alternative options that are more compatible with our community's needs. A residential area should be preserved as a safe and peaceful environment for its residents. Building a warehouse in such close proximity not only violates these principles but also demonstrates a lack of consideration for the well-being of the people who call this place home.

I urge you to take immediate action to halt this project and engage in transparent dialogue with the community to seek alternative solutions. Our voices deserve to be heard, and it is your responsibility to ensure that our concerns are addressed and our interests protected.

Thank you for your attention to this matter, and I trust that you will act in the best interest of the community and its residents.

Yours sincerely,

Jane Zhan

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From: [REDACTED]
To: [EnterpriseProjects](#)
Subject: Fw: IPT Enterprise Business Center LLC Project
Date: Thursday, April 18, 2024 1:00:32 PM

From
Date
To
Subject

Dear lake forest city council,

I'm the homeowner of [REDACTED], Lake Forest, CA 92630.

The tentative warehouse building near the meadows Redwood community will harm the health of the people living in the community. We strongly against this polluted site to be built and want our communist's voice to be heard.

Thanks.
jim

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From: [Sarah Wang](#)
To: [Stonich, Amy](#); enterprisrProjects@lakeforestca.gov; [Council](#); [Merritt, Thy](#)
Subject: Comment Re: Enterprise project EIR
Date: Thursday, April 18, 2024 12:14:47 PM

Dear All,

This letter is for the Lake forest city IPT Enterprise Business Center LLC warehousing and manufacturing facilities Project. I am Sarah Wang, a resident of the Meadows. In writing this letter, I represent not only myself and my family but also my neighbors. We are deeply concerned about the current plan to scope the 26200 Enterprise Project for EIR. The proposed warehousing and manufacturing facilities is just about 300 feet from our home.

We requested to stop building Warehousing and Manufacturing facilities so close to our residential community. We requested to Stop/Postpone the current scoping of EIR for the first Project (26200 Enterprise Way). We requested all detailed information from all 3 Projects to do a comprehensive scoping as this needs to be examined as a whole entity.

It is incumbent upon all of us to take responsibility for steering the city towards a more positive trajectory, one that transcends mere business investments and prioritizes the well-being of our environment, our health, and our collective quality of life, not just for our generation but for those to come.

Please, Let's do the right thing for the City of Lake Forest!

Let's prioritize the well-being of our residents!

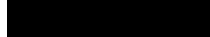
Let's protect and preserve our environment for future generations!

Let's uphold our shared humanity and values!

We are responsible for and will be remembered by our actions!

Let's come together and do what's right!

Sincerely,

 , Lake Forest, Sarah Wang

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From: [Sam Wang](#)
To: [EnterpriseProjects](#)
Subject: South Coast AQMD Staff's Comments on Notice of Preparation for the IPT Enterprise Business Center LLC Project
Date: Thursday, April 18, 2024 11:06:38 PM
Attachments: [ORC240326-05 NOP IPT Enterprise Business Center LLC Project.pdf](#)

Dear Ms. Stonich,

Attached are South Coast AQMD staff's comments on Notice of Preparation for the IPT Enterprise Business Center LLC Project ([South Coast AQMD Control Number: ORC240326-05](#)). Please contact me if you have any questions regarding these comments.

Regards,
Sam

Sam Wang
Program Supervisor, CEQA IGR
Planning, Rule Development & Implementation
South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765
(909) 396-2649
swang1@aqmd.gov

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SENT VIA E-MAIL:

April 18, 2024

EnterpriseProjects@lakeforestca.gov

Amy Stonich, Assistant Director of Community Development
City of Lake Forest
100 Civic Center Drive
Lake Forest, California 92630

**Notice of Preparation for the
IPT Enterprise Business Center LLC Project (Proposed Project)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciate the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send a copy of the Draft EIR upon its completion and public release directly to South Coast AQMD as copies of the Draft EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses (electronic versions of all emission calculation spreadsheets, air quality modeling, and health risk assessment input and output files, not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website¹ as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod² land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds³ and localized significance thresholds (LSTs)⁴ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road

¹ South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

² CalEEMod is available free of charge at: www.caleemod.com.

³ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf>

⁴ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

In the event that implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the Draft EIR. The assumptions in the air quality analysis in the EIR will be the basis for evaluating the permit under CEQA and imposing permit conditions and limits. Questions on permits should be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

South Coast AQMD staff is concerned about potential public health impacts of siting warehouses within close proximity of sensitive land uses, especially in communities that are already heavily affected by the existing warehouse and truck activities. The South Coast AQMD's Multiple Air Toxics Exposure Study (MATES V), completed in August 2021, concluded that the largest contributor to cancer risk from air pollution is diesel particulate matter (DPM) emissions⁵. According to the MATES V carcinogenic risk interactive map, the area surrounding the Proposed Project has an estimated cancer risk of over 360 in one million⁶. Operation of warehouses generates and attracts heavy-duty diesel-fueled trucks that emit DPM. When the health impacts from the Proposed Project are added to those existing impacts, residents living in the communities surrounding the Proposed Project will possibly face an even greater exposure to air pollution and bear a disproportionate burden of increasing health risks.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook,⁷ South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2022 Air Quality Management Plan,⁸ and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy.⁹

Mitigation measures for operational air quality impacts from mobile sources that the Lead Agency should consider in the Draft EIR may include the following:

- Require zero-emissions (ZE) or near-zero emission (NZE) on-road haul trucks such as heavy-duty trucks with natural gas engines that meet the CARB's adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr), if and when feasible. Given the

⁵ South Coast AQMD. August 2021. *Multiple Air Toxics Exposure Study in the South Coast Air Basin V*. Available at: <http://www.aqmd.gov/home/air-quality/air-quality-studies/health-studies/mates-v>.

⁶ South Coast AQMD. MATES V Data Visualization Tool. Accessed at: [MATES Data Visualization \(arcgis.com\)](https://www.aqmd.gov/home/air-quality/air-quality-studies/health-studies/mates-v).

⁷ <https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>

⁸ South Coast AQMD's 2022 Air Quality Management Plan can be found at: <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan> (Chapter 4 - Control Strategy and Implementation).

⁹ Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://www.connectsocial.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.

state's clean truck rules and regulations aiming to accelerate the utilization and market penetration of ZE and NZE trucks such as the Advanced Clean Trucks Rule¹⁰ and the Heavy-Duty Low NOx Omnibus Regulation¹¹, ZE and NZE trucks will become increasingly more available to use. The Lead Agency should require a phase-in schedule to incentivize the use of these cleaner operating trucks to reduce any significant adverse air quality impacts. South Coast AQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency. At a minimum, require the use of 2010 model year¹² that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. Include environmental analyses to evaluate and identify sufficient electricity and supportive infrastructures in the Energy and Utilities and Service Systems Sections in the CEQA document, where appropriate. Include the requirement in applicable bid documents, purchase orders, and contracts. Operators shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards, and make the records available for inspection. The Lead Agency should conduct regular inspections to the maximum extent feasible to ensure compliance.

- Limit the daily number of trucks allowed at the Proposed Project to levels analyzed in the Final CEQA document. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the Proposed Project through CEQA prior to allowing this higher activity level.
- Provide electric vehicle (EV) charging stations or, at a minimum, provide electrical infrastructure and electrical panels should be appropriately sized. Electrical hookups should be provided for truckers to plug in any onboard auxiliary equipment.

Mitigation measures for operational air quality impacts from other area sources that the Lead Agency should consider in the Draft EIR may include the following:

- Maximize use of solar energy by installing solar energy arrays.
- Use light colored paving and roofing materials.
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- Use of water-based or low VOC cleaning products that go beyond the requirements of South Coast AQMD Rule 1113.

Design considerations for the Proposed Project that the Lead Agency should consider to further reduce air quality and health risk impacts include the following:

- Clearly mark truck routes with trailblazer signs, so that trucks will not travel next to or near sensitive land uses (e.g., residences, schools, day care centers, etc.).
- Design the Proposed Project such that truck entrances and exits are not facing sensitive receptors and trucks will not travel past sensitive land uses to enter or leave the Proposed Project site.
- Design the Proposed Project such that any check-in point for trucks is inside the Proposed Project site to ensure that there are no trucks queuing outside.

¹⁰ CARB. June 25, 2020. *Advanced Clean Trucks Rule*. Accessed at: <https://ww2.arb.ca.gov/our-work/programs/advanced-clean-trucks>.

¹¹ CARB has recently passed a variety of new regulations that require new, cleaner heavy-duty truck technology to be sold and used in state. For example, on August 27, 2020, CARB approved the Heavy-Duty Low NOx Omnibus Regulation, which will require all trucks to meet the adopted emission standard of 0.05 g/hp-hr starting with engine model year 2024. Accessed at: <https://ww2.arb.ca.gov/rulemaking/2020/hdomnibuslownox>.

¹² CARB adopted the statewide Truck and Bus Regulation in 2010. The Regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Newer heavier trucks and buses must meet particulate matter filter requirements beginning January 1, 2012. Lighter and older heavier trucks must be replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses will need to have 2010 model year engines or equivalent. More information on the CARB's Truck and Bus Regulation is available at: <https://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm>.

- Design the Proposed Project to ensure that truck traffic inside the Proposed Project site is as far away as feasible from sensitive receptors.
- Restrict overnight truck parking in sensitive land uses by providing overnight truck parking inside the Proposed Project site.

On May 7, 2021, South Coast AQMD's Governing Board adopted Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program, and Rule 316 – Fees for Rule 2305. Rules 2305 and 316 are new rules that will reduce regional and local emissions of nitrogen oxides (NO_x) and particulate matter (PM), including diesel PM. These emission reductions will reduce public health impacts for communities located near warehouses from mobile sources that are associated with warehouse activities. Also, the emission reductions will help the region attain federal and state ambient air quality standards. Rule 2305 applies to owners and operators of warehouses greater than or equal to 100,000 square feet. Under Rule 2305, operators are subject to an annual WAIRE Points Compliance Obligation that is calculated based on the annual number of truck trips to the warehouse. WAIRE Points can be earned by implementing actions in a prescribed menu in Rule 2305, implementing a site-specific custom plan, or paying a mitigation fee. Warehouse owners are only required to submit limited information reports, but they can opt in to earn Points on behalf of their tenants if they so choose because certain actions to reduce emissions may be better achieved at the warehouse development phase, for instance the installation of solar and charging infrastructure. Rule 316 is a companion fee rule for Rule 2305 to allow South Coast AQMD to recover costs associated with Rule 2305 compliance activities. Since the Proposed Project consists of the development of a 165,803-square-foot warehouse, the Proposed Project's warehouse owners and operators will be required to comply with Rule 2305 once the warehouse is occupied. Therefore, South Coast AQMD staff recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the Proposed Project that may help future warehouse operators meet their compliance obligation¹³. South Coast AQMD staff is available to answer questions concerning Rule 2305 implementation and compliance by phone or email at (909) 396-3140 or waire-program@aqmd.gov. For implementation guidance documents and compliance and reporting tools, please visit South Coast AQMD's WAIRE Program webpage¹⁴.

Health Risk Reduction Strategies

Many strategies are available to reduce exposures, including, but are not limited to, building filtration systems with MERV 13 or better, or in some cases, MERV 15 or better is recommended; building design, orientation, location; vegetation barriers or landscaping screening, etc. Enhanced filtration units are capable of reducing exposures. However, enhanced filtration systems have limitations. For example, in a study that South Coast AQMD conducted to investigate filters¹⁵, a cost burden is expected to be within the range of \$120 to \$240 per year to replace each filter panel. The initial start-up cost could substantially increase if an HVAC system needs to be installed and if standalone filter units are required. Installation costs may vary and include costs for conducting site assessments and obtaining permits and approvals before filters can be installed. Other costs may include filter life monitoring, annual maintenance, and training for conducting maintenance and reporting. In addition, because the filters would not have any effectiveness unless the HVAC system is running, there may be increased energy consumption that the Lead Agency should evaluate in the Draft EIR. It is typically assumed that the filters operate 100 percent

¹³ South Coast AQMD Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xxiii/r2305.pdf>.

¹⁴ South Coast AQMD WAIRE Program. Accessed at: <http://www.aqmd.gov/waire>.

¹⁵ This study evaluated filters rated MERV 13 or better. Accessed at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/aqmdpilotstudyfinalreport.pdf>. Also see 2012 Peer Review Journal article by South Coast AQMD: <https://onlinelibrary.wiley.com/doi/10.1111/ina.12013>.

of the time while residents are indoors, and the environmental analysis does not generally account for the times when the residents have their windows or doors open or are in common space areas of the project. These filters have no ability to filter out any toxic gases. Furthermore, when used filters are replaced, replacement has the potential to result in emissions from the transportation of used filters at disposal sites and generate solid waste that the Lead Agency should evaluate in the Draft EIR. Therefore, the presumed effectiveness and feasibility of any filtration units should be carefully evaluated in more detail prior to assuming that they will sufficiently alleviate exposures to diesel particulate matter emissions.

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at swang1@aqmd.gov.

Sincerely,

Sam Wang

Sam Wang

Program Supervisor, CEQA IGR

Planning, Rule Development & Implementation

SW

ORC240326-05

Control Number

From: [Tim L](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE 26200 Enterprise Project EIR
Date: Thursday, April 18, 2024 3:51:28 PM

Dear City Council Members, Members of the Planning Division, and the Concerned City Officials,

I am reaching out to share my deep concerns and to propose thoughtful considerations regarding the draft Environmental Impact Report (EIR) for the warehouse projects planned on Enterprise Way.

It is a profound oversight to permit the construction and operation of industrial warehouses in close proximity to our cherished residential neighborhoods. We must question the rationale behind prioritizing the interests of external commercial investors over the well-being of our local residents—residents who, on average, contribute around \$22,000 per household annually in property taxes. Around 3,000 families are located within the half-mile radius of the proposed project, including the Meadows, Serrano Summits, and Baker Ranch. These are not just numbers; they represent a community deeply invested in the economic and social fabric of the area.

I strongly advocate for the city to undertake a comprehensive Cost-Benefit Analysis. This analysis should not only account for economic metrics but also give substantial weight to the health and welfare of our citizens, the sanctity of our living spaces, and the reputation of Lake Forest.

The current use of the proposed property is shrouded in ambiguity, rendering the EIR report speculative at best. Without concrete data, we cannot proceed with confidence.

Moreover, the anticipated traffic influx from warehouse operations, particularly if utilized as Last Mile delivery hubs, poses a significant threat to the daily commute quality. The potential surge in vehicular activity on Bake Parkway—a critical artery for our residents—demands a proactive traffic management plan.

We must also consider the existing conditions of our public roads. Bake Parkway and Lake Forest Drive, already marred by potholes, will likely deteriorate further under increased heavy traffic, leading to escalated maintenance costs paid by the taxpayers.

The auditory disturbance from the warehouses, coupled with the detrimental effects of air pollution, cannot be overlooked. These factors have far-reaching implications for our community members' physical and mental health and overall quality of life.

In conclusion, the proposal to build warehouses/manufacturing facilities adjacent to residential zones, especially the senior apartments at the intersection of Bake and Lopala is fundamentally flawed. I urge you to reject the project and devise a strategic plan that prioritizes the health, tranquility, and property interests of Lake Forest's residents.

Sincerely,

Tim Liu

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From: [Wei Wen](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#); [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Voigts, Scott](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Thursday, April 18, 2024 12:49:47 PM

Dear lake forest city council,

I'm the homeowner of [REDACTED] Lake Forest, CA 92630.

The tentative warehouse building near the meadows Redwood community will harm the health of the people living in the community. We strongly oppose this polluted site to be built and want our community's voice to be heard.

Thanks.

Wei

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From: [Joonyoung Park](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Sunday, April 21, 2024 10:37:30 AM

Dear Members of the City Council,

I am reaching out to express my deep concern regarding the proposed IPT Enterprise Business Center LLC project in close proximity to The Meadows, where my family and I reside. Our community highly values the serenity and safety it provides, especially for our children.

The construction and operation of a 150,000 square foot warehouse and manufacturing facility will significantly disrupt our peaceful environment. The anticipated noise, dust, and potential air pollution from diesel emissions pose a threat to our daily lives and the health of our children. Moreover, the project's close proximity to residential homes, some as close as 20 feet away, raises serious concerns about the long-term livability of our neighborhood.

While I understand the importance of economic development, it should not come at the expense of our community's well-being. I urge you to reconsider this proposal and encourage the landowner to explore alternative uses for the property that are more aligned with the residential nature of our area.

Thank you for your attention to this matter.

Sincerely,
Joonyoung Park

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From: [Tong Chen](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: Comment RE Enterprise Project EIR
Date: Monday, April 22, 2024 3:40:08 PM

Dear Ms. Amy Stonich,

I am a resident of Lake Forest, residing at Meadows community, and I am writing to express my concerns and opposition to the proposed industrial project at 26200 Enterprise Way. The project, while promising in terms of economic development, poses significant environmental, traffic, and community compatibility concerns that merit serious consideration.

Environmental Impact: The demolition and construction of a new 165,803 square foot industrial building will undoubtedly have substantial environmental impacts. The increase in impervious surfaces will affect local water drainage and potentially increase runoff pollutants into nearby ecosystems. Additionally, the removal of existing structures and any potential mature vegetation disrupts local wildlife habitats, which is particularly concerning given the proximity to residential areas.

Increased Traffic and Noise: The introduction of a larger industrial facility with a high volume of manufacturing and warehouse space suggests a significant increase in daily truck and employee traffic. The existing infrastructure, primarily designed for lighter industrial and residential use, may not sufficiently handle the additional traffic without causing congestion and increasing accident risks. Furthermore, the noise generated from around-the-clock operations, including truck movements and loading activities, could severely impact the quality of life for nearby residents.

Compatibility with Existing Community: The surrounding areas include residential developments such as The Meadows Residential Development, where families have settled with an expectation of a certain quality of life. The scale and nature of the proposed project, with its focus on heavy industrial use, is not compatible with the residential character of the neighboring areas. It risks altering the community's landscape both visually and in terms of living conditions.

Lack of Specificity on Future Tenants: The uncertainty regarding the future tenants of the building complicates the assessment of future impacts. Without knowing the specific type of manufacturing or warehousing operations, it is challenging for residents to fully understand the potential chemical, noise, and traffic implications, making it difficult to fully assess the suitability of this project in our community.

In conclusion, while I support thoughtful development that enhances our community, the proposed project at 26200 Enterprise Way does not align with the environmental and community standards we cherish in Lake Forest. I urge the city planning committee to reconsider the suitability of this industrial project in such close proximity to residential areas and to prioritize developments that are more compatible with and respectful of the existing community fabric.

Thank you for considering my concerns. I look forward to the city's actions to address these issues and to engage more deeply with the community to find a suitable solution that benefits all parties.

Sincerely,

Tong Chen

[REDACTED], Lake Forest, CA 92630

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From: [Gordon Hu](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: Comments Regarding Notice of Preparation for 26200 Enterprise Way New Industrial Building Project
Date: Wednesday, April 24, 2024 9:29:14 PM

Dear Ms. Stonich,

My name is Gordon Hu. I am writing to you not only as a concerned citizen but as a resident of the Meadows community, which stands in the immediate vicinity of the proposed industrial development. I am compelled to voice significant concerns that I and fellow residents share regarding the industrial building project planned adjacent to our neighborhood.

The Meadows has long been a place where clean air and safety are not privileges but expected standards. It is with a heavy heart that I bring to your attention the distressing prospects that this industrial facility may present: an increase in noise pollution from incessant machinery and continuous truck movement, potential air quality degradation from diesel emissions, a surge in traffic that our infrastructure may not sustain, and elevated safety risks for our pedestrians and children due to the expected influx of heavy vehicles.

These issues are not merely inconveniences; they pose a threat to the essence of what makes the Meadows a haven for its residents. As such, I am requesting a detailed project description that delves into the expected impact on local noise levels, air quality, traffic, and resident safety. The project's alignment with land use policies and its environmental implications, specifically regarding greenhouse gases, are of particular concern and merit thorough examination.

Furthermore, I implore the city to not only develop but also strictly enforce a comprehensive plan to mitigate the aforementioned issues. We would welcome the implementation of sound barriers, rigorous air quality control, strategic traffic management, and regulated operational hours for the industrial activities, ensuring minimal disruption to our daily lives.

The well-being of the Meadows community deserves to be at the forefront of the conversation as the city deliberates on this industrial project. Your consideration of my perspective is greatly appreciated, and I look forward to a dialogue that seeks a harmonious resolution for all stakeholders.

With sincere thanks for your attention,

Gordon Hu

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PUBLIC SCOPING MEETING
Proposed IPT Enterprise Business Center LLC Project
Wednesday, April 24, 2024, 6:00 – 7:00 PM

NAME: Janny Zhang
ADDRESS: [REDACTED] CITY: Lake Forest ZIP: 92630
EMAIL ADDRESS: [REDACTED]
REPRESENTING: _____

Do you wish to be added to the project mailing list? ☒ YES ☐ NO

Please drop comments in the Comment Box or mail them to:

City of Lake Forest
Amy Stonich, Assistant Director of Community Development
100 Civic Center Drive
Lake Forest, CA, 92630
Phone: (949) 461-3479
E-mail: astonich@lakeforestca.gov

The purpose of this comment card is to solicit input regarding the scope and content of the Environmental Impact Report (EIR). Please submit comments for the record that pertain to the **environmental issues** to be addressed in the EIR (please print).

希望了解这个工厂是生产哪些产品 工厂本身会不会产生有毒气体
有毒物质 对周围居民的身体健康会不会产生不好的影响

Please comment by May 15, 2024

PUBLIC SCOPING MEETING
Proposed IPT Enterprise Business Center LLC Project
Wednesday, April 24, 2024, 6:00 – 7:00 PM

NAME: Janny Zhang
ADDRESS: [REDACTED] CITY: Lake Forest ZIP: 92630
EMAIL ADDRESS: [REDACTED]
REPRESENTING: _____

Do you wish to be added to the project mailing list? ☒ YES ☐ NO

Please drop comments in the Comment Box or mail them to:

City of Lake Forest
Amy Stonich, Assistant Director of Community Development
100 Civic Center Drive
Lake Forest, CA, 92630
Phone: (949) 461-3479
E-mail: astonich@lakeforestca.gov

The purpose of this comment card is to solicit input regarding the scope and content of the Environmental Impact Report (EIR). Please submit comments for the record that pertain to the **environmental issues** to be addressed in the EIR (please print).

I would like to know what products this factory produces. Will the factory itself produce toxic gases and toxic substances, which will have an adverse a negative impact on the health of residents in the neighborhood?

Please comment by May 15, 2024

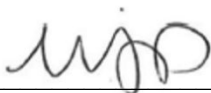
City of New York, State of New York, County of New York

I, Shayna Himelfarb, hereby certify that the document “**168 Zhang Comment (3)**” is, to the best of my knowledge and belief, a true and accurate translation from Chinese into English.



Shayna Himelfarb

Sworn to before me this
May 7, 2024



Signature, Notary Public



Stamp, Notary Public

PUBLIC SCOPING MEETING
Proposed IPT Enterprise Business Center LLC Project
Wednesday, April 24, 2024, 6:00 – 7:00 PM

NAME: Lily
ADDRESS: [REDACTED] CITY: Lake Forest ZIP: 92630
EMAIL ADDRESS: _____
REPRESENTING: _____

Do you wish to be added to the project mailing list? ☐ YES ☐ NO

Please drop comments in the Comment Box or mail them to:

City of Lake Forest
Amy Stonich, Assistant Director of Community Development
100 Civic Center Drive
Lake Forest, CA, 92630
Phone: (949) 461-3479
E-mail: astonich@lakeforestca.gov

The purpose of this comment card is to solicit input regarding the scope and content of the Environmental Impact Report (EIR). Please submit comments for the record that pertain to the **environmental issues** to be addressed in the EIR (please print).

Stop the application ASAP,
apply something else beneficial
to the city!

Please comment by May 15, 2024

PUBLIC SCOPING MEETING
Proposed IPT Enterprise Business Center LLC Project
Wednesday, April 24, 2024, 6:00 – 7:00 PM

NAME: RUCHI MITRA
ADDRESS: [REDACTED] CITY: LAKE FOREST ZIP: 92630
EMAIL ADDRESS: [REDACTED]
REPRESENTING: MEADOWS COMMUNITY

Do you wish to be added to the project mailing list? ☒ YES ☐ NO

Please drop comments in the Comment Box or mail them to:

City of Lake Forest
Amy Stonich, Assistant Director of Community Development
100 Civic Center Drive
Lake Forest, CA, 92630
Phone: (949) 461-3479
E-mail: astonich@lakeforestca.gov

The purpose of this comment card is to solicit input regarding the scope and content of the Environmental Impact Report (EIR). Please submit comments for the record that pertain to the **environmental issues** to be addressed in the EIR (please print).

IN THIS REGARD AS STATED I WOULD LIKE TO KNOW
WHAT WILL BE THE ENVIRONMENTAL IMPACTS OF THIS PROJECT
TO THE NEIGHBORS. HOW OLD IS THE BUILDING THAT IS
PLANNED TO BE DEMOLISHED. WILL THERE BE LEAD RESIDUE
AND IF SO ITS EFFECT ON RESIDENTS. ALSO EFFECT OF
NOISE, SMOKE ETC. AND ITS EFFECT ON THE HEALTH OF
RESIDENTS OF MEADOWS COMMUNITY.

Please comment by May 15, 2024

From: [Charlene Hwang](#)
To: [Stonich, Amy](#)
Subject: Proposed IPT Enterprise Business Center LLC Project
Date: Thursday, April 25, 2024 4:49:53 PM

Hi Amy,

I am a resident of Lake Forest (in Baker Ranch) and I attended the April 24, 2024 Public Scoping Meeting. I made the following comment yesterday evening for your consideration as part of the Project's Environmental Impact Report (EIR).

Although currently vacant, there is an allowed use permitted with the existing R&D building on the Project site. From the public's perspective, it would be helpful to understand the Planning process in which this Project is going through now to obtain approvals versus the process that would be undertaken to occupy the existing space. It would provide context if there was a comparison in the different types of uses and environmental impacts associated with the existing building versus that proposed by the Project. There appears to be a misunderstanding with most of the residents in attendance that if the proposed Project did not receive approvals and were to not move forward, that nothing would go in its place, which I do not believe is the case.

Thank you so much for your time and efforts!

Regards,
Charlene So

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From: [Sam Wang](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Thursday, April 25, 2024 9:24:54 PM

To the planning commission and city council,

I'm a new resident who just moved to Lake Forest from Vancouver, Canada few months ago. We made the move because we really loved the neighborhood. However, just recently, we learnt about this new industrial development proposal and got really concerned.

We were surprised to see how close this new industrial development is to our neighborhood, it's only few feet away from our neighborhood's fence. I can not imagine the potential pollution and traffic this will bring to our neighbourhood; not to mention that very limited information was given regarding the future tenant. The new senior apartment is under construction, and we just couldn't believe how close these seniors will be living next to the proposed warehouse/manufacturing facilities.

I'm urging the city to provide more information to the residents, and also reconsider all the zoning requirements. Having new warehouse/ manufacturing facilities developments right next to a residential area is just ridiculous.

Sincerely,

Sam Wang

Resident of the Meadows

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From: [Selina Gao](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Thursday, April 25, 2024 10:37:35 PM

Hello

I'm the new owner of the meadows, and I just moved here in March. I wasn't told before I bought the Meadows that there would be factories and warehouses in the neighborhood. I was worried about the impact it would have on the surrounding environment, such as noise, traffic, and air pollution. It will bring hardship to the people living nearby. That's why I'm firmly against building a warehouse here. I hope this behavior can stop, and I hope you can understand our feelings. thank you

我不会英文，这是我用软件翻译过来的，如果有语句不对的地方请您谅解 谢谢

Zhipeng Jia

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From: [Adam Herro](#)
To: [EnterpriseProjects](#)
Subject: IPT Enterprise Business Center Project
Date: Wednesday, May 1, 2024 10:13:17 AM

Hello,

I'm writing to strongly oppose the IPT Enterprise Business Center Project. As a parent who lives with his family in neighboring Baker Ranch, the last thing we want in our community is yet another large space dedicated for warehouse, manufacturing and big rig loading/transportation. Over the past several years, our community has been engulfed in nonstop construction and pollution. For the past 3 years we've dealt with construction and pollution from building the James A. Musick Facility. This says nothing about how having a correctional facility down street is viewed in the eyes of local residents. Next, we had Amazon build a warehouse/distribution center (HLX1 AMAZON) on Alton and Toledo. This adds to more pollution with trucks constantly coming in and out. Near the Panasonic building, we've again had the years-long construction of the Meadows development with cement trucks, tractors, and other diesel guzzling vehicles coming in and out of our community on a daily basis. This is nothing to say of the long standing Associated Ready Mix plant right next door to Baker Ranch with countless diesel vehicles coming in and out daily and all the dust from the plant itself. Now, Lake Forest is looking to approve yet another construction project involving the leveling of 3 buildings and then the construction of 3 new buildings only to allow yet more pollution from big rig trucks taking out warehouse loads daily in perpetuity.

This needs to stop. Those buildings are perfectly fine buildings and I'm sure they can be modified in simpler ways for new business to take over. We do not need more transportation based businesses around here. Adding more dusty, polluting construction literally right next door to the years-long Meadows construction is just a huge disregard for residents of Lake Forest. There is also Bella Montessori right across the street from all this proposed construction and big rig pollution. If the city approves this project, you're going to expose hundreds of children to pollution and dust contaminants daily for years and years to come as they play outside. If Lake Forest wants this to be a place for families, this nonstop construction to turn our neighborhoods into transportation hubs needs to stop. I can't think of any resident here who would be okay with this project. This is clearly a money grab situation for big business and the city. Put your residents over dollars and cents.

Thank you,

Adam Herro

[REDACTED]

Lake Forest, CA 92630

[REDACTED]

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From: [1 1](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tetterer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, May 1, 2024 7:29:59 PM

Hi City council members,

I am the residents in meadows, my house is about 500 ft from the planned warehouse / manufacturing facility. Even we didn't received the notice, this project will impact our daily life in the following areas,

1. Air pollution- without definition of what type of manufacturing, for example, facility for cloth, sunglasses, and organic chemical product, that will make a huge difference, emissions of toxic chemicals will cause severe damage to our life.
2. Noise- any type of transportation vehicles will cause a lot noise!
3. Safety- both transportation safety and neighborhood safety.

Please consider those effects to our community during evaluation of the project. The city should consider long term development, clean air protection, safety of all neighborhoods around.

Thanks,
Wendy

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From: [xin jin](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#); [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Saturday, May 11, 2024 8:51:16 AM

Dear Esteemed Mayor, Council Members, and City Manager,

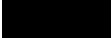
My name is Xin Jin, residing at [REDACTED], Lake Forest. I am writing to share my thoughts on the DEIR for the Enterprise Business Center LLC project. It is imperative that we undertake a detailed and holistic environmental impact analysis. Accordingly, I suggest the following areas for detailed examination in the EIR:

1. Comprehensive Air Quality Study: The project's layout, with its confined spaces and heavy traffic, raises significant concerns about air quality. A specialized study focusing on these aspects would provide invaluable data beyond what standard models offer.
2. Construction Phase Emission Controls: Given our proximity to the construction site, it is crucial to develop an effective plan to curb PM2.5 and PM10 emissions, which threaten to exceed safe levels.
3. Pollution Hotspot Identification: The expected rise in truck movements necessitates a closer look at potential pollution hotspots for a range of harmful pollutants. This targeted analysis is essential for safeguarding our community's health.
4. Manufacturing Activity Emission Impact Study: An in-depth investigation into the emissions from the site's manufacturing processes is needed to understand and mitigate their environmental impact comprehensively.
5. Assessment of Impact on Sensitive Populations: The DEIR must include a focused assessment on how pollution from the project could affect sensitive groups, particularly the elderly and children, with appropriate mitigation strategies outlined.
- 6.

Your consideration of these points for inclusion in the DEIR would greatly contribute to ensuring that the project proceeds in the best interest of our community's environmental and public health. Thank you for your time and attention to these matters.

Kind regards,

Xin Jin

 Lake Forest

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From: [Chao Huang](#)
To: [Stonich, Amy](#)
Cc: [EnterpriseProjects](#); [Council](#); [Merritt, Thy](#)
Subject: Comment RE Enterprise Project EIR
Date: Monday, May 13, 2024 11:09:18 PM

Hi Amy,

This is Chao Huang, resident of the Meadows community in Lake Forest. I'm writing to provide comments on the Enterprise Project EIR. Before an EIR could be initiated, the Project description and plan should be finalized and as detailed as possible, even if the tenant is not specified.

1. Inaccurate description of surrounding area. More than 80% of 600 houses in the Meadows community have closed escrow. While the outdated aerial view map still shows the Meadows as vacant land, the community is actually close to built out and are mostly occupied, especially those by Burwood which are the closest to the site within 100 feet.

2.Truck traffic. Thousands of households rely on Bake Pkwy and Lake Forest Dr to get on I-5 and I-405 every day. The traffic is already very heavy on these two main roads, especially during peak hours. Residents have noticed that accidents are not rare on Bake Pkwy due to its busyness, limited width of only 2 lanes and altitude difference, etc. Trucks will obviously worsen the traffic and put more threats on residents, especially commuters.

Previous MND included many groundless results that contradict common sense. The offices have remained empty for a long time especially after the pandemic. It makes no sense to compare the traffic created by the Project with the data when the offices are fully/partially occupied. Any study, not limited to traffic, air, or noise, that are part of the EIR should all be based on the comparison to the current vacancy of the building.

A large number of residents in the Meadows and surrounding communities are now using electric vehicles, which needs to be taken into consideration for the traffic studies. Simply comparing trucks to fuel vehicles is not acceptable.

3. Air quality and greenhouse gas emissions. One of the reasons why the proposed school site was declined was air quality concerns raised by California Department of Education, due to its proximity to two existing busy major streets and within 500 feet of the 241 Toll Roads. How come the air quality is an issue within 500 feet from a Toll Road with limited traffic of passenger vehicles, but not for a residential community within 100 feet of a warehouse or manufacturing facility with 24/7 truck traffic? Without a specific number of trucks and their access pattern to the site, how can you reach the conclusion that there is not or less than significant air quality impact? Some data in the MND is extremely close to the threshold, but called "not significant", which is questionable. Air pollution caused by the construction and future operations have to be comprehensively analyzed.

4. Negative impact on residents' health. The Meadows community consists of 600 families, many of which are very young, with hundreds of young children. A 101-unit senior housing is located on the corner of the Meadows community close to the site. These age groups are extra vulnerable to the pollution and noise caused by the Project. People living in such proximity to a large warehouse or manufacturing facility could suffer adverse health effects such as increasing cancer risks due to the large volume of diesel truck emissions and invisible air pollution. Also, disturbing levels of noise by 24/7 operation can be expected if the Project is to be approved. How can children, senior citizens, and people suffering sleep disorders live with consistent noise by construction and warehouse/manufacturing operation? It is immoral for the city to approve a residential development followed by a warehouse/distribution center/manufacturing facility within 100 feet of the residents' backyard.

5. Hazardous Materials. The previous MND acknowledges the potential storage and emission of toxic and hazardous materials within the facility based on the compliance of the tenants/operators, which can never be guaranteed. Non-compliance could lead to tragic incidents anytime. Allowing hazardous materials to be within such proximity to a large residential community is against common sense and morality.

6. Vague code. We were told at the scoping meeting that the code regulates what can be manufactured on the plant. However, reviewing the current code, I don't see any restriction on manufacturing. The current code is too vague and broad to regulate the type of manufacturing, or to ensure the residents' safety and health living nearby.

I urge all these aspects to be comprehensively and objectively addressed in the EIR. I strongly believe the staff should recommend denial of the project. Otherwise, the City could face legal challenges. Thank you for your serious attention and consideration to this matter, which will affect the lives of thousands of residents in the city of Lake Forest.

Best regards,

Chao Huang

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From: [Sam](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Monday, May 13, 2024 8:49:08 PM

To the planning commission and city council,

We are new residents who just moved to Lake Forest. We made the move because we really loved the neighborhood. However, just recently, we learnt about this new industrial development proposal and got really concerned.

We were surprised to see how close this new industrial development is to our neighborhood, it's only a few feet away from our neighborhood's fence. I can not imagine the potential pollution and traffic this will bring to our neighborhood; not to mention that very limited information was given regarding the future tenant. The new senior apartment is under construction, and we just couldn't believe how close these seniors will be living next to the proposed warehouse/manufacturing facilities.

I'm urging the city to provide more information to the residents, and also reconsider all the zoning requirements. Having new warehouse/ manufacturing facilities developments right next to a residential area is just ridiculous.

Sincerely,

Katharine Rong

Resident of the Meadows

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From: [shelly wang](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Monday, May 13, 2024 9:24:15 PM

Dear Mayor, Council Members, and City Manager,

My name is Shelly Wang, and I am a newly settled resident of Lake Forest. My family and I like this city very much. It is not only convenient for life, but also has a beautiful environment. We enjoy the safety and tranquility of life here.

In response to the proposed Enterprise Business Center LLC project, I would like to raise objections to building a large warehouse here. I am opposed to building warehouses for three main reasons. **The first reason** is that the transportation of large warehouses will seriously affect surrounding traffic. There are only two-way two-lanes around this area, which is a main road for residents of Lake Forest to commute. Frequent trucks will cause traffic jams and many traffic accidents. **Secondly**, large-scale warehouse and factory production will bring serious environmental pollution, such as air and noise pollution. Such environmental pollution not only affects our nearby community but is a disaster to the entire residents of Lake Forest. And **finally**, the City of Forest Lake proposes warehouses in such a good location near residents, which will greatly affect the development of the city in the long run. A large number of high-income and highly educated families will gradually move out of the city. This will lead to falling housing prices and a loss of population. For the above reasons, I believe the mayor, council members and city manager will seriously consider this Enterprise Project. Looking forward to your reply.

Thank you very much for considering my comment.

Kind regards,

Shelly Wang

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From: [Ting Wan](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, May 14, 2024 10:31:50 PM

Dear City staff and officials,

My name is Celina. I am a primary school student living in the Meadows community. I enjoy living in Lake Forest and I appreciate your hard work and dedication in making Lake Forest a beautiful city to live in. The Enterprise project is a terrible and shocking news to our family. Factory and warehouses will certainly bring huge environmental pollution to the city, such as air, noise, traffic, which will have serious impact on our life. I sincerely hope the city staff and official stop factories and warehouses from settling in right by my home and protect my family and my neighbors. Thank you very much.

Best regards,
Celina

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From: [Chenxin Cai](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: IPT Enterprise Business CenterLLC Project
Date: Tuesday, May 14, 2024 9:10:58 PM

Hi Amy,

This is Chenxin Cai, a college graduate who lives in Irvine. We are going to move to our new home in the Meadows community in Lake Forest. I'm excited about the move and better living conditions for my family. However, I'm deeply concerned about the Enterprise Project and shocked to learn that my new home is going to be accompanied by 24/7 manufacturing plant and warehouse. So, I'm writing to express my serious concern on the EIR.

As a college student, there are several reasons to argue against manufacturing facilities being located near residential areas:

1.Health Concerns: Manufacturing plants often emit pollutants and toxins into the air and water, which can have adverse effects on the health of nearby residents. These pollutants can lead to respiratory problems, allergies, and other health issues, which could particularly affect students who may already be stressed by academic pressures.

2.Noise Pollution: Manufacturing facilities and warehouse operation can generate significant noise pollution, with machinery operating around the clock and trucks running 24/7. This can disrupt the peace and quiet needed for studying and rest, impacting students' academic performance and overall well-being. I'm going to live with my parents while preparing and applying for a graduate program. So, I'm extremely concerned about the noise caused by the construction and future operation of the plant.

3.Safety Concerns: Some manufacturing processes involve hazardous materials and chemicals, posing safety risks to nearby residents. Living near a manufacturing facility can diminish the overall quality of life for residents. Unpleasant odors, visual pollution, and increased traffic from trucks can all detract from the desirability of an area as a place to live and study.

As young adults who are increasingly concerned about climate change and environmental sustainability, I strongly advocate for preventing manufacturing facilities from residential areas to protect the best interest of local residents.

Please take residents' concern into serious consideration and reject the project application.

Sincerely,
Chenxin Cai

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From: [Xiangnan Cai](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Tuesday, May 14, 2024 10:08:55 PM

To whom it may concern,

This is Eric Cai, resident of the Meadows community in Lake Forest. I'm writing to provide comments on the Enterprise Project EIR. Even though the tenant is unknown at this point, I strongly believe the plan should be finalized and details are fully disclosed to the public, especially those who live close by.

Our family is going to move to Lake Forest from Irvine very soon to improve our quality of life. I have two jobs to support my family and I often have to work until late at night. I work at home most of the time and I need a quiet environment both to work and to rest especially at night. So, I'm especially concerned about the noise that the construction, manufacturing, and the truck traffic will cause. The office building has been vacant for many years, so there is no noise at all both day and night. So, any noise caused by the Project is excessive to residents' daily life.

Thousands of families around the Project depend on Bake Pkwy and Ranch Pkwy to commute daily. Truck traffic will lead to more congestion on local roads with only two lanes, making residents' lives more difficult and increasing the risk of accidents.

Other concerns include but not limit to construction and manufacturing processes involve hazardous materials and chemicals, which can pose safety risks to nearby residents daily and in the event of accidents or emergencies. Exposure to pollutants emitted by manufacturing facilities, such as particulate matter, volatile organic compounds (VOCs), and heavy metals, can pose serious health risks to nearby residents. These pollutants have been linked to respiratory problems, cardiovascular diseases, and other adverse health effects.

This Project is going to negatively impact the community's well-being for sure. It's essential for urban planners and policymakers to carefully consider these factors and prioritize the health, safety, and well-being of communities when making decision on the project.

Best Regards,

Eric Cai

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From: [Gia Zheng](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Subject: The Hazards of Building Warehouses on a middle school students
Date: Tuesday, May 14, 2024 9:50:57 PM



The Hazards of Building Warehouses on a middle sch...

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. **Do not click any links or open any attachments you are not expecting.**

Name: Gia Zheng

Address: [REDACTED] Lake Forest 92630

The Hazards of Building Warehouses on a middle school students

One of the primary concerns is the impact on students' health. Warehouses often emit pollutants such as dust, noise, and chemical fumes, which can exacerbate respiratory conditions like asthma and allergies. The constant exposure to these pollutants may lead to a decline in overall health and well-being among students. Moreover, the increased traffic from trucks transporting goods to and from the warehouse poses a risk of accidents, further jeopardizing students' safety.

Noise Pollution:

Warehouses are typically bustling hubs of activity, characterized by the constant movement of vehicles and machinery. The resulting noise pollution can disrupt the learning environment in nearby schools, making it difficult for students to concentrate in class. Prolonged exposure to high levels of noise can also have detrimental effects on students' cognitive development and academic performance.

Traffic Congestion:

The construction of warehouses often leads to an influx of vehicles in the surrounding area, contributing to traffic congestion during peak hours. This not only poses challenges for students commuting to and from school but also increases the risk of accidents and road-related injuries. Additionally, the presence of heavy-duty trucks can impede the flow of traffic and create hazardous conditions for pedestrians, including students walking to school.

Environmental Impact:

The construction and operation of warehouses may have adverse effects on the local environment, including air and water pollution, habitat destruction, and increased carbon emissions. Students living in proximity to these warehouses may bear the brunt of these environmental consequences, potentially compromising their quality of life and overall well-being.

Psychological Stress:

The constant presence of warehouses looming over their school environment can induce psychological stress among students. The looming structures may serve as a constant reminder of industrialization encroaching upon their community, leading to feelings of anxiety, helplessness, and disconnection from their surroundings. This psychological burden can negatively impact students' mental health and academic performance over time.

In conclusion, the construction of warehouses near high schools poses a myriad of hazards to students, including health risks, noise pollution, traffic congestion, environmental degradation, and psychological stress. It is imperative for policymakers, urban planners, and community stakeholders to carefully consider these concerns and prioritize the well-being of students when

planning industrial developments. By adopting sustainable and student-centric approaches to urban development, we can create safer and healthier environments for our youth to thrive and succeed.

From: [sam.yu](#)
To: [Stonich, Amy](#); [EnterpriseProjects](#); [Council](#)
Subject: Comment RE Enterprise Project EIR
Date: Tuesday, May 14, 2024 9:05:40 PM

Dear Amy, Planning commission, and City Council,

I am Hu Yu, a resident of Meadows. I am very concerned about the current plan to scope the 26200 Enterprise Project of EIR. The new warehouse will have a series of negative impacts on our residents, including increasing the surrounding traffic flow, increasing air pollution and noise pollution, increasing fire hazards and risk. Therefore, I am strongly oppose the plan to reconstruct the warehouse. Please STOP the warehouse.

Thank you!

Hu Yu

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From: [蔡佳悦](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Date: Tuesday, May 14, 2024 9:11:21 PM

Hi Amy, This is Lucy Cai, a middle school student who is going to move to our new home in the Meadows community in Lake Forest in the near future. I am writing to express my concerns about the proposed warehouse and manufacturing facility that is planned to be built near our new home. I am deeply troubled by the potential negative impacts that such a development could have on our environment and quality of life. First and foremost, I am worried about the environmental consequences of having a warehouse and manufacturing facility right beside our neighborhood. These types of facilities are known to generate pollution, including air and water pollution, which can harm our health and the health of local ecosystems. Additionally, increased traffic from trucks transporting goods to and from the facility could contribute to noise and air pollution, as well as safety concerns for pedestrians and cyclists in the area. I believe that it is essential for the city to prioritize sustainable and environmentally friendly development that benefits all residents. Please turn down this project which will negatively impact our life. Thank you for your time and attention to my concerns. I sincerely hope the city officials could take these into account as you make decisions on this project, which will affect the future of our community and daily life of thousands of local residents. Sincerely, Lucy.

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From: [Nanbo Li](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#)
Subject: Concerns Regarding Proposed Warehouse and Manufacturing Projects in Residential
Date: Tuesday, May 14, 2024 9:06:56 PM

Dear Officials,

I hope this message finds you well. I am writing to express my concerns and frustrations regarding the recent decision to consider warehouse and manufacturing projects near our residential area. As a resident of Lake Forest, I believe that this decision will have significant adverse effects on our community's quality of life and environment.

Firstly, the increase in traffic congestion due to the influx of trucks and commercial vehicles will undoubtedly pose safety risks to our residents, particularly children and elderly individuals. The narrow residential streets are not designed to handle such heavy traffic, leading to potential accidents and increased noise pollution.

Additionally, the environmental impact cannot be overlooked. The introduction of large warehouses and manufacturing facilities will likely result in increased air and noise pollution, which could have serious health implications for residents. Our community has enjoyed relatively clean air and a peaceful environment, which we fear will be compromised by these projects.

Property values in our neighborhood could also be negatively affected. Many residents have invested their life savings into their homes, and the presence of industrial facilities could lead to a decline in property values, affecting the financial stability of numerous families.

Furthermore, these projects could disrupt the sense of community that we have worked hard to build. Our neighborhood is known for its close-knit, family-friendly atmosphere, and the establishment of industrial sites could undermine the character and cohesion of our community.

I urge the city government to reconsider this decision and explore alternative locations for these projects that would not encroach upon residential areas. It is crucial to preserve the integrity and well-being of our community. We understand the need for economic development, but it should not come at the expense of the health, safety, and quality of life of your residents.

Thank you for your attention to this matter. I look forward to your response and hope to see a reconsideration of the proposed projects.

Sincerely,

Nanbo Li

From: [Bing Wang](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: PT Enterprise Business Center LLC Project
Date: Wednesday, May 15, 2024 3:48:43 PM

Dear Esteemed Mayor, Council Members, and City Manager,

My name is Bing Wang, residing at [REDACTED], Lake Forest. I am writing to share my thoughts on the DEIR for the Enterprise Business Center LLC project. It is imperative that we undertake a detailed and holistic environmental impact analysis. Accordingly, I suggest the following areas for detailed examination in the EIR:

1. Comprehensive Air Quality Study: The project's layout, with its confined spaces and heavy traffic, raises significant concerns about air quality. A specialized study focusing on these aspects would provide invaluable data beyond what standard models offer.
2. Construction Phase Emission Controls: Given our proximity to the construction site, it is crucial to develop an effective plan to curb PM2.5 and PM10 emissions, which threaten to exceed safe levels.
3. Pollution Hotspot Identification: The expected rise in truck movements necessitates a closer look at potential pollution hotspots for a range of harmful pollutants. This targeted analysis is essential for safeguarding our community's health.
4. Manufacturing Activity Emission Impact Study: An in-depth investigation into the emissions from the site's manufacturing processes is needed to understand and mitigate their environmental impact comprehensively.
5. Assessment of Impact on Sensitive Populations: The DEIR must include a focused assessment on how pollution from the project could affect sensitive groups, particularly the elderly and children, with appropriate mitigation strategies outlined.

6.

Your consideration of these points for inclusion in the DEIR would greatly contribute to ensuring that the project proceeds in the best interest of our community's environmental and public health. Thank you for your time and attention to these matters.

Kind regards,

Bing Wang
[REDACTED], Lake Forest

CAUTION: Think Security! This email is not from someone at the City of Lake Forest. Do

From: [Celine Wang](#)
To: [EnterpriseProjects](#); [Ackerman, Gayle](#); [Stonich, Amy](#)
Cc: [Yu, Benjamin](#); [Cirbo, Doug](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Villwock, Jordan](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Ludden, Thomas](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, May 15, 2024 8:47:18 AM

Dear Esteemed Mayor, Council Members, and City Manager,

My name is Celine Wang , residing at [REDACTED], Lake Forest. I am writing to share my thoughts on the DEIR for the Enterprise Business Center LLC project. It is imperative that we undertake a detailed and holistic environmental impact analysis. Accordingly, I suggest the following areas for detailed examination in the EIR:

1. Comprehensive Air Quality Study: The project's layout, with its confined spaces and heavy traffic, raises significant concerns about air quality. A specialized study focusing on these aspects would provide invaluable data beyond what standard models offer.
2. Construction Phase Emission Controls: Given our proximity to the construction site, it is crucial to develop an effective plan to curb PM2.5 and PM10 emissions, which threaten to exceed safe levels.
3. Pollution Hotspot Identification: The expected rise in truck movements necessitates a closer look at potential pollution hotspots for a range of harmful pollutants. This targeted analysis is essential for safeguarding our community's health.
4. Manufacturing Activity Emission Impact Study: An in-depth investigation into the emissions from the site's manufacturing processes is needed to understand and mitigate their environmental impact comprehensively.
5. Assessment of Impact on Sensitive Populations: The DEIR must include a focused assessment on how pollution from the project could affect sensitive groups, particularly the elderly and children, with appropriate mitigation strategies outlined.

Your consideration of these points for inclusion in the DEIR would greatly contribute to ensuring that the project proceeds in the best interest of our community's environmental and public health. Thank you for your time and attention to these matters.

Kind regards,

Celine Wang
[REDACTED], Lake Forest

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From: [Donghai Xu](#)
To: [EnterpriseProjects](#)
Subject: Comment RE Enterprise Project
Date: Wednesday, May 15, 2024 6:21:35 PM

Hi Amy,

This is Donghai Xu, resident of the Meadows community. I am writing to provide comments on the Enterprise Project EIR. I strongly oppose the establishment of manufacturing and warehousing facilities in such close proximity to residential areas.

As a resident of this community, I am deeply troubled by the environmental impacts these industrial activities can have on our health and well-being. The location within 100 feet from residential areas poses significant risks and challenges that cannot be ignored.

Firstly, the emissions generated by manufacturing processes, including air pollutants and noise, can have adverse effects on the health of residents, particularly vulnerable populations such as children, the elderly, and individuals with pre-existing health conditions. These emissions contribute to air pollution, which is linked to respiratory diseases, cardiovascular problems, and other health issues. Moreover, the constant noise from industrial operations disrupts the peace and tranquility of residential neighborhoods, affecting our quality of life.

Secondly, the increased truck traffic not only adds to congestion on our roads but also raises concerns about road safety. Higher chance of traffic accidents is posing serious risks to public safety.

Additionally, there is the risk of chemical spills or accidents at these industrial sites, which could have catastrophic consequences for both the environment and human health. The improper disposal of hazardous waste can contaminate soil and water sources, jeopardizing ecosystems and potentially causing long-term harm to residents living nearby.

It is crucial that we address these environmental concerns proactively and responsibly. Thank you for your attention to this important matter.

Sincerely,

Donghai

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From: [Joe Li](#)
To: [EnterpriseProjects](#)
Subject: IPT Enterprise Business Center LLC Project
Date: Wednesday, May 15, 2024 10:07:00 AM

To Whom It May Concern,

We are a family who lives in the Meadows community next to this reconstruction project. We are writing to vehemently oppose the construction of a new 35-foot tall, 165,803 square foot tilt-up concrete building. My opposition is rooted in the significant environmental risks associated with such large-scale construction projects, as evidenced by data from similar undertakings.

The proposed demolition and construction project carries a high likelihood of environmental pollution, a concern supported by empirical evidence from analogous developments. Research conducted by the Environmental Protection Agency (EPA) analyzing the environmental impacts of tilt-up concrete construction projects of comparable size has revealed alarming trends. According to the EPA's Construction Industry Compliance Assistance Center, such projects have been found to contribute substantially to air and water pollution due to the release of particulate matter, volatile organic compounds (VOCs), and other harmful emissions during construction activities.

Furthermore, the planned industrial use of the new building raises additional red flags regarding potential environmental degradation. Studies conducted by the United Nations Environment Programme (UNEP) examining the environmental footprint of industrial facilities have documented widespread pollution incidents, including soil contamination, groundwater pollution, and hazardous waste generation. These findings underscore the urgent need for thorough environmental assessments to mitigate the adverse effects of industrial activities on surrounding ecosystems and public health.

Moreover, the proposed off-site improvements at five intersections within the City, while ostensibly aimed at enhancing public safety and mitigating traffic congestion, must be scrutinized for their potential environmental repercussions. Previous studies, such as the Transportation Research Board's report on Environmental Impacts of Major Transportation Corridors, have demonstrated that infrastructure upgrades often lead to increased vehicular emissions and urban runoff, exacerbating air and water pollution levels in nearby communities.

In light of the overwhelming evidence highlighting the environmental risks associated with the proposed demolition and construction project at 26200 Enterprise Way, we implore you to reconsider its approval. Alternative approaches that prioritize environmental conservation, sustainable development, and community well-being should be explored. It is imperative that decision-makers exercise prudence and foresight in safeguarding our environment for future generations.

Thank you for considering our concerns.

Sincerely,
Jiaoyang Li & Chang Xu

From: [June](#)
To: [Fuentes, Jolene](#); [Barajas, Francisco](#); [Stannard, Michael](#); [Ludden, Thomas](#); [Villwock, Jordan](#); [Merritt, Thy](#); [Council](#); [Ackerman, Gayle](#); [EnterpriseProjects](#)
Subject: PROTESTING PROPOSED IPT ENTERPRISE BUSINESS CENTER LLC PROJECT
(Warehouse/Distribution/Manufacturing Facility)
Date: Wednesday, May 15, 2024 6:03:21 PM

Dear Lake Forest City Planning Commission, City Councils and Concerned City Officials,

We appreciate your efforts in gathering community feedback on the project at 26200 Enterprise Way, Lake Forest, CA 92630.

As longtime Michigan residents, we chose to make Lake Forest's Meadows community our retirement haven to be closer to our children. Our vision was for a peaceful and family-oriented neighborhood near sports facilities and Irvine. However, recent developments have dampened our optimism.

Initially, we were disappointed by the absence of a promised new elementary school, and now, we're deeply concerned about the proposal to build a nearby warehouse, including manufacturing operations.

Our concerns revolve around several key points:

1. **Inconsistent Zoning:** The proposed warehouse doesn't align with our residential community's character due to zoning inconsistencies.
2. **General Plan Alignment:** The Lake Forest General Plan prioritizes harmony with our surroundings, improved quality of life, reduced emissions, and better air quality. The warehouse may jeopardize these goals.
3. **Impact on Home Values:** It could lead to a depreciation of home values, affecting the whole community.
4. **Traffic and Safety:** Increased traffic, especially with large trucks, raises safety and quality of life concerns.
5. **Lack of Transparency:** All residents should be informed and have a say in projects impacting on our community in the Meadows.

Zoning Consistency and Lake Forest's Future:

Our concern regarding inconsistent zoning changes in the vicinity of the proposed project is a significant one. Currently, the subject project zone is designated as light industry, while the area in which it is situated has seen a significant transformation over the years. The Meadows community, where we have chosen to reside for our retirement, has transitioned from its original agricultural zoning to a peaceful residential area.

This transition reflects the changing nature of our community and its values. However, the existing light industry zoning for the subject project zone no longer aligns with the character and intended use of the neighborhood. It's worth noting that the subject property itself, which is currently used as an office building, does not correspond to its light industry zoning designation. This disconnect between zoning and current usage highlights the need for an update to ensure compatibility with the

surrounding neighborhood.

Inconsistencies like these in zoning designations raise questions about the appropriateness and fairness of zoning decisions within our city. We believe that it is essential for zoning to evolve in harmony with the changing nature of our community and its long-term vision, as outlined in the Lake Forest General Plan.

We urge the city planning office to review and rectify these inconsistencies by updating the zoning designation of the subject property to align with the current nature of the neighborhood. By doing so, we can promote responsible urban planning that respects the character and values of our city while fostering growth that benefits all residents.

This zoning update is not only a step toward harmonizing land use within Lake Forest but also an opportunity to ensure that the city's zoning regulations are in line with its vision for the future, as outlined in the Lake Forest General Plan. It's crucial to consider this historical context when evaluating the proposed project's impact on Lake Forest's future.

These concerns have been underscored by City Council Members Benjamin Yu and Robert Pequeño during the December 20, 2022, City Council meeting. We also appreciate Mayor Doug Cirbo's perspective, which seeks to strike a balance between business interests and the well-being of our residents.

Additionally, we acknowledge the strong sentiments of Lake Forest residents who frequently attend City Council meetings to provide honest feedback. They passionately oppose this warehouse project and hope that the City Planning Office could follow the Irvine City Planning Office's approach, prioritizing the community over business and industry.

We hold firm trust that the City Planning Office can work innovatively with the office building owner to find creative solutions that resolve this historical issue. We believe that together, the city, the residents and business owners can achieve a win-win goal that not only respects the heritage of our city but also fosters responsible growth and development that enhances the lives of all Lake Forest residents.

Thank you for your consideration and great support to our request. Looking forward to hearing from you!

Best regards,

June Bian

Resident of Lake Forest in the Meadows community

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From: [Kevin](#)
To: [EnterpriseProjects](#); [Stonich, Amy](#); [Ackerman, Gayle](#)
Cc: [Villwock, Jordan](#); [Ludden, Thomas](#); [Barajas, Francisco](#); [Fuentes, Jolene](#); [Stannard, Michael](#); [Tettermer, Mark](#); [Pequeno, Robert](#); [Voigts, Scott](#); [Cirbo, Doug](#); [Yu, Benjamin](#); [REDACTED]
Subject: Comments for 26200 Enterprise Way Commercial Development
Date: Wednesday, May 15, 2024 9:32:21 AM

Dear City of Lake Forest,

Thank you for the opportunity to provide comments regarding the development on 26200 Enterprise Way. My name is Kevin Chiang and I reside at [REDACTED] which is located directly behind the planned building.

Firstly, I would like the EIR to address noise pollution. This should be one of the most extensively studied areas for this development. This should encompass noise throughout the full 7 days of the week and 24 hours of each day and throughout the entire spectrum of operational capacity of the new building, and also studied throughout the entire neighborhood and not just the adjacent homes. The introduction of an industrial facility would significantly increase noise pollution. The continuous operation of machinery, the frequent arrival and departure of trucks, and other industrial activities would create a constant source of noise that would be disruptive. I can speak from personal experience, having previously lived adjacent to a 24 hour warehouse facility before moving to Lake Forest. Even with a wall in place the constant truck activity and overhead pages on loudspeakers were present day and night. One main reason we chose to live here in Lake Forest was the peace and quiet we experienced while visiting the home site and surrounding area and is one of the main reasons we continue to enjoy living in this neighborhood.

Secondly, I would like the EIR to address air pollution. The construction of an industrial building poses serious air quality concerns. Not just the activity in the building itself, but also the increased trucking traffic, including idling trucks outside the building. Industrial operations typically involve the emission of pollutants, including particulate matter, volatile organic compounds, and other hazardous substances. These pollutants can have severe health impacts, particularly on vulnerable populations such as children, the elderly, and individuals with respiratory conditions. We have an infant and toddler in our home so you can understand why air quality is of the utmost importance. Exposing them to pollutants at this age will set them up for a life of chronic respiratory issues.

Third, I would like the EIR to address ground and water pollution, including potential contamination of Serrano Creek. The presence of an industrial facility will inevitably lead to increased soil contamination and subsequent water contamination, or worse if there is an unintentional spill. Nearby Serrano Creek flows through several other communities, waterways, lakes, and parks, and ultimately to the sea. This contamination could have long-lasting effects on the health of all downstream communities.

Beyond the environmental concerns, I would like the EIR to address the impact of additional security measures that will be in place. The presence of an industrial facility raises significant security issues. Industrial sites often require heightened security measures to prevent theft, vandalism, and unauthorized access. The increased security presence, including fences, cameras, and patrols, could create a fortress-like atmosphere that is incompatible with our residential neighborhood. As an example, the current office building behind us has a security camera pointed directly at the bedrooms and bathrooms of multiple homes. If the residential

zone had been present at the time that building was constructed (instead of the nursery) I am certain the presence of that camera would have been addressed by the EIR.

I urge the city to consider these specific concerns regarding noise, pollution, and security and to seek alternative plans for this industrial project. Preserving the character, safety, and environmental quality of our neighborhood should be a priority.

Thank you for your attention to this matter. I hope that you will take our concerns into serious consideration and act in the best interest of our community.

-Kevin Chiang

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From: [Stephen Bian](#)
To: [EnterpriseProjects](#)
Cc: [Ackerman, Gayle](#); [Council](#); [Merritt, Thy](#); [Villwock, Jordan](#); [Ludden, Thomas](#); [Stannard, Michael](#); [Barajas, Francisco](#); [Fuentes, Jolene](#)
Subject: PROTESTING PROPOSED IPT ENTERPRISE BUSINESS CENTER LLC PROJECT
(Warehouse/Distribution/Manufacturing Facility)
Date: Wednesday, May 15, 2024 5:53:46 PM


Lake Forest, CA 92630

Dear Lake Forest City Planning Commission, City Councils and Concerned City Officials

I'd like to take this opportunity to write to express my strong opposition to the proposed construction of a warehouse/distribution center with 24/7 operation, especially with the inclusion of WB-67 trucks driving through our residential community. This project poses significant concerns regarding its potential damage to our community's well-being, safety, traffic, and overall quality of life.

As a resident of Meadows community, I am deeply troubled by the implications of such a development. Here are some of the key reasons why I believe this project should not be approved:

1. **Impact on Residents:** The constant operation of a warehouse/distribution center, combined with heavy truck traffic, will undoubtedly disrupt the peaceful residential environment we have. It will also negatively affect the nearby newly built and soon to be in leasing - Meadows Senior Apartment elders' peaceful life and the overall desirability of our residents in Lake Forest city,
2. **Safety Concerns:** The presence of WB-67 trucks navigating through our residential streets poses a significant safety risk to pedestrians, cyclists, and especially children. These trucks are much larger and heavier than standard vehicles, increasing the likelihood of accidents and injuries. The traffic and road conditions are already congested and prone to accidents along the Dimension Way where the trunk passes from warehouse to highway.
3. **Traffic Congestion:** The continuous flow of heavy trucks will exacerbate traffic congestion on already narrow residential streets. This will not only inconvenience residents but also compromise

emergency response times in case of accidents or medical emergencies.

4. **Noise Pollution:** The round-the-clock operation of the warehouse, along with the constant rumble of truck engines, will introduce unacceptable levels of noise pollution into our community. This will disrupt sleep patterns, increase stress levels, and diminish overall quality of life for residents.
5. **Environmental Impact:** Increased truck traffic will contribute to air pollution and environmental degradation, further diminishing the health and well-being of our community.

The CEDS conducted an independent study per the three-projects scope reviewed at city council meetings on 10-18-2022. Their report has been sent to the project team in response to the project MND last October. The summary page is copied below as reference.

The independent environmental assessments suggest the impacts are likely to be **VERY SIGNIFICANT**. The emissions of NO_x (maximum off-site concentration 1,014 ug/m³) and PM-10 (maximum off-site concentration 123 ug/m³) would violate the ambient air quality standards.

Given these concerns, I urge you and the rest of the City Council to reject the proposed construction of the warehouse/distribution center in our residential area. Instead, I encourage you to explore alternative locations that are more suitable for such industrial activities, away from residential neighborhoods.

Thank you for considering my perspective on this matter. I trust that you will prioritize the best interests of our community in your decision-making process.

Thank you,

Stephen Bian

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