



Mayor
Scott Voigts

Mayor Pro Tem
Robert Pequeño

Council Members
Doug Cirbo
Mark Tettemer
Benjamin Yu

City Manager
Debra DeBruhl Rose

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR PUBLIC REVIEW

SUBJECT: NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR PUBLIC REVIEW FOR THE PROPOSED IPT ENTERPRISE BUSINESS CENTER LLC PROJECT, SCH# 2024030755

LEAD AGENCY: CITY OF LAKE FOREST

CONTACT: AMY STONICH, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF LAKE FOREST
100 CIVIC CENTER DRIVE
LAKE FOREST, CALIFORNIA 92630

The City of Lake Forest (City), as the Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed IPT Enterprise Business Center LLC Project (referred to hereafter as the proposed project), as further described below. This Notice of Availability (NOA) has been issued to notify interested parties that the Draft EIR is publicly available for review and comment. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

Project Location: The 8.83-acre project site is located at 26200 Enterprise Way in the north-central portion of Lake Forest in Orange County, California, 92630 (Assessor's Parcel Number [APN] 610-401-06). The project site currently consists of a 144,906-square-foot (sq ft), two-story tilt-up office/industrial building which was previously used as an office, manufacturing, and research testing facility by Panasonic Avionics but has been vacant since 2021. The areas surrounding the project site consist of a mix of land uses, including industrial and residential uses. The project site is bordered to the north, south, and west by existing industrial buildings that include a mix of allowable uses including office, manufacturing, and warehouse uses. The recently constructed Meadows Residential Development (formerly the Nakase Nursery site) is to the northeast/east of the project site. Local access to the project site is provided by Enterprise Way, which is accessed from Dimension Drive. Bake Parkway is approximately 0.11 miles north, Lake Forest Drive is approximately 0.4 miles south, and SR-241 is approximately 0.7 miles north of the project site.

Lake Forest, Remember the Past ~ Challenge the Future



www.lakeforestca.gov
Lake Forest City Hall
100 Civic Center Drive
Lake Forest, CA 92630
General: (949) 461-3400
Fax: (949) 461-3511

Project Overview/Description: The proposed project involves the demolition of the existing 144,906 sq ft, two-story building. In its place, a new 35-foot tall, 165,803 sq ft, tilt-up concrete industrial building would be constructed and operated. At this time, the future tenant remains undetermined. Although the tenant has not been determined yet, the proposed project maximizes a mix of office, manufacturing, and warehouse space. Approximately 10,000 sq ft could serve as office space, with up to 65,000 sq ft proposed for manufacturing use, and the remainder to be utilized for warehouse use. A maximum of 23 usable dock high doors, a gated truck loading area, a 16-ft high, 65 ft long wall located at the eastern end of the loading docks, west of the proposed trash enclosure, up to 262 parking spaces for passenger vehicles, and new landscaping would be provided. Additionally, the proposed project includes off-site improvements at five intersections within the City to enhance public safety and address concerns related to large truck turning movements: 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.

Development of the proposed project would require approval of a Site Development Permit from the City for construction of new structures within the Light Industrial zoning designation of the Pacific Commercentre Planned Community. In addition, ministerial permits/approvals (e.g., grading permits and building permits) would be issued for the proposed project by the City to allow for site preparation, curb cuts (if necessary), connections to the utility infrastructure, paving, building construction, landscaping, construction of walls and fences, and other project features subject to ministerial permits. Together, these approvals constitute the proposed project analyzed in the Draft EIR. Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (State CEQA Guidelines) Section 15050, the City is the Lead Agency responsible for preparing the Draft EIR for the proposed Project.

Government Code §65962.5: The project site is not listed on any list of hazardous materials compiled pursuant to Government Code §65962.5.

Place and Time of Scheduled Meetings: The project and associated Draft EIR will be discussed at a future Planning Commission hearing to be held at the Lake Forest Civic Center located at 100 Civic Center Drive, Lake Forest, CA. Specific dates of the Planning Commission will be separately noticed.

Environmental Impact Report/Significant Environmental Effects: The City, as the Lead Agency, has prepared a Draft EIR. As permitted under CEQA, in cases where the City determines an EIR will clearly be prepared, an Initial Study is not required. Based on its initial review of the proposed project, the City determined the potential impacts resulting from the construction and/or operation of the proposed project, would require an EIR; therefore, an Initial Study was not prepared for the proposed project. In the absence of an Initial Study, this EIR analyzes the proposed project's impact on the following twenty environmental factors identified in Appendix G of the CEQA Guidelines:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Land Use /Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology /Water Quality
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

Impacts associated with 18 of the 20 environmental factors listed above were determined to be less than significant or less than significant with mitigation incorporated. Impacts related to vehicle miles traveled (VMT) and greenhouse gas emissions were determined to be significant and unavoidable after all mitigation is applied.

Public Review Period and Public Comment: The Draft EIR is available for public review for a period of 45 days commencing on **Thursday, July 10, 2025** and ending on **Monday, August 25, 2025 at 5:00 p.m.** In accordance with Section 15150 of the State CEQA Guidelines, should you have any comments on the Draft EIR, please provide written comments within the 45-day public review period.

The City requests your careful review and consideration of the Draft EIR, and invites written comments from interested agencies, persons, and organizations regarding environmental issues identified in the Draft EIR. If you are part of an agency or organization, please indicate a contact person to whom a response should be directed.

The Draft EIR is available to the general public for review on the City's website at: <http://www.lakeforestca.gov>

A hard copy for the Draft EIR is also available for public review during business hours at the following locations:

- **City of Lake Forest Community Development Department, Planning Division** at 100 Civic Center Drive, Lake Forest, CA 92630
- **Foothill Ranch Library** at 27002 Cabriole, Foothill Ranch, CA 92610
- **El Toro Library** at 24672 Raymond Way, Lake Forest, CA 92630

Comments in response to this notice shall be submitted via e-mail, U.S. Postal Service, or courier service no later than 5:00 PM on Monday, August 25, 2025. Please send your written comments to Amy Stonich, Assistant Director of Community Development, at 100 Civic Center Drive, Lake Forest, CA 92630 or via email to EnterpriseProjects@lakeforestca.gov. Please include your name, address, and contact information in your correspondence.