

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024030755**Project Title:** IPT Enterprise Business Center LLC Project

Lead Agency: City of Lake Forest

Contact Person: Amy Stonich

Mailing Address: 100 Civic Center Drive

Phone: (949) 461-3479

City: Lake Forest

Zip: 92630

County: Orange

Project Location: County: Orange City/Nearest Community: Lake Forest

Cross Streets: Enterprise Way and Dimension Drive

Zip Code: 92630

Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ' 56.04 " N / 117 ° 40 ' 20.88 " W Total Acres: 8.83

Assessor's Parcel No.: 610-401-06

Section: unsectioned

Twp.: 6 South

Range: 8 West

Base: SB

Within 2 Miles: State Hwy #: SR-241

Waterways: Serrano Creek

Airports: N/A

Railways: N/A

Schools: Bella Montessori, New Thought Montessori, Fullbright Mo

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☒ Office: Sq.ft. 10,000 Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☒ Industrial: Sq.ft. 155,803 Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Zoning: Light Industrial in the Pacific Commercentre Planned Community; General Plan Designation: Light Industrial

Project Description: (please use a separate page if necessary)

The proposed project involves the demolition of the existing 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. In place of the building to be demolished, a new 35-foot tall, 165,803 sq ft, tilt-up concrete industrial building would be redeveloped, constructed and operated. At this time, the future tenant remains undetermined. Although the tenant has not been determined yet, the proposed project includes 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, 262 parking spaces for passenger vehicles, and new landscaping would be provided. Additionally, the 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 10, 2025 Ending Date August 25, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>City of Lake Forest</u>
Address: <u>3210 El Camino Real, Suite 100</u>	Address: <u>100 Civic Center Drive</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Lake Forest, CA 92630</u>
Contact: <u>Laurel Huntzinger</u>	Phone: <u>(949) 461-3479</u>
Phone: <u>(805) 242-4060</u>	

Signature of Lead Agency Representative: Amy Stonich

Digitally signed by Amy Stonich
Date: 2025.06.18 13:36:18 -0700

Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.