



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 26200 ENTERPRISE WAY NEW INDUSTRIAL BUILDING

PROJECT TITLE: Site Development Permit 06-21-5437-26200 Enterprise Way New Industrial Building

PROJECT LOCATION: 26200 Enterprise Way, Lake Forest, CA 92630

PROJECT DESCRIPTION: As the Lead Agency, the City of Lake Forest has prepared a Mitigated Negative Declaration (MND) for the proposed new industrial building at 26200 Enterprise Way (Project). The MND has been prepared to provide the public, responsible agencies, and trustee agencies with information about the potential environmental effects of construction and operation of the Project.

The proposed Project includes the demolition of the existing 144,906-square-foot (sq ft), two-story office facility and the construction of a 35-foot tall, 165,803 sq ft, two-story industrial building for manufacturing/warehouse operations. Approximately 155,803 sq ft are planned for warehouse use with the remaining 10,000 sq ft to be utilized as office space. The applicant has also submitted an alternative site plan that would include 105,000 sq ft of manufacturing, 50,803 sq ft of warehouse use, and the remaining 10,000 sq ft to be utilized as office space. The proposed Project includes a gated truck loading area, new landscaping, and a parking lot. 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. The Project applicant also proposes to install various off-site improvements at five intersections within Lake Forest to enhance public safety and address concerns over pre-existing and future large truck turning movements. The Project is not on a list compiled pursuant to Government Code section 65962.5.

The City of Lake Forest has prepared this Initial Study (IS) with Proposed Mitigated Negative Declaration (IS/MND) to examine the potential environmental impacts of demolishing the existing office facility and replacing it with a new industrial building. This document explains why the Project is being proposed, how the existing environment could be affected by the Project, the potential impacts of each proposed activity, and the proposed avoidance, minimization, and/or mitigation measures.

PUBLIC COMMENT PERIOD: September 5, 2023, to October 5, 2023

PUBLIC HEARING: Tentatively Scheduled for the November 9, 2023 Planning Commission meeting.

WHO TO CONTACT FOR INFORMATION: For additional information, please contact Jennifer Mansur, Senior Planner, at (949) 461-3472 or via e-mail at jmansur@lakeforestca.gov.

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HOW TO REVIEW AND COMMENT: The Draft IS/MND is available for viewing or downloading at the City of Lake Forest website (<https://lakeforestca.gov/environmental>) or at City Hall (100 Civic Center Drive, Lake Forest). Written comments on the Draft IS/MND must be received no later than October 5, 2023, at 5:00 pm. (a 30-day public review period). Please send written comments or requests for a copy of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) to:

City of Lake Forest
ATTN: Jennifer Mansur, Senior Planner
100 Civic Center Drive
Lake Forest, California 92630
Or: jmansur@lakeforestca.gov

Please include “26200 Enterprise Way New Industrial Building IS/MND Comments” in the subject line.