

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 26200 Enterprise Way New Industrial Building

Lead Agency: City of Lake Forest

Contact Name: Jennifer Mansur, AICP, Senior Planner

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Phone Number: (949) 461-3472

Project Location: Lake Forest

City

Orange

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Project includes the demolition of the existing 144,906-square-foot (sq ft), two-story office facility and the construction and operation of a 35-foot tall, 165,803 sq ft, two-story industrial building. Approximately 155,803 sf 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts to Biological Resources, Cultural Resources, Geology and Soils, and Noise were identified and the following measures incorporated:

Biological Resources:

BIO-1: preconstruction survey for nesting birds shall be conducted if construction will occur during the nesting season. No-disturbance buffers shall be developed if any active avian nests are discovered.

Cultural Resources:

CUL-1: work shall cease within 50 feet of any discovered archaeological resources until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find.

CUL-2: if human remains are encountered during construction, proper procedures in accordance with State Health and Safety Code Section 7050.5 shall be followed for the treatment of human remains.

Geology and Soils:

GEO-1: the Project Applicant shall comply with applicable California Building Code and Project-specific geotechnical recommendations.

GEO-2: the Project Applicant shall retain a licensed corrosion engineer to conduct additional site testing and final design evaluation regarding the possible on-site presence of significant volumes of corrosive soils.

GEO-3: the Project Applicant shall retain a qualified paleontologist and prepare and implement a Paleontological Resources Impact Mitigation Program.

Noise:

NOI-1: A permanent 14-foot-high screen wall at the loading dock entrance and permanent 11-foot-high screen wall surrounding the diesel fire pump and trash enclosure shall be constructed.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy

Provide a list of the responsible or trustee agencies for the project.

State Water Resources Control Board