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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

SUBJECT: NOTICE OF PREPARATION FOR THE PROPOSED IPT ENTERPRISE BUSINESS CENTER LLC PROJECT

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) has decided to prepare a draft Environmental Impact Report (DEIR) for the proposed IPT Enterprise Business Center LLC Project (referred to hereafter as the proposed project). 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 District. 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 for which the DEIR will be prepared. 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 DEIR for the proposed Project.

The purpose of this letter is to: (1) serve as a Notice of Preparation (NOP) of a DEIR pursuant to the State CEQA Guidelines Section 15082; (2) solicit comments and suggestions regarding the scope and content of the DEIR to be prepared for the proposed project; and (3) provide notice of the public Scoping Meeting.

NOTICE OF PREPARATION COMMENT PERIOD

In accordance with PRC Section 21080.4 and the State CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period. The NOP comment period begins on March 20, 2024, and ends on April 18, 2024. Your written comments must be received by 5:00 p.m. on April 18, 2024, the close of the public review period. Please send your written

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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.

The City is requesting comments and guidance on the DEIR's scope and content from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to State CEQA Guidelines Section 15082). The City requests each Responsible and Trustee agency's views on the environmental issues relevant to your agency's statutory responsibilities in connection with the project, in a manner consistent with State CEQA Guidelines Section 15082(b). Your agency may use the DEIR prepared by the City when considering any future permits or approvals from your agency. This NOP includes a project description and a list of the environmental issues to be examined in the DEIR.

DOCUMENT AVAILABILITY

Copies of this NOP have been transmitted to the California State Clearinghouse of the Office of Planning and Research, and to each applicable responsible and trustee agency. Copies of this NOP and future environmental documents prepared in conjunction with the proposed project will be available for public review on the City's website at <http://www.lakeforestca.gov> and at the following location:

- City of Lake Forest City Hall, 100 Civic Center Drive, Lake Forest, California 92630

PUBLIC SCOPING MEETING

To provide an additional opportunity for input, the City will be holding a public Scoping Meeting. The Scoping Meeting will be held on the following date:

Date and Time: **Wednesday, April 3, 2024, 6:00 – 7:00 P.M.**

Location: Lake Forest Civic Center Campus - Community Center at 100 Civic Center Drive, Lake Forest, CA 92630

PROPOSED 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 Meadows Residential Development (formerly the Nakase Nursery site) is to the northeast/east of the project site. Most of the Meadows Residential Development is constructed and occupied, with some residential buildings still under construction. 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.

PROJECT OVERVIEW

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 will be constructed and operated. The project includes a gated truck loading area, parking spaces, and new landscaping. 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 and the interior space may be demised for up to 50,803 sq ft of warehouse use plus up to 105,000 sq ft of manufacturing use. A maximum of eight usable dock high doors, a gated truck loading area, and up to 301 parking spaces for passenger vehicles 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.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE DRAFT EIR

The City of Lake Forest, as the Lead Agency for the proposed project, is undertaking environmental review under CEQA. The City has determined that an EIR is the appropriate level of environmental documentation pursuant to CEQA for the proposed project. The DEIR will analyze the resource topics contained in Appendix G of the State CEQA Guidelines. Mitigation will be developed and included in the DEIR, if necessary, to address the proposed project's potentially significant adverse effects.