

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that local government agencies, before taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An Environmental Impact Report (EIR) is a document designed to provide to the public and to local and State governmental agency decision-makers an analysis of potential environmental consequences of a project to support informed decision-making.

This EIR has been prepared by the City of Lake Forest (City) to evaluate environmental impacts associated with the proposed IPT Enterprise Business Center LLC Project (project); to discuss alternatives; and to propose mitigation measures that will minimize, offset, or otherwise reduce or avoid the identified potentially significant environmental impacts.

This EIR has been prepared pursuant to the requirements of CEQA and the *State CEQA Guidelines*. The City is the Lead Agency, and as such, has reviewed all submitted drafts, technical studies, and reports for consistency with applicable City regulations and policies and has commissioned the preparation of this EIR to reflect its own independent judgment.

Data for this EIR were obtained from on-site field observations; discussion with affected agencies; review of adopted plans and policies; review of available studies, reports, and data; and specialized environmental assessments prepared for the project (i.e., Air Quality, Greenhouse Gas, and Energy Impact Report; Health Risk Assessment; Cultural Resources Assessment; Biological Resources Report; Geotechnical Investigation; Infiltration Report; Water Quality Management Plan; Hydrologic and Hydraulic Drainage Report; Phase I Environmental Site Assessment; Noise and Vibration Impact Analysis; and Traffic Impact Analysis).

The Executive Summary is intended to highlight the major areas of importance in the environmental analysis for the proposed project as required by *State CEQA Guidelines* Section 15123. The Executive Summary includes a brief description of the proposed project, areas of controversy known to the City, including issues raised by agencies and the public, a summary of the significant unavoidable impacts of the proposed project, and a summary of alternatives evaluated in the EIR. This Executive Summary also provides a table summarizing (1) the potential environmental impacts that would occur as a result of project implementation and operation; (2) the level of significance prior to implementation of mitigation measures; (3) regulatory compliance measures and mitigation measures that avoid or reduce the significant impacts of the proposed project; and (4) the level of significance after mitigation measures are implemented.

1.2 SUMMARY OF PROJECT DESCRIPTION

The proposed project at 26200 Enterprise Way (project site) is located in the north-central portion of Lake Forest in Orange County, California. The project site is bordered to the north, south, and west by existing industrial buildings that include a mix of permitted 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. Regional access to the project site is provided by State Route 241 (SR-241), which is located approximately 0.7 mile north of the project site, and Interstate 5 (I-5), which is located approximately 3.75 miles southwest of the project site.

The proposed project involves the demolition of the existing 144,906-square-foot (sq ft), two-story office/industrial building and redevelopment, construction and operation of a 35-foot (ft) tall, 165,803 sq ft tilt-up concrete industrial building. The project includes a gated truck loading area, truck and auto parking spaces, and new landscaping throughout the site. Although the tenant has not been determined yet, the proposed project includes a mix of office, manufacturing, and warehouse space. 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.

1.3 AREAS OF CONTROVERSY

Pursuant to *State CEQA Guidelines* Section 15123, this EIR acknowledges the areas of controversy and issues to be resolved that are known to the City or were raised during the scoping process. The City held public scoping meetings at Lake Forest City Hall on Wednesday, April 3, 2024, and Wednesday April 24, 2024, to present the proposed project and to solicit input from interested parties regarding environmental issues that should be addressed in this EIR. The material environmental issues and concerns raised in response to the Notice of Preparation (NOP) or at the scoping meeting included:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Wildfire

Please note that this is not an exhaustive list of areas of controversy but rather key issues that were raised during the scoping process. This EIR addresses each of these areas of concern or controversy in detail, examines project-related and cumulative environmental impacts, identifies significant adverse environmental impacts, and proposes mitigation measures and/or alternatives designed to reduce or eliminate potentially significant impacts. Appendix A to this EIR includes the NOP, copies of written comments received in response to the NOP, and comments received at the Public Scoping Meeting, as well as written comment cards received in response to the public scoping meeting. Appendix A also includes a comment summary.

1.4 SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the *State CEQA Guidelines* requires that an EIR describe significant environmental impacts that cannot be avoided, including those effects that can be mitigated but not reduced to a less than significant level. The following is a summary of the impacts that are

considered significant adverse and unavoidable after all mitigation is applied. These impacts are also described in detail in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures.

1.4.1 Transportation and Traffic

As discussed in Section 4.17, Transportation and Traffic, of this EIR, the proposed project's vehicle miles traveled (VMT) rate would exceed the City of Lake Forest's (City) VMT threshold (Target VMT Rate) by 20 percent. In accordance with the Lake Forest Municipal Code, the proposed project is required to implement feasible Traffic Demand Management (TDM) measures that would reduce project VMT, as stipulated by **Mitigation Measure (MM) TRA-1**. Providing bike lanes and an enhanced bikeway network, as required by **MM TRA-1**, can increase access to and from transit hubs. This encourages a mode shift from vehicles to bicycles and displaces VMT. According to the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021) (CAPCOA Handbook), the addition of bike lanes (T-20 Expand Bikeway Network) can provide a maximum VMT reduction of 0.5 percent. Assuming this TDM measure could achieve the maximum 0.5 percent VMT reduction, the reduction achieved would not reduce the project's VMT to below the City's VMT threshold. Therefore, even with implementation of **MM TRA-1** (addition of bike lanes), the proposed project would result in a significant and unavoidable impact related to VMT.

1.4.2 Greenhouse Gas Emissions

As discussed in Section 4.8, Greenhouse Gas Emissions, of this Draft EIR, the proposed project would not result in any significant impacts related to mass emissions of GHG, and no mitigation is required. However, the proposed project would conflict with the goals of the 2022 Scoping Plan related to VMT. As described directly above under Section 1.4.1 and in Section 4.17, Transportation and Traffic, the proposed project would be required to implement TDM measures as specified in MM TRA-1 to promote alternative transportation with the intent of reducing VMT. While implementation of this TDM measure could reduce VMT, the proposed project would still result in a significant and unavoidable impact related to VMT. As such, the proposed project would not contribute to its "fair share" of emission reductions required to support SB 743 and the goals of the 2022 Scoping Plan related to VMT. Because the proposed project would conflict with the plans and policies adopted for the purpose of reducing the emissions of GHGs, including the 2022 Scoping Plan, the proposed project would result in a significant and unavoidable cumulatively considerable impact related to GHG emissions.

1.5 ALTERNATIVES

1.5.1 Alternatives Evaluated in this EIR

Public Resources Code (PRC) Section 21100 and *State CEQA Guidelines* Section 15126 require an EIR to identify and discuss a No Project Alternative and a reasonable range of alternatives to the proposed project that would feasibly attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental impacts. The following three alternatives have been determined to represent a reasonable range of alternatives that have the

potential to feasibly attain most of the basic objectives of the proposed project but that may avoid or substantially lessen any of the significant impacts of the proposed project. Therefore, the alternatives considered in this EIR include the following:

- **Alternative 1 – No Project Alternative:** CEQA requires analysis of a “No Project” Alternative. The purpose of describing and analyzing a no project alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. According to *State CEQA Guidelines* Section 15126.6(e)(3)(C), the lead agency should proceed to analyze the impacts of the No Project Alternative by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. Under Alternative 1, the No Project Alternative, the project site would remain in its current condition. No development of a new building, site improvements, or ground disturbance would occur. Under Alternative 1, the No Project Alternative, the existing underutilized office/industrial building would remain in place and would remain vacant, consistent with existing conditions.
- **Alternative 2 – Previous Use and Associated Site Development Permit Alternative.** Under Alternative 2, the existing office/industrial building would be occupied by office uses consistent with the existing Site Development Permit. No modifications would be made to the exterior of the building, parking, or landscaping. The existing office/industrial building would remain in place and no construction (aside from interior tenant improvements), or ground-disturbing activities would occur.
- **Alternative 3 – Reduced Project Alternative.** Under Alternative 3, the square footage of the proposed project would be reduced by 25 percent. All building uses (e.g., office, manufacturing, and warehouse) would be proportionally reduced. The existing office/industrial building would be demolished and a new 35 ft tall 124,352.25 sq ft tilt-up concrete industrial building would be constructed. The building would include 7,500 sq ft of office space, 48,750 sq ft of manufacturing space, and 68,102.25 sq ft of warehouse space. The additional available square footage at the project site that would result from the decreased building square footage would be designated for vehicle and truck parking. Consistent with the proposed project, Alternative 3 would include a gated truck loading area, truck and auto parking spaces, and new landscaping throughout the site.

1.5.2 Identification of the Environmentally Superior Alternative

CEQA requires the identification of an Environmentally Superior Alternative among the alternatives evaluated in an EIR. *State CEQA Guidelines* Section 15126.6(e)(2) provides that, if the No Project/No Build Alternative is the Environmentally Superior Alternative, then the EIR shall also identify an Environmentally Superior Alternative among the other alternatives. With the exception of Alternative 1, the environmentally superior alternative would be Alternative 3, the Reduced Intensity Alternative. Alternative 3 would result in similar or reduced environmental impacts compared to the proposed project because the project site would be developed at a reduced density, thereby reducing most of the proposed project’s environmental impacts. However,

Alternative 3 would not reduce the significant impacts related to VMT or cumulatively considerable significant impacts related to GHG emissions to a less than significant level, and these impacts would remain significant and unavoidable. Although Alternative 3 would achieve all of the project objectives, it would not achieve those objectives to the same degree as the proposed project. Accordingly, it is determined that Alternative 3 is the Environmentally Superior Alternative because it would meet all of the project objectives and result in reduced environmental impacts as compared to the proposed project.

1.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1.A identifies the potential project environmental impacts, proposed mitigation measures, and level of significance after mitigation is incorporated into the project. Environmental topics addressed in this EIR include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils and Paleontological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities, and Wildfire.

1.6.1 Secondary Effects of Mitigation Measures

In accordance with *State CEQA Guidelines* Section 15126.4(a)(1)(D), if any mitigation measure would cause one or more significant effects in addition to those that would be caused by the proposed project, the effects of the mitigation measure shall be discussed. The mitigation measures proposed (as listed on Table 1.A) require the Applicant to provide the City with construction plans or provide evidence that the project would adhere to existing programs, regulations, or recommendations in technical reports. The regulations and policies listed in the mitigation measures have been evaluated during their respective adoptions or approval processes. No secondary effects related to the proposed mitigation measures are expected to occur.

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Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
4.1: Aesthetics			
Threshold 4.1.1: The proposed project would not have a substantial adverse effect on a scenic vista.	No Impact	No mitigation is required.	No Impact
Threshold 4.1.2: The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	No Impact	No mitigation is required.	No Impact
Threshold 4.1.3: The proposed project would not conflict with applicable zoning and other regulations governing scenic quality.	No Impact	No mitigation is required.	No Impact
Threshold 4.1.4: The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Cumulative Impact related to Aesthetics: The proposed project would adhere to City and State regulations designed to reduce and/or avoid impacts related to aesthetics and therefore would not result in cumulative impacts to aesthetics.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.2: Agricultural and Forestry Resources			
Threshold 4.2.1: The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	No Impact	No mitigation is required.	No Impact
Threshold 4.2.2: The proposed project would not conflict with existing zoning or agricultural use, or a Williamson Act contract.	No Impact	No mitigation is required.	No Impact
Threshold 4.2.3: The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).	No Impact	No mitigation is required.	No Impact
Threshold 4.2.4: The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use.	No Impact	No mitigation is required.	No Impact
Threshold 4.2.5: The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.	No Impact	No mitigation is required.	No Impact
Cumulative Impact related to Agricultural Resources: The proposed project is not located on or nearby existing agricultural or forest land and would not result in cumulative impacts related to agriculture and forestry.	No Impact	No mitigation is required.	No Impact
4.3: Air Quality			
Threshold 4.3.1: The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.3.2: The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	Potentially Significant Impact	Mitigation Measure AQ-1: Tier 4 Interim Construction Equipment. Prior to issuance of a building permit, the project Applicant shall submit construction plans to the City of Lake Forest verifying that all construction equipment used during construction of the project shall be equipped with Tier 4 Interim engines or the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement as certified by the California Air Resources Board (CARB)). ¹ During construction activities, the equipment shall be properly maintained and tuned in accordance with manufacturer specifications.	Less than Significant with Mitigation Incorporated
Threshold 4.3.3: The proposed project would not expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant Impact	Refer to Mitigation Measure AQ-1.	Less than Significant with Mitigation Incorporated

¹ CARB. 2015. Verified Diesel Emission Control Strategy (VDECS). Website: <https://ww2.arb.ca.gov/sites/default/files/classic/msprog/ordiesel/faq/vdecsfaq.pdf> (accessed June 2025)

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
Threshold 4.3.4: The proposed project would not result in other emissions (such as those leading to odors adversely affecting a substantial number of people).	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Cumulative Impacts related to Air Quality: The proposed project's construction-related regional daily emissions would exceed SCAQMD significance thresholds for VOCs if constructed at the same time as the two Western Realco Projects. Therefore, the proposed project's cumulative air quality impacts would be potentially significant.	Potentially Significant Impact	<p>Mitigation Measure AQ-2: Volatile Organic Compounds. Prior to issuance of a grading permit, the Project Applicant shall submit construction plans to the City of Lake Forest that state that the project shall utilize "Super-Compliant" low volatile organic compounds (VOC) paints for nonresidential interior and exterior surfaces and low VOC paint for parking lot surfaces. Super-Compliant low VOC paints have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC.</p> <p>Mitigation Measure AQ-3: Tier 4 Final Construction Equipment. Prior to issuance of a building permit, the project Applicant shall consult with the City on the status of Western Realco Projects 1 and 2. If in this consultation, the City identifies that the construction schedule of Western Realco Projects 1 and 2, and the IPT Enterprise Business Center LLC Project (proposed project) will be under construction at the same time, the proposed project shall equip all construction equipment during the overlapping period with Tier 4 Final engines or the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. The project Applicant shall submit construction plans to the City of Lake Forest denoting the projected equipment Tier rating that will be used during the construction period.</p>	Less than Significant with Mitigation Incorporated
4.4: Biological Resources			
Threshold 4.4.1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	Less than Significant Impact	Regulatory Compliance Measure BIO-1: Nesting Bird Clearance Survey. If construction/ground disturbing activities, including demolition, occurs between February 1 and August 31, a Qualified Biologist shall conduct a pre-construction clearance survey for nesting birds within 3 days of the start of any construction, vegetation clearing, or grading activities (including diking and demolition) to ensure that no nesting birds are disturbed during construction. The Qualified Biologist shall be retained by the Construction Contractor. The Qualified Biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests would occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a no-disturbance buffer. In general, the no-disturbance buffer shall be a minimum of 50 feet for passerines and 250 feet for raptors. However, a species' sensitivity to disturbance can vary among species, the level of noise or construction disturbance, and the line of sight between the nest and the disturbance. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel shall be instructed on the sensitivity of nest areas. A biological monitor, with experience in monitoring active nests, shall be present to delineate the boundaries of the buffer area and to monitor daily all active nests to observe the efficacy of the no-disturbance buffers and to document any new nesting occurrences to ensure that nesting behavior is not adversely affected by the construction activity. Adversely affected nesting behavior, as determined by the biological monitor, includes, but is not limited to, disrupting reproductive behavior, nest abandonment, and/or prolonged absences of parents while incubating eggs. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction, vegetation clearing, or grading activities (including diking and demolition) within the buffer area can occur. Field memorandums shall be prepared by the biological monitor within 24 hours of each day of monitoring and shall be submitted to the City of Lake Forest to document compliance with the applicable resource protection measures.	Less than Significant Impact
Threshold 4.4.2: The proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	No Impact	No mitigation is required.	No Impact
Threshold 4.4.3: The proposed project would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	No Impact	No mitigation is required.	No Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
Threshold 4.4.4: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Less than Significant Impact	Refer to Regulatory Compliance Measure BIO-1: Nesting Bird Clearance Survey.	Less than Significant Impact
Threshold 4.4.5: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	No Impact	No mitigation is required.	No Impact
Threshold 4.4.6: The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	No Impact	No mitigation is required.	No Impact
Cumulative Impacts related to Biological Resources: The proposed project would not contribute to a cumulatively significant impact related to biological resources.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.5: Cultural Resources			
Threshold 4.5.1: The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.5.2: The proposed project would potentially cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.	Less than Significant Impact	Regulatory Compliance Measure CUL-1: Unknown Archaeological Resources. In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a “unique archaeological resource,” as defined in Section 21083.2(g) of the California Public Resources Code (PRC). Personnel of the proposed project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded beyond 100 feet from the find on other portions of the project site. The found deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2. Prior to issuance of a grading permit, the Director of Community Development, or designee, shall ensure that this regulatory compliance measure is documented on the grading plans.	Less than Significant Impact
Threshold 4.5.3: The proposed project would potentially disturb human remains, including those interred outside of formal cemeteries.	Less than Significant Impact	Regulatory Compliance Measure CUL-2: Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to State PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner would notify the Native American Heritage Commission (NAHC), which would determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated grave goods in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment. Prior to issuance of a grading permit, the Director of Community Development, or designee, shall ensure that this regulatory measure is documented on the grading plans.	Less than Significant Impact
Cumulative Impacts related to Cultural Resources: Potential impacts of the proposed project to unknown cultural resources, when combined with the impacts of past, present, and reasonably foreseeable projects in the City of Lake Forest, would not contribute to a cumulatively significant impact to cultural resources with compliance with existing regulatory measures.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.6: Energy			
Threshold 4.6.1: The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
Threshold 4.6.2: The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Cumulative Impacts related to Energy: There are sufficient planned energy supplies to serve the proposed project and related projects. The proposed project's contribution to impacts related to the inefficient, wasteful, and unnecessary consumption of energy would not be cumulatively considerable.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.7: Geology and Soils			
Threshold 4.7.1(i): The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.	No Impact	No mitigation is required.	No Impact
Threshold 4.7.1(ii): The proposed project could directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	Potentially Significant Impact	Mitigation Measure GEO-1: Compliance with Applicable California Building Code and Project-Specific Geotechnical Specifications. Prior to the final grading permit and the issuance of building permits, the project Applicant shall provide final project plans to applicable City of Lake Forest (City) staff for review and approval showing that the project, including site preparation and construction of proposed buildings, has been designed and will be constructed in conformance with applicable provisions of the most current California Building Code at the time of City review, the City's Building Code, and the specifications cited in the Geotechnical Investigation, prepared by Southern California Geotechnical, dated November 2021. During grading, an on-site inspection shall be conducted by the Applicant-hired Project Geotechnical Consultant and the City of Lake Forest Director of Public Works/ City Engineer, or designee, to ensure compliance with geotechnical specifications as incorporated into project plans. Prior to the final grading permit, the Project Geotechnical Consultant shall submit a Final Testing and Observation Geotechnical Report for Rough Grading to the City of Lake Forest Director of Public Works/City Engineer, or designee. Prior to the issuance of a Certificate of Occupancy for the new building, the Project Geotechnical Consultant shall provide a letter regarding contractor compliance with project plans and required geotechnical. The letter shall be submitted to the City of Lake Forest Building Division for review and approval.	Less than Significant Impact
Threshold 4.7.1(iii): The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.	No Impact	No mitigation is required.	No Impact
Threshold 4.7.1(iv): The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.	No Impact	No mitigation is required.	No Impact
Threshold 4.7.2: The proposed project would not result in substantial soil erosion or the loss of topsoil.	Less than Significant Impact	Refer to Regulatory Compliance Measures WQ-1 through WQ-4.	Less than Significant Impact
Threshold 4.7.3: The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	Potentially Significant Impact	Mitigation Measure GEO-2: Corrosive Soils. Prior to issuance of building permits, the project Applicant/Developer shall retain the services of 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. At a minimum, the corrosion engineer shall (1) verify the soluble sulfate concentrations of the soils that are present at pad grade within the building areas at the completion of rough grading; (2) provide detailed corrosion protection measures for cast iron and/or ductile iron pipes, as necessary; (3) confirm that soluble sulfates and chloride levels in the on-site soils do not warrant specialized concrete mix design; and (4) confirm that nitrates present in the on-site soil do not warrant protection for copper materials. During grading, on-site inspection shall be conducted by the Project Geotechnical Consultant and City of Lake Forest Director of Public Works/City Engineer, or designee, to ensure compliance with the corrosion protection measures of the corrosion engineer, as incorporated into the project plans. Prior to issuance of a building permit, the Director of the City of Lake Forest Public Works Department, or designee, shall verify that the project plans incorporate the corrosion protection measures of the corrosion engineer.	Less than Significant Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
Threshold 4.7.4: The proposed project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.7.5: The proposed project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water	No Impact	No mitigation is required.	No Impact
Threshold 4.7.6: The proposed project would potentially directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Potentially Significant Impact	<p>Mitigation Measure GEO-3: Paleontological Resources Impact Mitigation Program. Prior to the final grading permit and the issuance of building permits, the project Applicant/Developer shall provide a letter to the Director of Community Development Department, or designee, stating that they have retained a qualified paleontologist (defined as a practicing paleontologist who is recognized in the paleontological community and proficient in vertebrate paleontology) who is listed on the County of Orange list of certified paleontologists.</p> <p>Prior to the final grading permit and the issuance of building permits, the qualified paleontologist shall submit to the City, a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology. The City shall not issue a grading permit for the project until the letter and PRIMP, both referenced above, have been received.</p> <p>During construction, excavation and grading activities in deposits with high paleontological sensitivity shall be monitored by a paleontological monitor as defined by the PRIMP. No monitoring is required for excavations in deposits with no or low paleontological sensitivity (i.e., engineered fill soils).</p> <p>If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected, and a paleontologist shall be contacted to assess the find for significance.</p> <p>Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution prepared by the Applicant-hired qualified paleontologist.</p> <p>Prior to the issuance of building permits, a report of findings shall be prepared to document the results of the monitoring program prepared by the Applicant-hired qualified paleontologist. The report shall be provided to the Director of Community Development, or designee.</p>	Less than Significant Impact
Cumulative Impacts related to Geology and Soils: Potential impacts of the proposed project to unknown paleontological resources and unique geologic features, when combined with the impacts of past, present, and reasonably foreseeable projects in the City of Lake Forest, could contribute to a cumulatively significant impact due to the overall loss of paleontological remains unique to the region. However, when resources are assessed and/or protected as they are discovered, impacts to these resources are less than significant. The proposed project could contribute to regional seismic issues; however, compliance with applicable codes and design standards would reduce cumulatively considerable impacts to a less than significant level.	Potentially Significant Impact	Refer to Mitigation Measure GEO-3.	Less than Significant Impact
4.8: Greenhouse Gas Emissions			
Threshold 4.8.1: The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
Threshold 4.8.2: The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Potentially Significant Impact	Mitigation Measure GHG-1: Electric Vehicle Charging. Provisions shall be made at the project site for emerging electric truck technology. Prior to the issuance of a shell building permit, the City shall verify that the site plan identifies an on-site location for future electric truck charging stations, with space available for a minimum of four (4) trucks to simultaneously charge when charging stations are installed in the future. The conduit trenching shall be installed to that location for future conduit pull as a requirement of the shell building permit. In conjunction with the approval of tenant improvement plans and permits, the applicant shall install electric truck charging stations on site for a minimum of four (4) electric trucks to simultaneously charge.	Significant and Unavoidable Impact
Cumulative Impacts related to Greenhouse Gas Emissions: The proposed project would conflict with the goals and policies of the 2022 Scoping Plan related to VMT and therefore would result in a significant cumulatively considerable impact related to GHG emissions when combined with the Western Realco Projects. Impacts would be significant and unavoidable.	Significant and Unavoidable Impact	Refer to Mitigation Measure GHG-1.	Significant and Unavoidable Impact
4.9: Hazards and Hazardous Materials			
Threshold 4.9.1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.9.2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.9.3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.9.4: The proposed project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment.	No Impact	No mitigation is required.	No Impact
Threshold 4.9.5: The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and would not result in a safety hazard or excessive noise for people residing or working in the project area	No Impact	No mitigation is required.	No Impact
Threshold 4.9.6: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.9.7: The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	No Impact	No mitigation is required.	No Impact
Cumulative Impacts related to Hazards and Hazardous Materials: The proposed project would not contribute to a cumulatively significant impact related to hazards or hazardous materials.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
4.10: Hydrology and Water Quality			
<p>Threshold 4.10.1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p>	<p>Less than Significant Impact</p>	<p>Regulatory Compliance Measure WQ-1: Construction General Permit. Prior to the issuance of a grading permit, the Construction Contractor shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, NPDES No. CAS000002) (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the SWRCB via the Stormwater Multiple Application and Report Tracking System (SMARTs). The Construction Contractor shall provide the Waste Discharge Identification Number (WDID) to the Lake Forest Public Works Director, or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the City, or designee.</p> <p>A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by a Qualified SWPPP Developer in accordance with the requirements of the Construction General Permit and submitted via SMARTs. These include: Best Management Practices (BMPs) for erosion and sediment control, site management/housekeeping/waste management, management of non-storm water discharges, run-on and runoff controls, and BMP inspection/maintenance/repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association’s Stormwater Best Management Handbook: Construction.</p> <p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities.</p> <p>Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTs.</p> <p>Regulatory Compliance Measure WQ-2: City of Lake Forest Municipal Code. Prior to the issuance of a grading permit, the Project Applicant shall submit and obtain approval of an Erosion Control Plan in compliance with Article XIII of Chapter 8.30 of the City of Lake Forest Municipal Code from the Lake Forest Public Works Director, or designee. The Erosion Control Plan shall be submitted to the City of Lake Forest Building Official for approval by September 15 each year for projects under a grading permit. All grading shall be undertaken in accordance with the BMPs for pollution prevention adopted by the City, the City’s NPDES Permit regulating discharges into and from its Municipal Separate Storm Sewer System (MS4), the Drainage Area Management Plan (DAMP), and any other conditions, requirements and water quality management plans adopted by the City. Additionally, the project Applicant shall adhere to the erosion and sediment control and water quality system maintenance requirements listed in Section 8.30.154 of the Lake Forest Municipal Code.</p> <p>Regulatory Compliance Measure WQ-3: Final Water Quality Management Plan. Prior to issuance of a grading permit, the project Applicant shall submit and obtain approval of a Final Water Quality Management Plan (WQMP) to the Lake Forest Public Works Director, or designee. The project shall implement project design features identified in the Final WQMP. The Final WQMP shall demonstrate that any proposed on-site development plan includes BMPs for source control, pollution prevention, site design, low impact development (LID) implementation, and structural treatment control. BMPs shall be designed and implemented to address 303(d) listed pollutants and retain the project site’s minimum design capture volume and hydromodification volume to ensure that post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than 10 percent of the 2-year peak flow in accordance with the Santa Ana Regional Water Quality Control Board Order Number R8-2009-0030, NPDES Permit No. CAS618030, as amended by Order No. R8-2010-0062, also known as the North Orange County MS4 permit. The proposed LID BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the City of Lake Forest for review and approval. Periodic maintenance of any required BMPs and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP.</p> <p>Regulatory Compliance Measure WQ-4: Final Hydrology and Hydraulic Analyses. Prior to issuance of grading permits, the project Applicant shall submit and obtain approval of the Final Hydrology and Hydraulic Analyses to the Lake Forest Director of Public Works, or designee, and the Orange County Flood Control District (OCFCD). The Final Hydrology and Hydraulic Analyses shall be prepared consistent with the requirements of the Orange County Hydrology Manual (Orange County Environment Agency 1986) and Orange County Hydrology Manual Addendum No. 1 (Orange County Environment Agency</p>	<p>Less than Significant Impact</p>

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
		1996), or subsequent guidance manuals. The Final Hydrology and Hydraulic Analyses shall confirm that the on-site storm drains, on-site detention basins, and any other drainage structures are appropriately sized to accommodate stormwater runoff from the design storm so that the peak flow of stormwater discharge from the project site is less than existing conditions. The Final Hydrology and Hydraulic Analyses shall also demonstrate that the detention facilities meet the hydromodification requirements of the Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County (North Orange County MS4 Permit), Order R8-2009-0030, NPDES No. CAS618030 (as amended by Order No. R8-2010-0062). In compliance with the hydromodification requirements, the post-project runoff discharge volume for the 2-year storm shall not exceed that of the predevelopment condition by more than 5 percent, and the time of concentration of post-development runoff for the 2 year storm event shall not be greater than 5 percent less than that of the predevelopment condition. The Director of the City of Lake Forest Public Works Department, or designee, shall ensure that the drainage facilities specified in the Final Hydrology and Hydraulic Analyses are incorporated into the final project design.	
Threshold 4.10.2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.10.3(i): The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site.	Less than Significant Impact	Refer to Regulatory Compliance Measures WQ-1 through WQ-4.	Less than Significant Impact
Threshold 4.10.3(ii): The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.	Less than Significant Impact	Refer to Regulatory Compliance Measures WQ-3 and WQ-4.	Less than Significant Impact
Threshold 4.10.3(iii): The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.	Less than Significant Impact	Refer to Regulatory Compliance Measures WQ-1 through WQ-4.	Less than Significant Impact
Threshold 4.10.3(iv): The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows.	No Impact	No mitigation is required.	No Impact
Threshold 4.10.4: The proposed project would not be in a flood hazard, tsunami, or seiche zone, risking the release of pollutants due to project inundation.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.10.5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less than Significant Impact	Refer to Regulatory Compliance Measures WQ-1 through WQ-4.	Less than Significant Impact
Cumulative Impacts related to Hydrology and Water Quality: The proposed project and other related projects would comply with applicable NPDES and City requirements; therefore, cumulative hydrology and water quality impacts would be less than significant. Therefore, the proposed project would not contribute to a cumulatively significant impact related to hydrology and water quality.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
4.11: Land Use & Planning			
Threshold 4.11.2: The proposed project would not physically divide an established community.	No Impact	No mitigation is required.	No Impact
Threshold 4.11.3: The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	No Impact	No mitigation is required.	No Impact
Cumulative Impacts related to Land Use & Planning: The proposed project would not contribute to a cumulatively significant impact related to land use and planning.	No Impact	No mitigation is required.	No Impact
4.12: Mineral Resources			
Threshold 4.12.1: The proposed project would not result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state.	No Impact	No mitigation is required.	No Impact
Threshold 4.12.2: The proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	No Impact	No mitigation is required.	No Impact
Cumulative Impacts related to Mineral Resources: The proposed project would have no impact on mineral resources and therefore would not contribute to a cumulatively significant impact related to mineral resources.	No Impact	No mitigation is required.	No Impact
4.13: Noise			
Threshold 4.13.1: The proposed project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Less than Significant Impact	Regulatory Compliance Measure NOI-1: City of Lake Forest Municipal Code, Section 11.16.060(D). During construction, construction activities shall be limited to between the hours of 7:00 a.m. and 8:00 p.m. Mondays through Saturdays. No construction shall be permitted outside of these hours or on Sundays or legal City of Lake Forest holidays, without a specific exemption issued by the City of Lake Forest.	Less than Significant Impact
Threshold 4.13.2: The proposed project could result in the generation of excessive groundborne vibration or groundborne noise levels.	Less than Significant Impact	Regulatory Compliance Measure NOI-2: Pre-Construction Vibration Assessment. After a specific project equipment list has been determined and prior to the issuance of a building permit, the following actions shall be implemented: 1) A qualified structural engineer, as approved by the Director of Community Development, or designee shall identify all structures that are located within the distances established in Table 2 of Section 11.16.090 of the City's Municipal Code and that have the potential to be affected by ground-borne vibration originating from the construction; and 2) A qualified acoustical engineer shall compile a list of proposed construction equipment and compare to the City's accepted vibration criteria. If it is determined that the proposed equipment would generate vibration levels below the City's standard of 0.3 inches per second (in/sec) peak particle velocity (PPV), no further vibration assessment is necessary. However, if vibration levels would potentially exceed the City's standard of 0.3 in/sec PPV, the Project Applicant shall develop a Vibration Monitoring and Construction Contingency Plan for approval by the Director of Community Development, or designee, to ensure that vibration levels would not exceed the City's accepted vibration damage criteria of 0.3 in/sec PPV. If a Vibration Monitoring and Construction Contingency Plan is deemed necessary, monitoring of vibration during initial construction activities shall be required. Monitoring results may indicate the need for more or less intensive measurements. The Vibration Monitoring and Construction Contingency Plan, at the discretion of the Director of Community Development or designee, shall include the following items as necessary: <ul style="list-style-type: none"> ● Identification of structures where monitoring would be conducted; ● A vibration monitoring schedule; ● Defined structure-specific vibration limits; ● Photographic, elevation, and crack surveys to document before and after construction conditions; and ● Identification of construction contingencies for when vibration levels approach the limits. When vibration levels approach the limits specified in Section 11.16.090 of the City's Municipal Code, construction shall be suspended and contingencies identified in the approved Vibration Monitoring and Construction Contingency Plan shall be	Less than Significant Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
		implemented as necessary to lower vibration levels, which could include shielding or protecting the affected building from potential vibration impacts as a possible alternative to changing construction methods	
Threshold 4.13.3: The proposed project would not be located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and would not expose people residing or working in the project area to excessive noise levels.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Cumulative Impacts related to Noise and Vibration: The proposed project would not contribute to a cumulatively significant impact related to noise and vibration.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.14: Population and Housing			
Threshold 4.14.1: The proposed project would not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.14.2: The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	No Impact	No mitigation is required.	No Impact
Cumulative Impacts related to Population and Housing: The proposed project would not contribute to a cumulatively significant impact related to population and housing.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.15: Public Services			
Threshold 4.15.1(i): The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.15.1(ii): The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.15.1(iii): The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.15.1(iv): The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
Threshold 4.15.1(v): The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Cumulative Impacts related to Public Services: The proposed project would not contribute to a cumulatively significant impact to fire services, police protection, school services, public libraries, or public transportation.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.16: Recreation			
Threshold 4.16.1: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.16.2: The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	No Impact	No mitigation is required.	No Impact
Cumulative Impacts related to Recreational Resources: The proposed project would not contribute to a cumulatively significant impact related to recreation.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.17: Transportation and Traffic			
Threshold 4.17.1: The proposed project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.17.2: The proposed project would conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b).	Potentially Significant Impact	Mitigation Measure TRA-1 Bike Lanes. Prior to issuance of a certificate of occupancy for the proposed industrial building, the project Applicant shall retain a licensed Civil Engineer by the State of California to prepare Civil Street Improvements and Signing & Striping Plans (collectively Construction Plans) for the implementation of bike lanes in both directions on Commercentre Drive between Alton Parkway and Dimension Drive. These bike lanes on Commercentre Drive would connect the proposed project site on Enterprise Way to the existing bike lanes on Alton Parkway, which eventually connects to the Irvine Transportation Center, a multi-modal transit hub including Metrolink and Amtrak commuter train services and OCTA bus services. Based on a preliminary design assessment, the Construction Plans shall include an asphalt slurry seal of Commercentre Drive to modify the existing lane striping for the addition of standard striped bike lanes and green bike markings. The project Applicant shall use these Construction Plans to obtain a Public Works Encroachment Permit to construct said improvements for bike lanes on Commercentre Drive. The construction of said improvements shall be completed per the plans and to the satisfaction of the Public Works Department. The project Applicant shall use these Construction Plans to obtain a Public Works Encroachment Permit to construct said improvements for bike lanes on Commercentre Drive.	Significant and Unavoidable Impact
Threshold 4.17.3: The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.17.4: The proposed project would not result in inadequate emergency access.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Cumulative Impacts related to Transportation and Traffic: The proposed project would result in a significant and unavoidable impact related to VMT which would contribute to significant and unavoidable cumulative transportation and traffic impacts.	Potentially Significant Impact	Refer to Mitigation Measure TRA-1.	Significant and Unavoidable Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
<p>4.18: Tribal Cultural Resources</p> <p>Threshold 4.18.1: The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).</p>	<p>Potentially Significant Impact</p>	<p>Mitigation Measure TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.</p> <p>A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>D. On-site tribal monitoring shall conclude upon the later of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) prior to approval of final building permit, a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p> <p>Mitigation Measure TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funeral/Non-Ceremonial).</p> <p>A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p> <p>Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.</p> <p>A. Native American human remains are defined in California Public Resources Code (PRC) 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</p> <p>C. Human remains and grave/burial goods shall be treated alike per California PRC Section 5097.98(d)(1) and (2).</p> <p>D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.</p> <p>E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>	<p>Less than Significant Impact</p>

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
Threshold 4.18.2: The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	Potentially Significant Impact	Refer to Mitigation Measures TCR-1, TCR-2, and TCR-3.	Less than Significant Impact
Cumulative Impacts related to Tribal Cultural Resources: The proposed project would not contribute to a cumulatively significant impact on tribal cultural resources.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.19: Utilities and Service Systems			
Threshold 4.19.1: The proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.19.2: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.19.3: The proposed project would result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.19.4: The proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.19.5: The proposed project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Cumulative Impacts related to Utilities and Service Systems: The proposed project would not contribute to a cumulatively significant impact on wastewater, portable water, solid waste, electricity, natural gas, or telecommunications services.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
4.20: Wildfire			
Threshold 4.20.1: The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.20.2: The proposed project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and therefore would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Threshold 4.20.3: The proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact

Table 1.A: Summary of Project Impacts, Regulatory Compliance Measures, Mitigation Measures, and Level of Significance after Mitigation

Environmental Impact	Level of Significance Prior to Mitigation	Regulatory Compliance Measures and Mitigation Measures	Level of Significance After Mitigation
Threshold 4.20.4: The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage changes.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact
Cumulative Impacts related to Wildfire: The proposed project and all related projects are required to adhere to City, State, and federal regulations designed to reduce and/or avoid impacts related to wildfire. With compliance with these regulations, the proposed project would not contribute to a cumulatively significant impact related to wildfire.	Less than Significant Impact	No mitigation is required.	Less than Significant Impact