



NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of Orange Address: 601 N. Ross Street Santa Ana, CA 92701	FROM:	Public Agency/Lead Agency Name: City of Lake Forest 100 Civic Center Drive Lake Forest, CA 92630 Contact: Amy Stonich, Assistant Director of Community Development Phone: (949) 461-3479 Email: AStonich@lakeforestca.gov
TO:	☒ Office of Land Use and Climate Innovation State Clearinghouse Street Address: 1400 Tenth Street, Rm. 113 Sacramento, CA 95814 U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) Address: Contact: Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2024030755
Project Title: IPT Enterprise Business Center LLC Project Project Applicant (include address, telephone number and email address): IPT Enterprise Business Center, LLC Contact: Chris Sanford Address: 4675 MacArthur Court, Suite 625 Newport Beach, CA 92660 Phone: (949) 892-4911 Email: csanford@marqlogistics.com
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): 26200 Enterprise Way, Lake Forest, Orange County, CA, Cross Streets: Enterprise Way and Dimension Drive
General Project Location (City and/or County): Lake Forest, Orange County
Project Description: The proposed project involves the demolition of the existing 144,906-square-foot (sq ft), two-story tilt-up office/industrial building, and construction and operation of a new 35-foot tall, 165,803 sq ft, tilt-up concrete industrial building that would include a mix of office, manufacturing, and warehouse space, a maximum of 23 usable dock high doors, a gated truck loading area, on-site parking, landscaping, and off-site improvements at five intersections within the City. On June 4, 2026, the City of Lake Forest Planning Commission adopted environmental findings, adopted a Statement of Overriding Considerations, certified the Final EIR, adopted the Mitigation Monitoring and Reporting Program, approved Site Development Permit 06-21-5437, and approved the Project.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on June 5, 2026 and has made the following determinations regarding the above described project:

1	The project [☒ will ☐ will not] have a significant effect on the environment.	
2	☒ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
	☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
	☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3	☐ Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4	☐ A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5	☐ A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.	
6	☐ Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at: Lake Forest City Hall- 100 Civic Center Drive, Lake Forest, CA 92630 or on the City's website: https://www.lakeforestca.gov/departments/community_development/planning/projects/index.php#undefined	
	Custodian: Lake Forest City Clerk	Location: Lake Forest City Hall 100 Civic Center Drive Lake Forest, CA 92630

Date: 6/5/26	 Amy Stonich, AICP Assistant Director of Community Development
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Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.