



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 Phone: (949) 461-3479 Email: ASonich@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: Appeal of City of Lake Forest Planning Commission's decision to adopt environmental findings, adopt a Statement of Overriding Considerations, certify the Final EIR, adopt the Mitigation Monitoring and Reporting Program, approve Site Development Permit No. 06-21-5437, and approve the IPT Enterprise Business Center LLC Project

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 5, 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, subject to additional conditions of approval. These conditions included approval of sign plans for signs to be posted on-site; designation of the internal driveway adjacent to the Meadows as a quiet zone between 10:00 p.m.

and 7:00 a.m., daily; prohibition of commercial truck traffic on the shared drive aisle at the north corner of the property that leads to Bake Parkway; installation of signage to restrict idling at the site to 5 minutes or less; and restrictions limiting commercial truck traffic to 15 trucks per hour between the hours of 7:00 a.m. to 10:00 p.m. and 4 trucks per hour between the hours of 10:00 p.m. and 7:00 a.m..

On June 18, 2026, a timely appeal of the Planning Commission's decision was filed with the City of Lake Forest.

Following a public hearing on July 7, 2026, the City Council upheld the Planning Commission's decisions, including adoption of environmental findings, adoption of a Statement of Overriding Considerations, certification of the Final EIR, adoption of the Mitigation Monitoring and Reporting Program, approval of Site Development Permit 06-21-5437, and approval of 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 July 7, 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 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

Pursuant to 14 CCR § 753.5(e)(4):

(4) In the event a project requires multiple notices of determination by lead and/or responsible agencies, the fee shall be paid at or before the time the lead agency files the first notice of determination. Upon payment, the applicant shall retain the receipt for presentation to any additional agencies whose approval may be required. A copy of that receipt shall be attached to any additional notices of determination that may be required for the same project. The copy shall suffice as documentation that the fee was paid.

The required fee for this project was paid on June 5, 2026, at the time the original Notice of Determination was filed, (see the original Notice of Determination and receipt attached hereto as "Attachment A").

Date:

7-8-2026


Amy Stonich, AICP
Assistant Director of Community Development

Clerk's File Stamp:

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

Exhibit A



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/05/2026-0476

202685000661

FILED

June 5, 2026

HUGH NGUYEN
CLERK - RECORDER

By [Signature]
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

IPT ENTERPRISE BUSINESS CENTER LLC PROJECT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 06/05/2026**

Posted 06/05/2026 Removed

Returned to agency on

DEPUTY 461

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



FILED

JUN 05 2026

HUGH NGUYEN, CLERK-RECORDER

BY: SL DEPUTY

NOTICE OF DETERMINATION

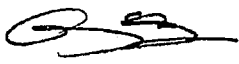
TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of Orange Address: 601 N. Ross Street Santa Ana, CA 92701	FROM:	Public Agency/Lead Agency Name: City of Lake Forest 100 Civic Center Drive Lake Forest, CA 92630 Contact: Amy Stonich, Assistant Director of Community Development Phone: (949) 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
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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.
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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:	
FILED JUN 05 2026 HUGH NGUYEN, CLERK-RECORDER BY:  DEPUTY	

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



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

[Print](#)[StartOver](#)[Save](#)

RECEIPT NUMBER:

30-06/05/2026-0476

STATE CLEARINGHOUSE NUMBER (If applicable)

2024030755

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LAKE FOREST		06/05/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
ORANGE COUNTY	202685000661	
PROJECT TITLE		

IPT ENTERPRISE BUSINESS CENTER LLC PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
IPT ENTERPRISE BUSINESS CENTER, LLC		(949) 892-4911
PROJECT APPLICANT ADDRESS	CITY	STATE
4675 MACARTHUR COURT, SUITE 625	NEWPORT BEACH	CA
		ZIP CODE
		92660

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity**CHECK APPLICABLE FEES:**

☒ Environmental Impact Report (EIR)	\$ 4,227.50	\$ 4,227.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 3,043.75	\$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,437.25	\$

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$ 850.00 \$

☒ County documentary handling fee

\$ 50.00 \$ 50.00

☐ Other

\$

PAYMENT METHOD:☐ Cash ☐ Credit ☒ Check ☐ Other**TOTAL RECEIVED** \$ 4,277.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Sarah Luna Deputy Clerk