

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

SCH No.: _____

For U.S. Mail: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

(916) 445-0613

PROJECT TITLE			WESTERN REALCO ENTERPRISE WAY INDUSTRIAL PROJECT		
LEAD AGENCY City of Lake Forest			CONTACT PERSON Amy Stonich		
MAILING ADDRESS 100 Civic Center Drive			TELEPHONE (949) 461-3479		
CITY Lake Forest	ZIP CODE 92630	COUNTY Orange			

PROJECT LOCATION					
COUNTY Orange		CITY/NEAREST COMMUNITY Lake Forest			
LAT. / LONG.: 33° 39' 55.4"N/ 117° 41' 04.6"W					
CROSS STREETS Dimension Drive, Bake Parkway		ZIP CODE 92630		TOTAL ACRES 13.18	
ASSESSOR'S PARCEL NO. 610-401-10 610-401-11 610-401-13 610-401-24		SECTION unsectioned	TOWNSHIP 6 South	RANGE 8 West	BASE SB
WITHIN 2 MILES: STATE HIGHWAY NO.			WITHIN 2 MILES: WATERWAYS		
WITHIN 2 MILES: AIRPORTS N/A		WITHIN 2 MILES: RAILWAYS Irvine Metrolink Station		WITHIN 2 MILES: SCHOOLS El Toro Hills, La Madera, Lake Forest, Olivewood	

DOCUMENT TYPE

CEQA			NEPA			OTHER		
<input checked="" type="checkbox"/>	NOP	<input type="checkbox"/>	Supplemental EIR	<input type="checkbox"/>	NOI	<input type="checkbox"/>	Joint Document	
<input type="checkbox"/>	Early Cons	<input type="checkbox"/>	Subsequent EIR	<input type="checkbox"/>	EA	<input type="checkbox"/>	Final Document	
<input type="checkbox"/>	Neg Dec	<input type="checkbox"/>	(Prior SCH No.):	<input type="checkbox"/>	Draft EIS	<input type="checkbox"/>	Other:	
<input type="checkbox"/>	Mit Neg Dec	<input type="checkbox"/>	Other:	<input type="checkbox"/>	FONSI			
<input type="checkbox"/>	Draft EIR							

LOCAL ACTION TYPE

<input type="checkbox"/>	General Plan Update	<input type="checkbox"/>	Specific Plan	<input type="checkbox"/>	Rezone	<input type="checkbox"/>	Annexation
<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Master Plan	<input type="checkbox"/>	Prezone	<input checked="" type="checkbox"/>	Redevelopment
<input type="checkbox"/>	General Plan Element	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	Coastal Permit
<input type="checkbox"/>	Community Plan	<input checked="" type="checkbox"/>	Site Plan	<input type="checkbox"/>	Land Division (Subdivision, etc.)	<input type="checkbox"/>	Other:

DEVELOPMENT TYPE

<input type="checkbox"/>	Residential:	Units:	Acres:	<input type="checkbox"/>	Water Facilities:	Type:	MGD:
<input type="checkbox"/>	Office:	Sq. ft.	Acres:	Employees:	<input type="checkbox"/>	Transportation:	Type:
<input type="checkbox"/>	Commercial:	Sq. ft.	Acres:	Employees:	<input type="checkbox"/>	Mining:	Mineral:
<input checked="" type="checkbox"/>	Industrial:	Sq. ft. 233,788	Acres:	Employees:	<input type="checkbox"/>	Power:	Type: MW:
<input type="checkbox"/>	Educational:				<input type="checkbox"/>	Waste Treatment:	Type: MGD:
<input type="checkbox"/>	Recreational:				<input type="checkbox"/>	Hazardous Waste:	Type:
					<input type="checkbox"/>	Other:	

PROJECT ISSUES DISCUSSED IN DOCUMENT:					
<input checked="" type="checkbox"/>	Aesthetic/Visual	<input checked="" type="checkbox"/>	Geologic/Seismic	<input checked="" type="checkbox"/>	Toxic/Hazardous
<input checked="" type="checkbox"/>	Agricultural Land	<input checked="" type="checkbox"/>	Minerals	<input checked="" type="checkbox"/>	Traffic/Circulation
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Vegetation
<input checked="" type="checkbox"/>	Archaeological/Historical	<input checked="" type="checkbox"/>	Population/Housing Balance	<input checked="" type="checkbox"/>	Water Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Public Services/Facilities	<input checked="" type="checkbox"/>	Water Supply/Groundwater
<input type="checkbox"/>	Coastal Zone	<input checked="" type="checkbox"/>	Recreation/Parks	<input checked="" type="checkbox"/>	Wetland/Riparian
<input checked="" type="checkbox"/>	Drainage/Absorption	<input checked="" type="checkbox"/>	Schools/Universities	<input checked="" type="checkbox"/>	Wildlife
<input type="checkbox"/>	Economic/Jobs	<input type="checkbox"/>	Septic Systems	<input checked="" type="checkbox"/>	Growth Inducement
<input type="checkbox"/>	Fiscal	<input checked="" type="checkbox"/>	Sewer Capacity	<input checked="" type="checkbox"/>	Land Use
<input checked="" type="checkbox"/>	Flood Plain/Flooding	<input checked="" type="checkbox"/>	Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/>	Cumulative Effects
<input checked="" type="checkbox"/>	Forest Land/Fire Hazard	<input checked="" type="checkbox"/>	Solid Waste	<input checked="" type="checkbox"/>	Greenhouse Gases
<input type="checkbox"/>	Other: _____				

PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:

Light Industrial in the Pacific Commercentre Planned Community; General Plan Designation: Light Industrial

PROJECT DESCRIPTION (please use a separate page if necessary)

The proposed project is comprised of two separate and independent projects (herein referred to as Project 1 and Project 2) located along Enterprise Way in the north-central portion of Lake Forest in Orange County, California, 92630. **Project 1** involves the demolition of the three existing two-story office buildings totaling approximately 150,000 sq. ft. In its place, two new 35-foot-tall tilt-up concrete industrial buildings totaling 156,800 sq. ft. (one 97,800 sq. ft. building [Building 1] and one 50,000 sq. ft. building [Building 2]) would be constructed and operated. Project 1 includes a truck loading area, 291 automobile parking spaces, and new landscaping throughout the site. Building 1 would include a maximum of ten usable dock doors and Building 2 would include a maximum of eight usable dock doors. At this time, the future tenant(s) remains undetermined.

Although the tenant(s) has not been determined yet, Project 1 includes a mix of office, manufacturing, and warehouse space. Building 1 would include 52,702 sq. ft. of manufacturing space, 40,098 sq. ft. of warehouse space, and 10,000 sq. ft. of office space (5,000 sq. ft. of which would be located on the ground floor and 5,000 sq. ft. of which would be located on a second story mezzanine). Building 2 would include 25,500 sq. ft. of manufacturing space, 20,500 sq. ft. of warehouse space, and 8,000 sq. ft. of office space (4,000 sq. ft. of which would be located on the ground floor and 4,000 sq. ft. of which would be located on a second story mezzanine).

Project 2 involves the demolition of the existing 76,978 sq. ft., two-story office building. In its place, a new 35-foot-tall, 77,000 sq. ft. tilt-up concrete industrial building would be constructed and operated. Project 2 includes 767 linear feet of retaining walls up to 8-feet tall along the northerly and westerly property lines, a truck loading area, seven usable dock doors, 107 automobile parking spaces, and new landscaping throughout the site. At this time, the future tenant remains undetermined.

Although the tenant has not been determined yet, Project 2 includes a mix of office and warehouse space. Approximately 8,000 sq. ft. would serve as office space and 69,000 sq. ft. would serve as warehouse space.

Additionally, the proposed project includes off-site improvements at five intersections within the City to enhance public safety and address concerns related to large truck turning movements: Bake Parkway/Commercentre Drive, Bake Parkway/Dimension Drive, Dimension Drive/Commercentre Drive/Enterprise Way, Lake Forest Drive/Dimension Drive, and Lake Forest Drive/Rancho Parkway.

NOTE: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice or Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X." If you have already sent your document to the agency please denote that with an "S."

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Native American Heritage Commission
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation, Department of
<input checked="" type="checkbox"/>	Caltrans District #12	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Planning	<input checked="" type="checkbox"/>	Regional WQCB #8, 9
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Energy Commission	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input checked="" type="checkbox"/>	Fish & Wildlife Region #5	<input type="checkbox"/>	SWRCB: Water Rights
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other:

Local Public Review Period (to be filled in by lead agency):

Starting Date: 12/17/2024 Ending Date: 01/21/2025

Address where copies of the Draft EIR are available and a description of how the Draft EIR can be provided in an electronic format: _____

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.

Address: 3210 El Camino, Suite 100

City/State/Zip: Irvine, CA 92602

Contact: Laurel Huntzinger

Phone: (805) 242-4060

Applicant:	<u>Tina Prater – T&B Planning, Inc.</u>
Address:	<u>3200 El Camino Real, Suite 100</u>
City/State/Zip:	<u>Irvine, CA 92602</u>
Phone:	<u>(714) 757-8462</u>

Signature of Lead Agency Representative:		Date:	<u>12.16.24</u>
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

For SCH Use Only:	
Date Received at SCH	_____
Date Review Starts	_____
Date to Agencies	_____
Date to SCH	_____
Clearance Date	_____
Notes:	