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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

SUBJECT: NOTICE OF PREPARATION FOR THE PROPOSED WESTERN REALCO ENTERPRISE WAY INDUSTRIAL PROJECT

LEAD AGENCY: CITY OF LAKE FOREST

CONTACT: AMY STONICH, AICP, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF LAKE FOREST
100 CIVIC CENTER DRIVE
LAKE FOREST, CALIFORNIA 92630

PROJECT APPLICANT: TINA PRATER – T&B PLANNING

The City of Lake Forest (City) has decided to prepare a draft Environmental Impact Report (DEIR) for the proposed Western Realco Enterprise Way Industrial Project (referred to hereafter as the proposed project). Development of the proposed project would require approval of two Site Development Permits and a Planned Sign Program from the City for construction of new structures within the Light Industrial zoning designation of the Pacific Commercentre Planned Community District. In addition, ministerial permits/approvals (e.g., grading permits and building permits) would be issued for the proposed project by the City to allow for site preparation, curb cuts (if necessary), connections to the utility infrastructure, paving, building construction, landscaping, construction of walls and fences, and other project features subject to ministerial permits. Together, these approvals constitute the proposed project for which the DEIR will be prepared. Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (State CEQA Guidelines) Section 15050, the City is the Lead Agency responsible for preparing the DEIR for the proposed project.

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

Lake Forest, Remember the Past ~ Challenge the Future.



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NOTICE OF PREPARATION COMMENT PERIOD

In accordance with PRC Section 21080.4 and the State CEQA Guidelines Section 15082, this NOP is being circulated for a 35-day comment period. The NOP comment period begins on December 17, 2024, and ends on January 21, 2025. Written comments must be received by 5:00 p.m. on January 20, 2025, before the close of the public review period. Please send your written comments to Amy Stonich, Assistant Director of Community Development, at 100 Civic Center Drive, Lake Forest, CA 92630 or via email to EnterpriseProjects@lakeforestca.gov. Please include your name, address, and contact information in your correspondence. Note: *Western Realco Enterprise Way Industrial Project* in the subject line.

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

DOCUMENT AVAILABILITY

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

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

PUBLIC SCOPING MEETING

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

Date and Time: Monday, January 6, 2025, 6:00 – 7:00 P.M.

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

PROPOSED PROJECT LOCATION

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 (SDP 08-23-5653; PSP 06-21-5439), located at 26110, 26140, and 26160 Enterprise Way (Project Site 1), is approximately 8.41 acres and comprised of three parcels (Assessor's Parcel Numbers [APNs] 610-401-10, 610-401-11, and 610-401-13). Project Site 1 currently consists of three existing two-story office buildings totaling approximately 150,000 sq. ft. which were previously used as offices by Panasonic Avionics but are currently vacant. Local access to Project Site 1 is provided by Bake Parkway and Enterprise Way, which are accessed from Dimension Drive.

Project 2 (SDP 09-23-5658), located at 26250 Enterprise Way (Project Site 2) is approximately 4.77 acres and is comprised of one parcel (APN 610-401-21). Project Site 2 currently consists of one existing 76,978 sq. ft. two-story office building which was previously used as an office building but is currently vacant. Local access to Project Site 2 is provided by Enterprise Way, which is accessed from Dimension Drive.

The areas surrounding the proposed project sites consist of a mix of land uses, including industrial, commercial, and residential uses. The project sites are part of the Pacific Commercentre Business Park and bordered by existing industrial buildings that include a mix of allowable uses including office, manufacturing, and warehouse uses. The recently constructed Meadows Residential Development (formerly the Nakase Nursery site) is to the southeast/east of Project Site 1 and to the northeast/east of Project Site 2.

PROJECT OVERVIEW

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.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE DRAFT EIR

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