Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024120646

Project Title: Western Realco Enterprise Way Industrial Project

Lead Agency: City of Lake Forest | Contact Person: Amy Stonich
Mailing Address: 100 Civic Center Drive | Phone: (949) 461-3479
City: Lake Forest | Zip: 92630 | County: Orange

Project Location: County: Orange | City/Nearest Community: Lake Forest
Cross Streets: Enterprise Way | Zip Code: 92630
Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ′ 02.47 ″ N / 117 ° 40 ′ 26.77 ″ W Total Acres: 13.18
Assessor's Parcel No.: 610-401-10, -11, -13, -21 | Section: unsectioned | Twp.: 6 South | Range: 8 West | Base: SB
Within 2 Miles: State Hwy #: SR-241 | Waterways: Serrano Creek
Airports: N/A | Railways: N/A | Schools: Bella Montessori, Fullbright Montessori

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☒ Industrial: Sq.ft. 233,800 Acres 13.18 Employees 277
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Zoning: 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 sites. Site 1 is located at 26110, 26140, and 26160 Enterprise Way , is approximately 8.41 acres comprised of three parcels (Assessor's Parcel Numbers [APNs] 610-401-10, -11, and -13). Site 1 involves the demolition of 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. would be constructed and operated. Site 1 includes a truck loading area, 291 parking spaces, and new landscaping. Building 1 would include a maximum of ten usable dock doors and Building 2 would include a maximum of eight usable dock doors. Although the tenant(s) has not been determined yet, Site 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. 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. Site 2, located at 26250 Enterprise Way, is approximately 4.77 acres and is comprised of one parcel (APN 610-401-21). Site 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. Site 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 parking spaces, and new landscaping. Although the tenant has not been determined yet, Site 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 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 of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

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

Starting Date October 13, 2026 Ending Date November 30, 2026

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.
Address: 3210 El Camino Real, Suite 100
City/State/Zip: Irvine, CA 92602
Contact: Laurel Huntzinger
Phone: (805) 242-4060

Applicant: City of Lake Forest
Address: 100 Civic Center Drive
City/State/Zip: Lake Forest, CA 92630
Phone: (949) 461-3479

Signature of Lead Agency Representative: _____ **Date:** 10/7/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.