LAKE FOREST

100 Civic Center Drive
Lake Forest, CA 92630

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NOTICE OF AVAILABILITY FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR PUBLIC REVIEW

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR PUBLIC REVIEW FOR THE PROPOSED WESTERN REALCO ENTERPRISE WAY INDUSTRIAL PROJECT SCH# 2024120646

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

The City of Lake Forest (City), as the Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed Western Realco Enterprise Way Industrial Project (referred to hereafter as the proposed project), as further described below. This Notice of Availability (NOA) has been issued to notify interested parties that the Draft EIR is publicly available for review and comment. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organiztions, and the general public.

Project Location: The proposed project is comprised of two sites.

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

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

Sites 1 and 2 have a Lake Forest General Plan land use designation of Light Industrial. Sites 1 and 2 are located within the Pacific Commercentre Planned Community and have had a zoning designation of LI – Light Industrial since 1987. The areas surrounding the proposed project sites consist of a mix of land uses, including industrial, commercial, and residential uses. The project sites are bordered by exisitng 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 the Site 1 and to the northeast/east of the Site 2.

PROJECT OVERVIEW

Site 1 involves the proposed 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. (one 102,800 sq. ft. building [Building 1] and one 54,000 sq. ft. building [Building 2]) 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. At this time, the future tenant(s) remains undetermined.

Although the tenant(s) has not been determined yet, Site 1 would include 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).

Site 2 involves the proposed 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. At this time, the future tenant remains undetermined.

Although the tenant has not been determined yet, Site 2 would include 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 facilitate 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.

GOVERNMENT CODE §65962.5: The project site is not listed on any list of hazardous materials compiled pursuant to Government Code §65962.5.

Place and Time of Scheduled Meetings: The project and associated Draft EIR will be discussed at a future Planning Commission hearing to be held at the Lake Forest Civic Center located at 100 Civic Center Drive, Lake Forest, CA. A specific date for the Planning Commission hearing has not yet been determined and will be separately noticed.

Environmental Impact Report/Significant Environmental Effects: The City, as the Lead Agency, has prepared a Draft EIR. As permitted under CEQA, in cases where the City determines an EIR will clearly be prepared, an Initial Study is not required. Based on its initial review of the proposed project, the City determined the potential impacts resulting from the construction and/or operation of the proposed project would require an EIR; therefore, an Initial Study was not prepared for the proposed project. In the absence of an Initial Study, this EIR analyzes the proposed project's impact on the following twenty environmental factors identified in Appendix G of the CEQA Guidelines:

Aesthetics
Agricultural and Forestry Resources
Air Quality
Biological Resources
Cultural Resources
Energy
Geology/Soils
Greenhouse Gas Emissions
Hazards and Hazardous Materials
Hydrology/Water Quality
Land Use/Planning
Mineral Resources
Noise
Population/Housing
Public Services
Recreation
Transportation
Tribal Cultural Resources
Utilities/Service Systems
Wildfire

Impacts associated with 18 of the 20 environmental factors listed above were determined to be less than significant or less than significant with mitigation incorporated. Impacts related to vehicle miles traveled (VMT) and greenhouse gas emissions were determined to be significant and unavoidable after all mitigation is applied.

Public Review Period and Public Comment: The Draft EIR, including all technical appendices, is available for public review for a period of 49 days commencing on **October 13, 2026, and ending on November 30, 2026 at 5:00 p.m.** In accordance with Section 15150 of the State CEQA Guidelines, should you have any comments on the Draft EIR, please provide written comments within the public review period.

The City requests your careful review and consideration of the Draft EIR, and invites written comments from interested agencies, persons, and organizations regarding environmental issues identified in the Draft EIR. If you are part of an agency or organization, please indicate a contact person to whom a response should be directed.

The Draft EIR, including all technical appendices, is available to the general public for review on the City's website at:

https://www.lakeforestca.gov/departments/community_development/planning/projects/index.php

A hard copy of the Draft EIR is also available for public review during business hours at the following locations:

- City of Lake Forest Community Development Department, Planning Division at 100 Civici Center Drive, Lake Forest, CA 92630
- Foothill Ranch library at 27002 Cabriole, Foothill Ranch, CA 92610
- El Toro Library at 24672 Raymond Way, Lake Forest, CA 92630

Comments in response to this notice shall be submitted via email, US Postal Service, or courier service no later than 5:00 p.m. on November 30, 2026. Please send your written comments to Amy Stonich, AICP, 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.