



WESTERN REALCO ENTERPRISE WAY INDUSTRIAL PROJECT

Environmental Scoping Meeting

LSA

Wednesday, January 15, 2025

Environmental Scoping Period:

December 17, 2024 – January 21, 2025

EIR Scoping Meeting

- Purpose of a Scoping Meeting
 - Overview of project
 - Information on EIR process
 - Identify environmental issues for analysis in EIR and ways to avoid or reduce potential environmental impacts through mitigation measures or alternatives
 - Solicit community input
- NOT at a Scoping Meeting
 - EIR document
 - Decision-makers

Project Proposal

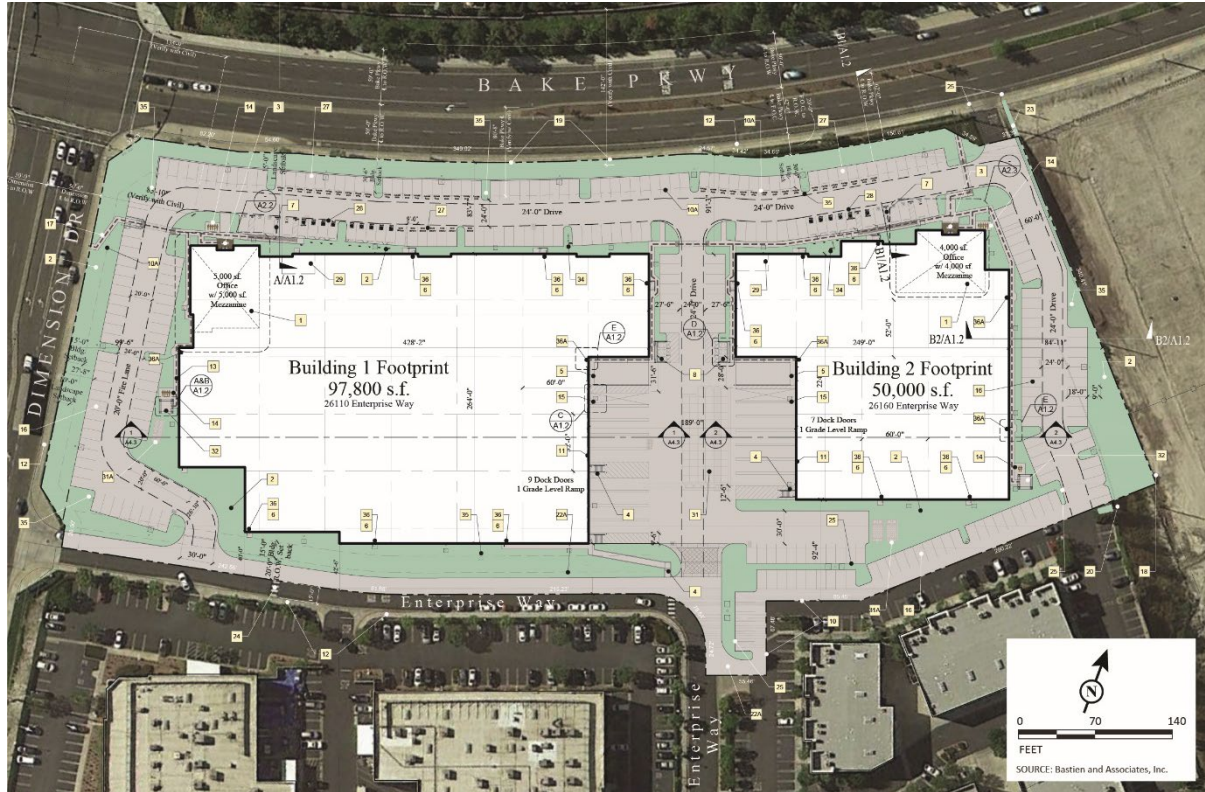
- Proposed Project is comprised of two separate projects:
 - Project 1: 26110, 26140, and 26160 Enterprise Way
 - Project 2: 26250 Enterprise Way
- Two Site Development Permits
 - Project Design
 - Parking
 - Landscaping
- Planned Sign Program for Project 1
- Environmental
 - One EIR analyzing both projects
 - One set of technical studies



Project 1 - Existing Site



Project 1 - Proposal



Project 2 - Existing Site



Project 2 - Proposal



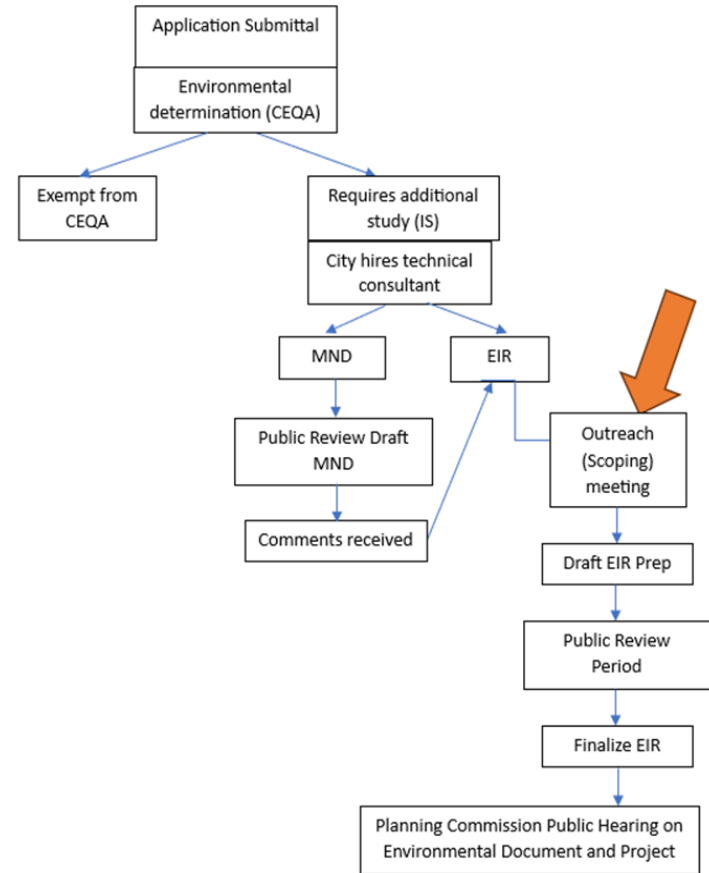
Project Proposal also includes:

Off-site improvements at 5 intersections within the City to enhance public safety and address truck turning movements.

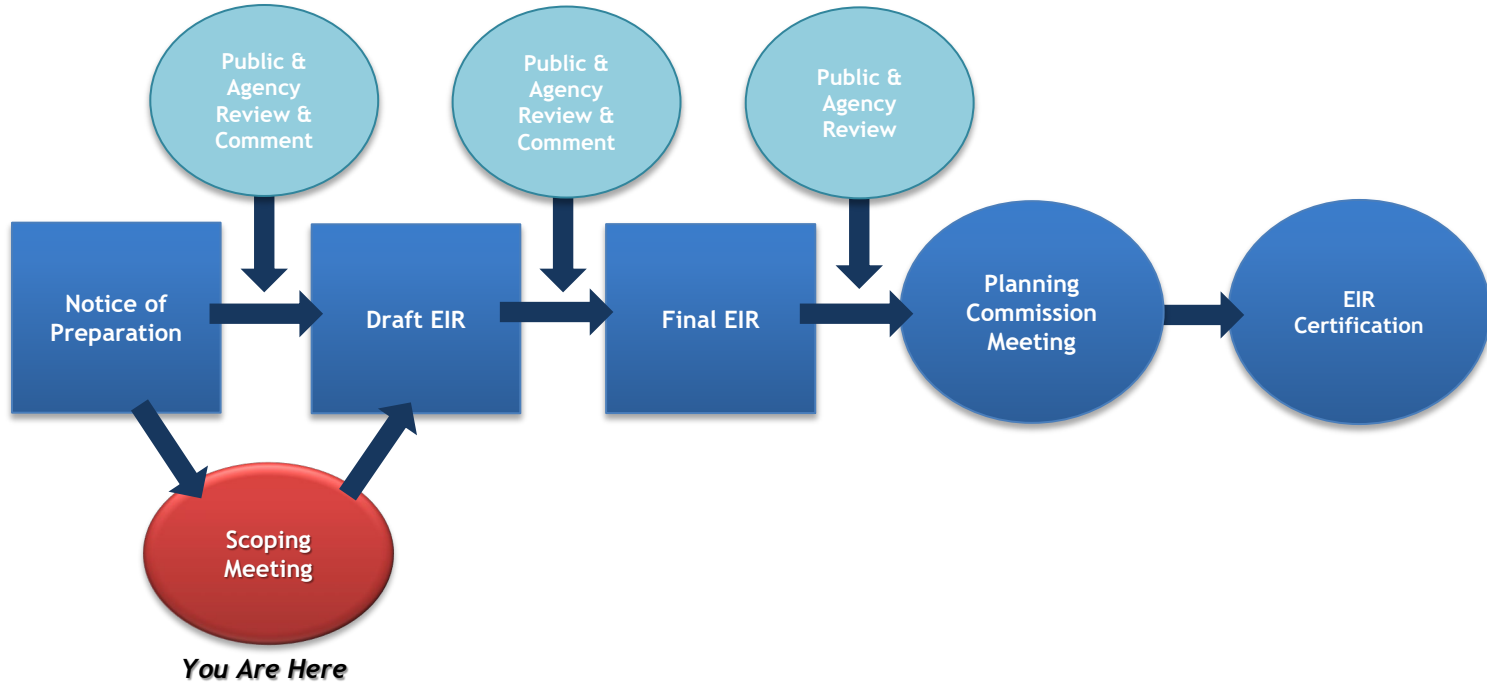
1. Bake Parkway/Commercentre Drive
2. Bake Parkway/Dimension Drive
3. Dimension Drive/Commercentre Drive/Enterprise Way
4. Lake Forest Drive/Dimension Drive
5. Lake Forest Drive/Rancho Parkway

Background

- Project 1:
 - June 22, 2021 - Application Submitted
- Project 2:
 - July 20, 2021- Application Submitted



Environmental Process



Environmental Scoping Meeting Objectives

- Provide an opportunity for public participation in the California Environmental Quality Act (CEQA) process.
- Allow the public and reviewing agencies to identify environmental issues to be analyzed in the Environmental Impact Report (EIR).

Environmental Topics to be Addressed in the EIR

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

Key Project Elements

- **Project 1:**
 - Demolition of three (3) existing two-story office buildings totaling 150,000 sf at 26110, 26140, and 26160 Enterprise Way
 - Construction of two (2) new 35-foot tall, industrial buildings totaling 156,800 sf (one 54,000 sf building and one 102,800 sf building)
- **Project 2:**
 - Demolition of the existing 76,978 sf two-story office building at 26250 Enterprise Way
 - Construction of a new 35-foot tall, 77,000 sf industrial building

Key Project Elements - Continued

- Both projects includes dock high doors, a truck loading area, parking spaces, and new landscaping.
- The proposed buildings are intended to be occupied by industrial businesses that are allowed by the zoning district, including but not limited to, office, manufacturing, and warehouse.
- The project EIR will analyze proposed off-site improvements at 5 intersections within the City to enhance public safety, address truck turning movements, and as an additional benefit to the City of Lake Forest.

Public Comments



Address Comments to:

City of Lake Forest
Attn: Amy Stonich
100 Civic Center Drive
Lake Forest, CA 92630

Or via email to: EnterpriseProjects@lakeforestca.gov

Please reference “Western Realco Enterprise Way Industrial Project”

**Comments must be submitted by January 21, 2025,
at 5:00 PM**