

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 # 2024071016**Project Title:** Menifee (Pemcor) Business Park Project (PLN23-0245)Lead Agency: City of MenifeeContact Person: Russell Brown, Senior PlannerMailing Address: 29844 Haun RoadPhone: (951) 723-3745City: MenifeeZip: 92584County: Riverside**Project Location:** County: Riverside City/Nearest Community: MenifeeCross Streets: 33521 Zeiders Road (Zeiders Road/Howard Way) Zip Code: 92584Longitude/Latitude (degrees, minutes and seconds): 33 ° 38 ' 00 " N / 117 ° 10 ' 39 " W Total Acres: 20.03 acAssessor's Parcel No.: 384-150-001Section: 22Twp.: 6 SouthRange: 3 WestBase: SBBMWithin 2 Miles: State Hwy #: I-215Waterways: NAAirports: NARailways: NASchools: Oak Meadows Elem.**Document Type:**CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____

MGD _____

☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____

MW _____

☐ Waste Treatment: Type _____

MGD _____

☐ Hazardous Waste: Type _____☒ Other: Business Park 337,770 SF 20.02 ac NA employees**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Rural (farm) / Economic Development Corridor (EDC) - Southern Gateway (EDC-SG) / Economic Development Corridor (EDC)

Project Description: (please use a separate page if necessary)

The proposed business park involves the development of 337,770 square feet of building area, which would be spread across 11 buildings (Plot Plan PLN23-0245). The entire 20.03-acre site would be graded and the portions of the site not developed with buildings would either be hardscaped (e.g., parking or sidewalks) or landscaping. The 11 buildings will be massed into five primary groupings. Two buildings will face Howard Way and two buildings will front on to Zeiders Road. The buildings range in size from 23,100 square feet to 37,840 square feet and feature two truck dock bays each that would be oriented toward the center of the site (a total of 22 truck docks at the site) and will not be visible from adjoining streets or neighboring properties. Building heights are 38 to 40 feet above ground level.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ 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 # 8	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ 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	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 6	☐ 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 August 13, 2025 Ending Date September 26, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG</u>	Applicant: <u>Pemcor Properties, Inc.</u>
Address: <u>6803 Indiana Avenue, Suite 203</u>	Address: <u>PO Box 903</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>Rancho Santa Fe, CA 92067</u>
Contact: <u>Kent Norton</u>	Phone: <u>604-687-1818 (Paul Mayer)</u>
Phone: <u>909-518-8200</u>	

Signature of Lead Agency Representative: Russell Brown Digitally signed by Russell Brown
DN: cn=US, email=russellbrown@cityofmonterey.us, o=City of Monterey, cn=Russell Brown
Date: 2025.08.12 14:52:04-0700 Date: 8.12.25

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