



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies/Interested Organizations and Individuals

From: City of Menifee, Community Development Department

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the proposed "Menifee (Pemcor) Business Park Project", Plot Plan PLN23-0245. State Clearinghouse Number 2024071016

Comment Period: August 12, 2025 through September 25, 2025 (45 days)

Notice of Availability of a Draft Environmental Impact Report: The City of Menifee is the Lead Agency under the California Environmental Quality Act (CEQA) and has prepared the Draft Environmental Impact Report (EIR) for the Menifee (Pemcor) Business Park Project (herein after "proposed Project" or "project") identified below. The Lead Agency has prepared this NOA, in compliance with Title 14, Section 15087 of the California Code of Regulations, for the Draft EIR to provide the widest exposure an opportunity for input from public agencies, stakeholders, organizations, and individuals on the environmental analysis addressing the potential effects of the proposed Project. The Draft EIR evaluated the potentially significant environmental impacts that may result from the Project.

Project Location: The 20.03-acre project site is located at 33521 Zeiders Road, between Howard Way and Zeiders Road, in the southern portion of the City of Menifee, in Riverside County. The project site is a rectangular-shaped parcel of land comprising Assessor's Parcel Number (APN) 384-150-001. The project site is approximately 0.25-mile west of Interstate 215 (I-215) and 0.5 mile south of Scott Road. The site is located within USGS 7.5-minute Romoland Quadrangle (1979) and within Township 6 South, Range 3 West, Section 22 (San Bernardino Base and Meridian).

Project Applicant: Pemcor Properties, Inc. P.O. Box 903 Rancho Santa Fe, Ca 92067. Contact: Paul Mayer - (604) 687-1818 - pm@pemcor.net

Project Description: 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.

Draft EIR Contents: The Draft EIR addresses the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It also evaluates the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project were evaluated that may reduce impacts that were determined to be significant in the EIR. The environmental topic areas addressed in the Draft EIR include Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, **Greenhouse Gas Emissions**, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Significant and unavoidable impacts are noted in ***bold/italics***.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control for various hazardous materials sites.

Public Comment Period:

The NOA and Draft EIR will be available for public review and comment for a period of 45 days beginning **August 12, 2025** and ending **September 25, 2025**. Public agencies, interested organizations, and individuals have the opportunity during that time to comment on the proposed Project EIR.

This NOA and Draft EIR are available for public review on the City of Menifee's website:

<https://www.cityofmenifee.us/325/Environmental-Notices-Documents>

Hard copy of the Draft EIR and supporting materials are also available for review at:

- **Menifee City Hall** – 29844 Haun Road, Menifee, CA 92586

Any responses must be submitted to the City of Menifee, Community Development Department, at the earliest possible date, but no later than the **September 25, 2025** deadline. Comments must be submitted via email or in writing to:

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