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**From:** Russell Brown  
**Sent:** Friday, January 19, 2024 1:49 PM  
**Subject:** AB 52 New Project PEMCOR Commercial/Industrial PLN23-0245  
**Attachments:** Transmittal\_PEMCOR PC1 AB52.pdf

**Importance:** High

Good morning-

We received a new land development application (PC1) and are routing for your agencies review/consideration. Please provide written comments by **February 18th, 2024**. The plans and engineering reports can be found at the link below (link will expire). Let me know if you have any comments or concerns. Thanks.

 [PEMCOR PC1](#)

**Project Description:** Plot Plan No. PLN23-0245 proposes a commercial/industrial business park development consisting of eleven single-story buildings ranging in size from approximately 23,100 square feet to 37,840 square feet (total 337,770 square feet) on approximately 20-acres. The project site is zoned Economic Development Corridor – Southern Gateway (EDC-SG) and currently serves as a residential use. The anticipated end users are expected to provide services ranging from industrial and manufacturing users to service commercial and office (tenants are not known at this time). Each building includes two (2) dock-high doors for a total of 22 project wide.

The project proposes 677 parking spaces and 121,879 square feet (15%) of irrigated landscaped area. The applicant is proposing approximately 53,300 cubic yards of grading. Furthermore, the project includes two (2) driveways along Zeiders Road with the southernmost driveway being signalized and aligning with Scott Road Commerce Center.

The project site is generally located south of Scott Road, north of Keller Road, east of Howard Road and west of Zeiders Road at 33521 Zeiders Road (APN 384-150-001).

Regards,

**Russell J. Brown, AICP** | Senior Planner  
Community Development Department  
*“Creating a HEALTHY, VIBRANT, and CONNECTED community for everyone.”*  
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