APPENDIX A

NOTICE OF AVAILABILITY

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:

Russell Brown, AICP, Senior Planner
City of Menifee Planning Department
29844 Haun Road, Menifee, CA 9586
(951) 723-3745
rbrown@cityofmenifee.us

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Updated Comment Period: September 2, 2025 through October 16, 2025 (45 days) Recirculated

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.

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City of Menifee Planning Department
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NOTICE OF PUBLIC HEARING
AND
NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT
A FINAL ENVIRONMENTAL IMPACT REPORT

TIME OF HEARING:	**6:00 p.m. or as soon as possible thereafter.**
DATE OF HEARING:	**November 12, 2025**
PLACE OF HEARING:	***MENIFEE CITY COUNCIL CHAMBERS*** ***29844 HAUN ROAD MENIFEE, CA 92586***

A PUBLIC HEARING has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

Project Title:

Menifee (Pemcor) Business Park Project - Plot Plan PLN23-0245

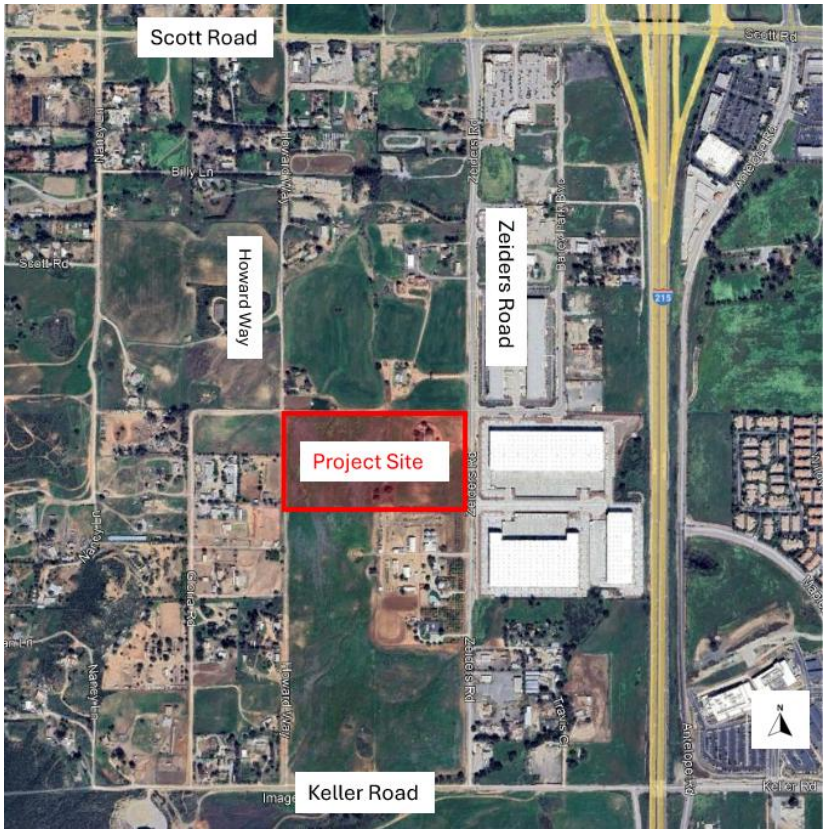
Project Location:

The project site is located at 33521 Zeiders Road, between Howard Way and Zeiders Road, in the southern portion of the City of Menifee. (Assessor's Parcel Number {APN} 384-150-001)

General Plan Land Use and Zoning:

Economic Development Corridor Zone – Southern Gateway (EDC-SG)

The Planning Commission will consider the following project at a public hearing:



Plot Plan (PP) No. PLN23-0245 Menifee (Pemcor) Business Park Project 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). 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 for the entire project.

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.

Environmental Information:

A Notice of Availability of the Draft Environmental Impact Report (DEIR) was published in *The Press Enterprise* on **September 2, 2025**, mailed to responsible and trustee agencies, and mailed to surrounding property owners

within 1,000 feet of the project site, stating that copies of the DEIR were available for public review with the Office of Land Use and Climate Innovation (LCI), on the City's website and at the City of Menifee City Hall. The public review period was for the State-mandated 45 days, from **September 2, 2025, through October 16, 2025**. Analysis presented in the Draft EIR indicated that the proposed project would have certain significant and unavoidable ***greenhouse gas*** impacts as described in detail in the DEIR. The DEIR also presented mitigation measures, which will reduce project-specific and cumulative impacts. All other environmental effects evaluated in the DEIR are considered less than significant, or can be successfully mitigated below the applicable significance thresholds.

The Final Environmental Impact Report (FEIR) responds to the comments and includes text revisions to the DEIR in response to input received on the DEIR. Unlike the DEIR, comments on the FEIR are not required to be responded to by the City. If written comments are received, they will be provided to the City Council as part of the staff report for the Project. The DEIR and FEIR will be submitted to the City Council for requested certification and action on the Project.

The DEIR and FEIR are available on the City of Menifee Community Development Department website: https://www.cityofmenifee.us/325/Environmental-Notices-Documents. Additionally, a hard copy of the FEIR can be viewed at:

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

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

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

For further information regarding this project, please contact Russell Brown, at (951) 723-3745 or e-mail rbrown@cityofmenifee.us, or go to the City of Menifee's agenda web page at http://www.cityofmenifee.us. To view the case file for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Russell Brown, Senior Planner
29844 Haun Road
Menifee, CA 92584