

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332026-15

Project Name: Majestic Freeway Business Center Project, Building 13

Received: 7/21/2026

Date Posted: 7/24/2026

End of 21 Day Public Comment Period: 8/13/2026

Project Location: 33.846531° N, -117.25829° W

Project City and County: Unincorporated (Mead Valley), Riverside

Applicant Organization: Majestic Freeway Business Center, LLC

Applicant Name: John H Semcken III

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The project purpose and overall goal is to develop a warehouse and distribution facility that supports the regional goods movement supply chain by providing industrial uses in proximity to major transportation corridors and designated truck routes. The Project is intended to take advantage of its location near the Interstate highway system to improve the efficiency of goods movement and reduce travel distances on local roadways. In doing so, the Project would support regional mobility, facilitate economic development, create jobs, and contribute to the tax base in Riverside County while supporting continued growth of goods movement activities in the Mead Valley area.

Project Activities: The Project Applicant is proposing a Plot Plan application for the development of one warehouse facility (Building 13) on the subject property. Building 13 would consist of an approximately 307,616-square-foot warehouse with 53 docking doors along the western side of the building. All direct impacts associated with the Project are expected to be permanent. Construction would involve typical site preparation, grading, and building activities using standard heavy equipment, including dozers, excavators, graders, scrapers, cranes, forklifts, paving equipment, and related construction tools. (cont'd on page 4) (cont'd from page 3) The Project has been designed to maintain existing drainage patterns to the max extent practicable. Under existing conditions, runoff is directed toward the intersection of Perry Street and Harvill Avenue, and the proposed design maintains this general drainage configuration consistent with site geometry. Runoff generated onsite would be collected by a series of storm drain inlets and conveyed northerly through an onsite storm drain system ranging from 12 to 36 inches in diameter to a bioretention basin located in the northern portion of the site. Due to underlying bedrock conditions, infiltration is not feasible; therefore, the basin is designed to provide

detention and water quality treatment. Following treatment, flows would be discharged to an existing 66-inch storm drain at the northeast corner of the site, which conveys runoff east along Perry Street to existing drainage facilities adjacent to Interstate 215.