

Notice of Waste Discharge Requirements (WDRs) Application Reception

File Number: 332026-12

Project Name: Zeiders Road Project

Received: 5/19/2026

Date Posted: 6/02/2026

End of 21 Day Public Comment Period: 6/22/2026

Project Location: 33.633342° N, -117.177818° W

Project City and County: Menifee, Riverside

Applicant Organization: PEMCOR Properties, Inc.

Applicant Name: Paul Mayer

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The purpose of the proposed project is the development of a multi-building commercial complex with a total of approximately 337,770 square feet of gross building space. The design consists of 11 one-story buildings on 19.54 acres and will include light manufacturing, manufacturing, assembly, ancillary storage and distribution, and a showroom. The project will also include 1.11 acres of off-site road improvements to Zeiders Road and Howard Road.

Project Activities: The project consists of the development of a multi-building commercial complex that will contain approximately 337,700 square feet of industrial/warehouse buildings upon completion. The design consists of 11 one-story buildings on 19.54 acres of land and will include light manufacturing, manufacturing, assembly, ancillary storage and distribution, and a showroom. As part of the preliminary grading design, bioretention basins and underground detention vaults will be incorporated in the project. The project will also include 1.11 acres of off-site road improvements. All fuel modification zones are within the project limits of disturbance. See Attachment B for additional information and the complete project description.