

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332023-16

Project Name: Emperor North Development Project

Received: 8/02/2023

Date Posted: 8/10/2023

End of 21 Day Public Comment Period: 8/31/2023

Project City: Homeland

Project County: Riverside

Applicant Organization: The Residences at the Wellington, LLC

Applicant Name: Greg Lansing

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The Project's purpose is to construct a residential community and associated infrastructure over approximately 53 acres of land in the unincorporated community of Homeland, California, to meet regional housing needs. The purpose and need for the Project also includes on and off site flood control improvements through the construction of a Riverside County Flood Control and Water Conservation District (RCFCD) Line 4 MOP channel as required by County Conditions of Approval (condition of Approval 1 a.Flood RI.001). These improvements will assist with eliminating flooding in the region downstream and surrounding the Project site. Certain planning areas may be modified and/or developed out of the expected sequence, provided the required infrastructure and services are available at the time of development. Public facilities, including parks and trails construction, will occur concurrently with residential development in accordance with the overall goals and policies of the Specific Plan, which will meet City housing needs.

Project Activities: The Project consists of a subdivision of 53 acres into approximately two hundred single-family residential lots and eleven (11) lots for park, water quality basins, drainage channels, and trails/paseos to be developed in a single phase. The subdivision proposes different tiers of lot sizes throughout the overall development. Lots with a minimum lot size of 5,000 sq. ft. to over 7,200 SF are proposed within the subdivision in accordance with Menifee North Specific Plan No. 260 (Planning Area 32 & 338). The Project also includes the construction of residential roads, installation of a sewer system, associated infrastructure, and utilities. A trail and park system are also proposed. Access to the development would be provided via two surrounding streets, Briggs Road, and Emperor Road, with access to the north and south. These surrounding streets will be improved along the frontage of the Project with full

improvements to applicable road standards provided on the Project side of the street with a minimum 12-foot width of paving provided on the opposite side of the street. The Project includes replacing the entire reach of a drainage feature (referred to below as Drainage A) with an underground storm drain as required by the Riverside County RCFCD and County Conditions of Approval. The onsite storm drain is referred to as Line 4 in the Homeland/Romoland Master Drainage Plan MOP. Additional flood control improvements will be constructed within the Project boundary and connections to existing Riverside County Flood Control facilities will be made.