

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332025-05

Project Name: TTM 36467 San Pedro Farms

Received: 2/06/2025

Date Posted: 2/28/2025

End of 21 Day Public Comment Period: 3/21/2025

Project City: Winchester

Project County: Riverside

Applicant Organization: KB Home Inland Empire

Applicant Name: Mel Mercado

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The purpose of the TTM 36467 San Pedro Farms project is to provide residential and commercial development to the project area.

Project Activities: The TTM 36467 San Pedro Farms project would include 474 single-family detached dwelling units on 116 acres, commercial convenience on 3.16 acres, a school site on 5.41 acres, and parks/open space on 33.75 acres. The Project design would facilitate a walkable, pedestrian-friendly environment through the use of alley-loaded residential units, greenbelts, trails, bike paths, parks and open space. The TTM 36467 San Pedro Farms project site contains two isolated water features, including an agricultural ditch and a roadside ditch. The agricultural ditch is associated with historical agricultural irrigation activities. The roadside ditch is divided into an ephemeral feature dominated by non-native grasses with a topographic low spot displaying signs of hydric soils and hydrologic indicators. The agricultural ditch does not meet the definition of waters of the state as it is an agricultural feature utilized for irrigation purposes. The roadside ditch is considered a water of the state consisting of 0.06 acre of unnamed, isolated ephemeral roadside ditch and 0.03 acre of unnamed, isolated, intermittent roadside ditch. The entire 0.09 acre of roadside ditch will be impacted by the proposed development project.