

Notice of Waste Discharge Requirements (WDRs) Application Reception

File Number: 332025-12

Project Name: Dockery Lane Project (TPM 37850 and CUP 200018)

Received: 5/22/2025

Date Posted: 5/28/2025

End of 21 Day Public Comment Period: 6/18/2025

Project Location: 33.775833° N, -117.248056° W

Project City: Unincorporated

Project County: Riverside

Applicant Organization: Alabbasi Construction & Engineering

Applicant Name: Corrine Mostad

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The purpose of the Dockery Lane Project (TPM 37850 and CUP 200018) is to provide residential and commercial development to the project area.

Project Activities: The Dockery Lane Project (TPM 37850 and CUP 200018) would include a mixed-use commercial area compromised of retail establishments and restaurants. Two water quality basins will be constructed in the central and southern segments of the project site. The Dockery Lane Project site contains one ephemeral drainage feature that flows from northwest to southeast across the central portion of the project area. The feature primarily receives flows as a result of stormwater run-off from residential properties and topographic relief present northwest of the project boundary. The channel contains steep incised channel banks and exposed granitic boulders present in the northwest with an acute transition to sheet flow occurring in the southeast. The feature does not form a hydrological connection, in a typical year, to an intermittent or perennial stream, nor does it contribute to offsite downstream riparian habitat. The onsite ephemeral stream totals approximately 0.05 acres (629 Linear feet) of non-wetland jurisdictional waters of the State. In addition, approximately 0.002 acres (27 Linear feet) of non-wetland jurisdictional waters of the State occurs within the proposed offsite improvement area. Implementation of the Dockery Lane Project would result in impacts to the entire onsite and off-site ephemeral drainage feature, totaling 0.052 acre 658 linear feet of non-wetland jurisdictional waters of the State.