

Notice of Section 401 Application Reception

File Number: 332025-14

Project Name: Compass Danbe Centerpointe

Received: 6/27/2025

Date Posted: 7/02/2025

End of 21 Day Public Comment Period: 7/18/2025

Project Location: 33.9151° N, -117.25391° W

Project City: Moreno Valley

Project County: Riverside

Applicant Organization: CDRE Holdings 17 LLC

Applicant Name: Mark Bachli

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The purpose of the project will be to construct two industrial warehouse buildings and associated infrastructure on the 16.38-acre property. This area of Riverside County is a hub to provide warehouse and logistics support, thus the Project will fulfill this need. The goal is to complete the construction of the development.

Project Activities: The proposed action includes the construction of two industrial warehouse buildings with a combined footprint of 382,073 square feet. Project's on-site stormwater drainage system would consist of catch basins, underground storm drain pipes, bioretention swales, two bioretention basins, two modular wetlands units, and two sump pumps. Runoff from the proposed Building 1 area would drain to a proposed underground detention tank located in the southwest corner of the Project site, which would then be pumped to a proposed modular wetlands unit for water quality treatment purposes. Flows would then be conveyed westerly and then southerly via an existing 54-inch storm drain beneath the southwest corner of the Project site. Runoff from the proposed Building 2 area of the Project site would drain to a proposed underground detention bank located in the southeast corner of the Project site, which would then be pumped to another proposed modular wetlands unit before being conveyed easterly to an existing 36-inch storm drain stubbed along the south property line of the Project site. The Project also includes connections to the existing storm drain beneath Alessandro Boulevard to convey storm drain runoff from off-site tributary areas to the north through the Project site. Stormwater runoff from Alessandro Boulevard also would be conveyed through the Project site, after flowing through proposed bioretention swales abutting Alessandro Boulevard. Off-site runoff flows conveyed through the Project Site would

discharge to existing storm drains at the southwest and southeast corners of the Project. Physical disturbances necessary to implement the Project include grading of the entire Project site. The proposed Project would result in approximately 30,500 cubic yards of cut and 26,000 cubic yards of fill. Based on the expected shrinkage and compaction of on-site soils, earthwork activities are expected to balance and no import or export of soil materials would be required. When grading is complete, the Project Site would have a slight downward slope from north to southeast. No manufactured slopes and no retaining walls are needed.