

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332026-14

Project Name: Moreno Valley Farm Bureau 139 Project, Tentative Tract Map 38955 (PEN24-0058) Plot Plan (PEN24-0059) Project

Received: 7/15/2026

Date Posted: 7/21/2026

End of 21 Day Public Comment Period: 8/10/2026

Project Location: 33.9476° N, -1172932° W

Project City and County: Moreno, Riverside

Applicant Organization: WPG IEGC PROPERTY LLC

Applicant Name: Bryan Bergeron

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The proposed project involves the construction of a 139-unit multi-family residential development within the City of Moreno Valley. The applicant proposes to install a stormwater outlet from a proposed bioretention basin to an existing concrete lined stormwater channel to allow treated stormwater to be discharged offsite to the City maintained stormwater system.

Project Activities: The project proposes the development of 139 attached multifamily residential units within a partially developed 9.33-acre property, including recreational amenities (a clubhouse, pool, and gym), 1.04- acres of common open space, and four bioretention basins. The frontage along Box Springs Road (approximately 1.5-acres) is developed with a small, linear strip mall of separate offices and storefronts, along with a front and back parking lot and two paved entrances to the strip mall parking lot, which will be demolished as part of site preparation. The remainder of the site is vacant and subject to routine weed abatement activities (ie. disking and tilling) resulting in heavily disturbed surface soils. An existing concrete lined open storm channel (approximately 20 feet wide) extends along the northern boundary of the project site. The project proposes to connect the onsite stormdrain system to this existing stormwater channel.