

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332023-01

Project Name: Menifee Valley Specific Plan Project

Received: 1/06/2023

Date Posted: 1/10/2023

End of 21 Day Public Comment Period: 1/31/2023

Project City: Menifee

Project County: Riverside

Applicant Organization: Minor Ranch LLC

Applicant Name: Shaun Bowen

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The project entails the proposed construction of a master planned community consisting of a mix of uses including residential, commercial, business park, public facilities, and open space, with additional on-site infrastructure improvements. The master planned community will provide needed housing, and local infrastructure to serve the new residents, that contributes to the City of Menifee's and State of California's need for housing.

Project Activities: The approximately 649.4-acre Project site is located in the City of Menifee, Riverside County. The project proposes a master planned community comprising a mix of uses, including residential neighborhoods accommodating up to 1,718 housing units, an elementary school site, a sports park, greenbelts, a passive park with preserved open space, a civic node/public facilities site, and employment uses including commercial, commercial business park, and business park. All areas inside the project site (on-site area) would be disturbed for development. Note that a 12.70-acre area northwest of the intersection of Mathews Road and Briggs Road will remain in a natural condition as a passive park with preserved open space. In addition to development proposed within the on-site area, off-site infrastructure improvements include roadway improvements and subsurface utility line installations and connections along Briggs Road, Menifee Road, and California State Route 74 (CA-74); the installation of subsurface utility lines in the alignment of Matthews Road (a dirt road) along segments of the on-site area's southern boundary; and the installation of a non-vehicular bridge across Matthews Road (a dirt road) and railroad tracks to connect the on-site area with the Heritage Lake community to the south. The estimated area of impacts associated with the proposed Project, including the on-site area (590.4 acres) and off-site infrastructure improvements area (59.0 acres).