

## **Notice of Section 401 Application Reception**

**File Number:** 332021-05

**Project Name:** Moothart (TM 32408) Residential Development Project

**Date Application Date Posted:** 3/24/2021

**Received:** 3/22/2021

**Project City:** Moreno Valley

**Project County:** Riverside

**Applicant Organization:** KB Home

**Applicant Name:** Scott Hansen

**Waterboard Staff:** CNT

### **Brief Description of Project:**

**Project Description:** The Project's purpose and need is to construct a master-planned community and associated infrastructure over approximately 28 acres of land for the City of Moreno Valley to meet City housing needs.

**Project Activities:** Tentative Tract Map No. 32408 as proposed will subdivide the 27.55-net acres into up to 80 single-family residential lots and one lettered lot for a water quality basin in the Single-Family Residential-Up to Three dwelling units per acre Zone (R3 zone). The current design for the proposed tract includes 2:1 slopes in the rear yards and side yard for some lots within the tract. All private slopes over 3-feet in height will require landscape and irrigation for erosion control. The tract design includes one water quality basin consistent with the approved Preliminary Water Quality Management Plan. The creation of a home owners association has been conditioned to accept ownership and maintenance costs for the basin. There is a hillside with rock outcroppings located near the northeast corner of the project site that will be protected in place through the creation of an open space easement which will not allow any type of development to occur within the open space area. This Project has been reviewed and meets and exceeds the minimum criteria of the R3 zone. Lot sizes for this tract range from 10,005 to 40,362-squarefeet. Density for the tract is 2.85 dwelling units per net acre.