

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

**File Number:** 332021-17

**Project Name:** Tentative Tract Map No. 37731 Project

**Date Posted:** 8/18/2021

**Received:** 8/16/2021

**Project City:** Riverside

**Project County:** Riverside

**Applicant Organization:** Diversified Pacific Communities

**Applicant Name:** Nolan Leggio

**Waterboard Staff:** CNT

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

Project Description: Lurin Land, LLC. Has obtained City of Riverside approval for the following entitlements to facilitate the establishment of an 138-unit Planned Residential Development: 1) Tentative Tract Map (TM 37731) to subdivide 35.8 gross acres (32.54 net acres) into 138 single-family residential lots and lettered lots for private streets and common open space; 2) Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 3) Variance to allow a reduced perimeter setback; and 4) Design Review of project plans with the City of Riverside ("City"), CA. Gross acreage calculations include street easement areas which extend into the collector streets surrounding the Project site. The goal of the Project is to construct 138 residential homes to help meet housing demand in the Inland Empire to help alleviate the current housing shortage.

Project Activities: Tentative Tract No. 37731 proposes the following entitlements to facilitate the establishment of an 138-unit Planned Residential Development: 1) Tentative Tract Map (TM 37731) to subdivide 35.8 gross acres (32.54 net acres) into 138 single-family residential lots and lettered lots for private streets and common open space; 2) Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 3) Variance to allow a reduced perimeter setback; and 4) Design Review of project plans. Water detention/treatment facilities would receive stormwater runoff from the residential lots and street system. Stormwater would be temporarily detained to allow for a reduction in peak stormflow runoff. Treatment of low flow runoff from residential lots and streets is required and will be implemented via construction of 4 treatment basins. Supporting infrastructure for the project includes fully improved street rights-of-way within and adjoining the subdivision, construction and maintenance of four (4) water quality treatment and detention basins, and a community "pocket park" for the residents of the neighborhood.