

Notice of Section 401 Application Reception

File Number: 332022-19

Project Name: Nautical Cove Project

Date Posted: 8/12/2022

Received: 8/8/2022

Project City: Menifee

Project County: Riverside

Applicant Organization: Nautical Investor, LLC

Applicant Name: William Lo

Waterboard Staff: KF

Brief Description of Project:

Project Description: The proposed Nautical Cove Project will expand affordable, residential real estate opportunities and tax revenue in the City of Menifee.

Project Activities: The proposed project consists of the development/design of 233 single family detached residential dwelling units, located on an 81.01-acre study area within the City of Menifee, County of Riverside. Currently a minor modification application has been submitted to the City to modify the approved tentative tract map (Nautical Cove, TR 31229) for the reduction of the length of the storm drain culvert located at the southeast corner of the project. This will add five water quality basins throughout the community. The road connection located at the northwest corner of the property will be eliminated by proposing a cul-de-sac & reduce grading from the north end of the property. In addition, there are 11 open space/recreational lots proposed which include open space, water quality basins, community center, park and a 12.38-acre lake feature. The proposed lake system will extend from the southeast portion of the project, located along the center of the site and extend to the northwest corner of the project where it will connect to a series of 7 existing reinforced concrete box structures which will convey the overflow runoff to the existing downstream lake to the west.