

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332025-23

Project Name: ParkWest Specific Plan Amendment No. 3 Project

Received: 10/01/2025

Date Posted: 10/03/2025

End of 21 Day Public Comment Period: 10/30/2025

Project Location: 33.794729° N, -117.198935° W

Project City and County: Perris, Riverside

Applicant Organization: MP Park West Partners, LP

Applicant Name: John Abel

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The ParkWest Specific Plan (PWSP) was originally approved in April 1992 as a large, multi-land use specific plan proposing single-family and multi-family dwelling units (DUs), commercial uses, schools, park land, and open spaces within 28 Planning Areas (PAs) spanning 520 acres. The current Project under this application focuses on the proposed ParkWest Specific Plan Amendment No. 3 (SPA3), Phase 2 and 3 of the larger PWSP. Phase 1 of the PWSP has already begun construction. The ParkWest SPA3 proposes new residential land use types, modifications to residential design standards, PA boundaries and locations, the Land Use Plan, park spaces, and the PWSP circulation plan.

Project Activities: The Project would introduce two new housing land use designations within the PWSP (“R-4,000” and “cluster”).

R-4,000: These residential planning areas would allow for the development of up to 401 single-family units at an average density of 6.6 dwelling units/acre (du/ac). Cluster: Residential units within this land use type would consist of single-family attached (motor court) or detached cluster lots. This use has an average of 10 du/ac and would allow for the development of 202 units.

Despite the inclusion of two new residential land use types, the total maximum allowed number of residential lots (2,027) for the Project would remain the same as previously approved in the Specific Plan Amendment 2 (SPA2). Additionally, the total maximum residential density (3.8 du/ac) of the PWSP would remain the same. This would be accomplished through revisions in acreages and average unit densities of the previously approved residential land use types. Nonresidential updates to the Specific Plan include

the combination of parkland use areas (PA 19A & PA 19B) to one 17.1-acre PA (PA19) and its relocation to the north side of Tracy Street (previously Street "C"). This would allow for the future development of a large community park. The previously approved school land use within PA 20 would be relocated to the previous park land use area south of Tracy Street. PA 20 would also be expanded to 14.9 acres from the previously approved 12.3 acres. If PA 20 is not developed for school use by Perris Elementary School District, additional cluster residential uses would be developed instead, with a maximum capacity of 149 units.