

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332026-07

Project Name: Renaissance Ranch Commerce Center Project

Received: 4/16/2026

Date Posted: 4/23/2026

End of 21 Day Public Comment Period: 5/13/2026

Project Location: 33.73° N, -117.37° W

Project City and County: Unincorporated Riverside County

Applicant Organization: Richland Ventures, Inc.

Applicant Name: John Troutman

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The overall purpose of the Project is to develop a commercial/industrial center that provides economic development opportunities and employment in the Temescal Valley area of Riverside County. The Project's fundamental goal is to create approximately 1.9 million square feet of modern industrial and business park facilities to meet market demand for logistics, warehousing, and light manufacturing space near the I-15 corridor. This will support regional and local land use objectives by utilizing an already planned development site to generate jobs and tax base. Secondary goals include: implementing the amended Specific Plan land use designations (from residential to industrial) approved by the County, constructing infrastructure improvements (roads, drainage, utilities) that also benefit the surrounding community, and conserving important biological open space consistent with MSHCP reserve assembly obligations. In essence, the Project intends to fulfill the County's vision for a commerce center at this location, balancing development with environmental stewardship through local conservation.

Project Activities: Develop industrial building pads and associated infrastructure. The Project consists of the construction and operation of a light industrial commerce center, including warehouse distribution facilities, business park buildings, parking and loading areas, internal roadways, and associated utilities and stormwater management infrastructure. The on-site development footprint (grading limits) will encompass approximately 95.8 acres of the 159.5-acre property. An additional ~2.5 acres of off-site improvements (roadway and utility infrastructure in adjacent rights-of-way) are also part of the Project. Throughout this document the on-site development footprint (grading limits) and the off-site improvements (roadway and utility infrastructure in adjacent rights-of-way) are referred to as the PS. The remaining on-site acreage

(~61.3 acres) is designated as permanent open space (conservation habitat and restored slopes). Detention and Water Quality Basins: The Project includes three proposed infiltration/detention basins and one extended detention basin to manage storm flows and provide water quality treatment. These basins will be located at strategic low points near the northern edge of development, designed to capture runoff from impervious surfaces, allow sediment settling and infiltration, and release runoff at controlled (pre-project) rates to the natural channels downstream (Appendix B). The basins together occupy several acres within the development footprint. By detaining flows, the Project will avoid increasing peak discharges off-site and will improve the quality of water leaving the site (compared to existing conditions where runoff is unchecked).