

Notice of Section 401 Application Reception

File Number: 332023-25

Project Name: West Campus Upper Plateau Project

Received: 8/30/2023

Date Posted: 9/14/2023

End of 21 Day Public Comment Period: 10/05/2023

Project City: Unincorporated Riverside County

Project County: Riverside

Applicant Organization: Meridian Park Upper Plateau, LLC

Applicant Name: Timothy Reeves

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The proposed Project consists of development of the Upper Plateau Campus Development, Parks, and Infrastructure Improvements within the Specific Plan Area and a Conservation Easement Area. Additionally, an existing Eastern Metropolitan Water District (EMWD) water tank located north of the Specific Plan Area would be maintained as part of the Project as a Public Facility.

Project Activities: The Specific Plan Area (approximately 369.60 acres) of the General Plan would be developed with the Upper Plateau Campus Development Park that includes the construction of a ring of ten Business Park parcels (65.32 acres); six Mixed-Use parcels (42.22 acres); and three Industrial parcels (143.31 acres). The Specific Plan Area would also be developed with two Public Facilities parcels (2.84 acres); three open space/park parcels (78 acres), and street extensions (37.91 acres). The two Public Facility parcels would consist of construction of a new sewer lift station, a new electrical substation, and new 0.5-million-gallon reclaimed water tank. The three open space areas would consist of a larger open space area and two smaller open space areas. The larger open space area (approximately 60.28 acres) would consist of trails for recreational, and park amenities such as a playground, picnic area, and exercise stations users directly west of the Barton Street Extension. Two The proposed Development Area would also include on-site trenching to interconnect with existing water, wastewater, storm drain, natural gas, and electrical facilities that are currently stubbed out at the terminus of Cactus Avenue. The proposed development would extend these utilities along Cactus Avenue to the Development Area. In addition, construction of the Development Area would include relocating several existing on-site utilities, including a 30-inch gas line that traverses the Project site.