

Notice of Section 401 Application Reception

File Number: 362023-42

Project Name: Neighborhood 1 East (Sycamore East) Development

Received: 10/26/2023

Date Posted: 11/01/2023

End of 21 Day Public Comment Period: 11/22/2023

Project City: Unincorporated

Project County: San Bernardino

Applicant Organization: Pharris Sycamore Flats, LLC

Applicant Name: Kevin Lynch

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The Project purpose is the construction of a single-family residential development to meet the housing requirements for the County of San Bernardino, the Lytle Creek Ranch Specific Plan, and the Glen Helen Specific Plan. The overall goal is to develop a new residential community containing a mixture of housing types containing up to 170 dwelling units within the County of San Bernardino, which addresses long-term housing, economic, recreational, and infrastructural needs.

Project Activities: The Project is located on the east side of the Interstate 15 Freeway adjacent to Glen Helen Parkway. The Project contains approximately 136 acres of land, of which 87 acres is proposed as avoidance and preservation open space. The Project would provide for the development of public and private recreational facilities, as well as associated public utilities and other infrastructural improvements. Dwelling units would consist of a variety of sizes of single-family homes. Proposed drainage is overland and by sheet flow generally in a westerly direction. The site is subject to off-site runoff from approximately 80 acres of undeveloped foothills covered with native brush and grasses. The project is proposed to be broken up into 3 separate watersheds. The southerly watershed (DA 1 / OMA A) is 4.31 acres and due to the existing development to the south, does not have any offsite tributary area. The middle watershed (DA 2 / OMA A) is the largest at 32.7 acres, and has a sizable off-site tributary area. It is proposed to capture the off-site area upstream of the project and pipe those flows through the project. The northerly watershed (DA 3 / OMA A) is the smallest at 3.33 acres and consists of a small portion of street and lot improvements but is mostly comprised of common area landscaping. All three DAs are proposed to have combination infiltration/detention basins. The proposed low impact development (LID) best

management practice (BMP) for each area will consist of the dead storage volume in the bottom of the combination basins. Volume above the discharge outlet will be utilized to mitigate the increase in developed flows to a level mimicking pre-developed conditions. The roughly 87 acres of Project-proposed open space around the Project consists primarily of Northern Mixed Chaparral/non-native grassland to the north and east, and Southern Willow Scrub habitat to the west. A conservation easement of roughly 1.73 acres will be placed on land in the Sycamore Flat portion of Sycamore East (Neighborhood I East), where riparian habitat enhancement will also be conducted. A fuel modification buffer may be created immediately surrounding portions of the development, but it would not affect RWQCB jurisdiction. The fuel modification zone would be expected to be approximately 100 feet in width, although it is possible that the controlling fire authority(ies) could require a wider zone at some time in the future.