

## **Notice of Waste Discharge Requirements (WDR) Application Reception**

**File Number:** 362024-31

**Project Name:** Neighborhood 2 Portion of the Lytle Creek Ranch Specific Plan Development Area Project

**Received:** 10/22/2024

**Date Posted:** 11/01/2024

**End of 21 Day Public Comment Period:** 11/22/2024

**Project City:** Rialto

**Project County:** San Bernardino

**Applicant Organization:** Pharris Sycamore Flats, LLC

**Applicant Name:** Kevin Lynch

**Waterboard Staff:** TBA

### **Brief Description of Project:**

**Project Description:** To develop the Neighborhood 2 portion of the LCRSP Project into a master-planned mixed-use community spanning 553 acres and integrated properly into the larger LCRSP master-planned mixed-use community comprised of Neighborhood areas 2, 3 and 4 in the City and its sphere of influence, in accordance with the City's General Plan.

**Project Activities:** Neighborhood 2 encompasses approximately 553 acres, with 190.1 acres designated for mass grading and development, a minimum of 178 acres designated as conservation, and an additional 177.3 acres proposed for avoidance. This project largely aligns with the details outlined in Regional Board File Number 362019-09. However, a significant modification has been made: the developable area has been reduced by approximately 67% as compared to the previous site plan through the addition of 177.3 acres of land, referred to as the "EHL Avoidance Area." This adjustment, part of the EHL Settlement Agreement, aims to benefit the SBKR and other sensitive species and habitats, increasing the total conserved land within the Neighborhood 2 portion of the Project area to approximately 349.4 acres.