

Notice of Section 401 Application Reception

File Number: 362024-25

Project Name: Gateway at Grand Terrace Specific Plan

Received: 8/21/2024

Date Posted: 8/29/2024

End of 21 Day Public Comment Period: 9/19/2024

Project City: Upland

Project County: San Bernardino

Applicant Organization: Lewis Land Developers, LLC

Applicant Name: Adam Collier

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The Specific Plan includes approximately 695 residential dwelling units and 335,700 square feet of non-residential uses on a total of 111.9 gross development acres. The Gateway Specific Plan, which would be adopted by resolution by the City, would be designed as a mixed-use development consisting of 22 PAs. The Project site is primarily vacant and/or used for storage with interspersed residential uses.

Project Activities: The Project is currently processing final entitlements for Phase 1. The grading phase of construction would consist of the following: 2 tractors, 1 grader, 1 dozer, and 2 scrapers. Average removal depths of approximately 3 to 6 feet below existing grades would be required within the majority of the site. However, deeper removals ranging from approximately 10 to 15 feet would be required within the drainage course that traverses the southern portion of the property. Waters of the United States (WoUS) – The Project would temporarily impact up to approximately 0.25 acre of non-wetland WoUS and permanently impact approximately 0.09 acre (0.01 acre of non-wetland and 0.08 acre of wetland) of WoUS in two unnamed drainages (A and C). Note, the actual temporary impact disturbance area may be further reduced in size based on access and construction work area needs. A total of 1,360 linear feet of streambed and 176 linear feet of wetlands are present. Waters of the State (WoS) – The Project would temporarily impact up to approximately 0.25 acre of non-wetland WoS and permanently impact approximately 0.53 acre (0.45 acre of non-wetland and 0.08 acre of wetland) of WoUS in three unnamed drainages (A, B and C). Note, the actual temporary impact disturbance area may be further reduced in size based on access and construction work area needs. A total of 3,319 linear feet of streambed and 176 linear feet of wetlands are present.

