

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 362025-32

Project Name: Neighborhood 1 West (Sycamore West) Development Project

Received: 12/09/2025

Date Posted: 12/11/2025

End of 21 Day Public Comment Period: 12/31/2025

Project Location: 34.202061°N, -117.420354°W

Project City and County: Unincorporated Sycamore Canyon area, 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 a residential development. The overall goal is to develop a new residential community containing a mixture of housing types containing up to 195 dwelling units within the County of San Bernardino, which addresses long-term housing, economic, recreational, and infrastructural needs.

Project Activities: The Project will develop the 136-acre site into a new residential community containing a mixture of housing types containing up to 195 dwelling units within the County of San Bernardino, which addresses long-term housing, economic, recreational, and infrastructural needs. The Project would result in the permanent avoidance and preservation (and in some areas, protection and enhancement) of a minimum of 80 acre of land east of the Interstate 15 Freeway. The site contains an ephemeral drainage system that includes Sycamore Creek and a series of tributaries that extend across the site in a general easterly direction towards an existing berm with flow dissipators adjacent to Glen Helen Parkway. At this point, any potential flow leaving the site is conveyed subsurface through a series of culverts beneath Interstate 15 (I-15), which outlets on the east side of I-15 into Sycamore Flats.