

WRRDA 7001 Submissions Package
U.S. Army Corps of Engineers

Proposal Name: Modification of the Whittier Narrows Dam Flood Control Project, City of South El Monte, Los Angeles County, California.

Submission Date: 09/19/2016

Proposal ID Number: 64ba2f6d-85fc-46ce-8baf-df00b5d80391

Purpose of Proposal: WRRDA Section 7001 -Modification Request The City of South El Monte, California (City), requests that the Congress modify the Whittier Narrows Dam Flood Control Project by removing an unneeded and economically stifling flood control easement and releasing any real property interest and development authority over a vacant privately-owned site (parcel #8119-005-908) (Site). The easement permits USACE to flood the property and the right to approve any development creating a dual mission of flood control and control over economic development. This request therefore seeks to substitute a private flood control system over this small piece of land while allowing economic development.

Removal of the easement will allow the City to continue the Corps mission and incorporate a comparable privately-managed substitute flood control system with: equal water storage capacity, controlled water retention and drainage, the ability to safely flood the Project, environmental design features (bio-swale), and a manned emergency evacuation plan unlike the existing un-staffed conditions. There is no practical alternative to the proposed Site development which is critical to furthering the City's and region's transportation, infrastructure, and economic development goals. Removal of this easement may only be accomplished by an act of the Congress and will result in no cost to the Federal government.

USACE has allowed development within floodplains, the Site is totally urbanized with extensive human activity and therefore it is illogical that development on the Site is not permitted. The Corps has approved construction of a transit station, parking facility, plaza, and pedestrian bridges on the same flood area with over 800,000 annual transit riders. Therefore, the same environmental design and flood mitigation solutions approved for the transit station can be used for development of the Site.

1. Administrative Details

Proposal Name: Modification of the Whittier Narrows Dam Flood Control Project, City of South El Monte, Los Angeles County, California.

**by Agency: City of South El Monte Incorporated California City
1415 Santa Anita Ave., South El Monte, CA 91733**

Date Submitted: 09/19/2016

Confirmation Number: 64ba2f6d-85fc-46ce-8baf-df00b5d80391

Supporting Documents

File Name	Date Uploaded
SEM.pdf	09/19/2016
SELM Design Map.pdf	09/19/2016
SG Econ Partnership South El Monte.pdf	09/19/2016
SELM Location Map.pdf	09/19/2016
SELM Uses Map.pdf	09/19/2016

2. Provide the name of the primary sponsor and all non-Federal interests that have contributed or are expected to contribute toward the non-Federal share of the proposed feasibility study or modification.

Sponsor	Letter of Support
<p>The City of South El Monte is the primary and only sponsor(Primary)</p>	<p>The subject 21-acre Santa Anita Site has been planned and programmed for commercial development since at least 2000 and received extensive public input and participation during the plan adoption period.</p> <p>A coalition of five San Gabriel Valley (SGV) cities (South El Monte, Montebello, Monterey Park, Industry, and Rosemead) have worked hard to support this project included extensive community presentations and support.</p> <p>During the course of the City’s discussions with the USACE in Los Angeles and Washington DC, various elected officials have provided their support for this economic development project, including Congressman Bill Shuster, Chairman of the House Transportation and Infrastructure Committee, Congresswomen Linda Sanchez (CA-38), and Congresswomen Judy Chu (CA-27).</p> <p>The City of South El Monte Chamber of Commerce strongly supports the removal of any barriers to development of the subject Site and confirms the need for economic development for this community (see September 15, 2016 support letter to Congressman Bill Shuster).</p> <p>The San Gabriel Valley Economic Partnership is a collaboration of businesses, local governments, higher education institutions, and non-profits, with 100 major private businesses and over 27 government entities represented including AT&T, Albertsons Vons Pavilion Supermarkets, So Cal Gas, Kaiser Permanente, union Pacific RR, Cal Poly Pomona University, Time Warner, City National Bank, Mt SAC College, Los Angeles Economic Development Corp, and Cathay Bank, among others This organization also strongly supports the development of the subject Site and the creation of jobs and other economic benefits for the SGV (see attached letter of support to Congressman Shuster).</p>

3. State if this proposal is for a feasibility study, a modification to an authorized USACE feasibility study or a modification to an authorized USACE project. If it is a proposal for a modification, provide the authorized water resources development feasibility study or project name.

[x] Modification to an Authorized USACE Project : Whittier Narrows Dam Flood Control Project, City of South El Monte, CA

4. Clearly articulate the specific project purpose(s) of the proposed study or modification. Demonstrate that the proposal is related to USACE mission and authorities and specifically address why additional or new authorization is needed.

WRRDA Section 7001 -Modification Request The City of South El Monte, California (City), requests that the Congress modify the Whittier Narrows Dam Flood Control Project by removing an unneeded and economically stifling flood control easement and releasing any real property interest and development authority over a vacant privately-owned site (parcel #8119-005-908) (Site). The easement permits USACE to flood the property and the right to approve any development creating a dual mission of flood control and control over economic development. This request therefore seeks to substitute a private flood control system over this small piece of land while allowing economic development.

Removal of the easement will allow the City to continue the Corps mission and incorporate a comparable privately-managed substitute flood control system with: equal water storage capacity, controlled water retention and drainage, the ability to safely flood the Project, environmental design features (bio-swale), and a manned emergency evacuation plan unlike the existing un-staffed conditions. There is no practical alternative to the proposed Site development which is critical to furthering the City's and region's transportation, infrastructure, and economic development goals. Removal of this easement may only be accomplished by an act of the Congress and will result in no cost to the Federal government.

USACE has allowed development within floodplains, the Site is totally urbanized with extensive human activity and therefore it is illogical that development on the Site is not permitted. The Corps has approved construction of a transit station, parking facility, plaza, and pedestrian bridges on the same flood area with over 800,000 annual transit riders. Therefore, the same environmental design and flood mitigation solutions approved for the transit station can be used for development of the Site.

5. To the extent practicable, provide an estimate of the total cost, and the Federal and non-Federal share of those costs, of the proposed study and, separately, an estimate of the cost of construction or modification.

	Federal	Non-Federal	Total
Study	\$0	\$0	\$0
Construction	\$0	\$0	\$0

Explanation (if necessary)

Terminating and removing the easement and granting the City permission to extend an access roadway onto the Site over federal property would only involve minimal administrative costs to the Federal government.

6. To the extent practicable, describe the anticipated monetary and nonmonetary benefits of the proposal including benefits to the protection of human life and property; improvement to transportation; the national economy; the environment; or the national security interests of the United States.

The project's proposed privately-funded flood control features and proactive emergency evacuation plans are equal or superior to the unmanned conditions on this vacant site.

Site Development will enhance the proposed adjacent LA Metro transit station and allow Transit Oriented Development (TOD) furthering the Federal government's mobility, economic development, and sustainability goals.

Commercial development will result in less and shorter shopping vehicular trips and more accessibility thereby tremendously reducing (VMT's) helping to meet state and local greenhouse gas emissions goals.

Site Development will further Environmental Justice goals by allowing job creation and tax generation to help meet the needs of a 98% minority populated community.

Denial will cause the Federal government to forgo \$24 million in projected annual tax revenues, and the inability to create 1,955 direct and indirect permanent jobs and produce \$126 million in annual wages. Section 6002 of WRRDA requires the Corps assess whether its properties (such as the easement which virtual ownership) are still needed, the economic impact upon existing communities of continuing to own the easement, and the extent to which the property's utilization rate is being maximized. The Site (easement) is not needed to continue the Corps mission since Site Development offers a superior privately-funded substitute flood control option, preventing development of this scarce asset negatively impacts the economic welfare of the local community, and using this valuable vacant site for nothing more than spreading grounds for a 100-year flood absolutely underutilizes this scarce resource.

Therefore, this nominal insignificant modification of the Whittier Narrows Dam Flood Control Project consisting of removing one-percent (1%) of flowage spreading grounds to allow development and incorporation of an equal privately-funded flood control system does not interfere with and is consistent with the Corp's mission.

7. Does local support exist? If ‘Yes’, describe the local support for the proposal.

Yes

Local Support Description

The subject 21-acre Santa Anita Site has been planned and programmed for commercial development since at least 2000 and received extensive public input and participation during the plan adoption period.

A coalition of five San Gabriel Valley (SGV) cities (South El Monte, Montebello, Monterey Park, Industry, and Rosemead) have worked hard to support this project included extensive community presentations and support.

During the course of the City’s discussions with the USACE in Los Angeles and Washington DC, various elected officials have provided their support for this economic development project, including Congressman Bill Shuster, Chairman of the House Transportation and Infrastructure Committee, Congresswomen Linda Sanchez (CA-38), and Congresswomen Judy Chu (CA-27).

The City of South El Monte Chamber of Commerce strongly supports the removal of any barriers to development of the subject Site and confirms the need for economic development for this community (see September 15, 2016 support letter to Congressman Bill Shuster).

The San Gabriel Valley Economic Partnership is a collaboration of businesses, local governments, higher education institutions, and non-profits, with 100 major private businesses and over 27 government entities represented including AT&T, Albertsons Vons Pavilion Supermarkets, So Cal Gas, Kaiser Permanente, union Pacific RR, Cal Poly Pomona University, Time Warner, City National Bank, Mt SAC College, Los Angeles Economic Development Corp, and Cathay Bank, among others This organization also strongly supports the development of the subject Site and the creation of jobs and other economic benefits for the SGV (see attached letter of support to Congressman Shuster).

8. Does the primary sponsor named in (2.) above have the financial ability to provide for the required cost share?

Yes

Additional Proposal Information

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SEM.pdf



*El Monte/South El Monte
Chamber of Commerce*

September 15, 2016

Congressman Bill Shuster
Chairman
House Transportation and Infrastructure Committee
2268 Rayburn House Office
Washington, D.C. 20515

Dear Congressman Shuster:

The City South El Monte, CA is submitting a proposal to Congress under the Water Resource Reform and Development Act ("WRRDA") of 2104 Section 7001 requesting modification of the Whittier Narrows Dam Flood Control project to remove an unneeded flood control flowage easement over a parcel of land in the City.

It is with great enthusiasm that I express my strong support for efforts by the City to remove this easement managed by the United States Army Corps of Engineers (USACE) and allow the development of this City parcel. The easement currently prevents utilization of this valuable parcel vital to enhancing flood control at this site, and furthering the community and region's transportation, infrastructure and economic development goals.

As a strong supporter of job creation and economic prosperity, I would like to request your full support in advancing this regionally vital project forward. Thank you for your time and support, and I look forward to collaborating with you as you strive to improve the lives of the residents of the region.

With kind regards,

Ken Rausch
Chief Executive Officer

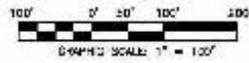
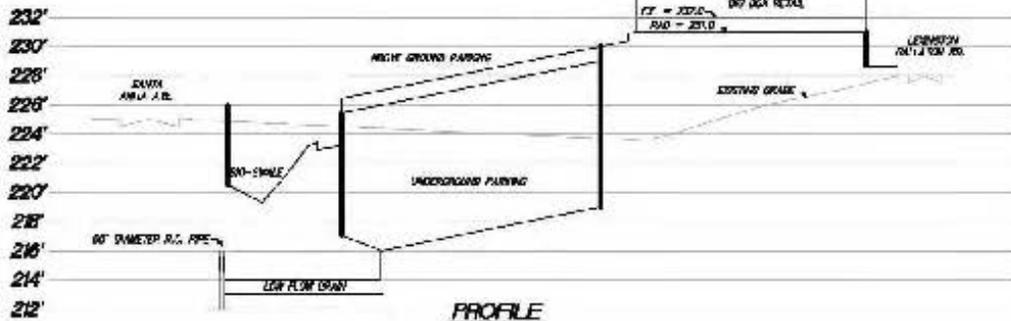
**10505 VALLEY BLVD., SUITE 212, EL MONTE, CA 91731
P.O. Box 5866, EL MONTE, CA 91734**

PHONE: 626.443.0180 FAX: 626.443.0463 CHAMBER@EMSEM.BIZ WWW.EMSEM.BIZ

Map Document

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SELM Design Map.pdf



CITY OF SOUTH EL MONTE	
SITE PLAN	
SECTION A-A'	
DRAWN BY FR	DATE 07/05/2014
SHEET 2 OF 3	

Additional Proposal Information

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SG Econ Partnership South El Monte.pdf



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Advisors*

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LAEDC

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Cathay Bank

Paul Talbot
City of Monterey Park

9/19/2016

Congressman Bill Shuster
Chairman
House Transportation and Infrastructure Committee
2268 Rayburn House Office
Washington, D.C. 20515

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As a strong supporter of job creation and economic prosperity, I would like to request your full support in advancing this regionally vital project forward. Thank you for your time and support, and I look forward to collaborating with you as you strive to improve the lives of the residents of the region.

With kind regards,

Jeff Allred
President & CEO

Additional Proposal Information

(This is as uploaded, a blank page will show if nothing was submitted)

SELM Location Map.pdf

Proposals for Report to Congress on Future Water Resources Development

Proposals from non-Federal interests to be included in the February 2017 U.S. Army Corps of Engineers Annual Report to Congress on Future Water Resources Development

Please do not include information that is Confidential Business Information, information whose disclosure is restricted by statute, or other information that you would not want to appear in the annual report. Please follow instructions and enter only relevant statements in the appropriate boxes. Responses should NOT only refer to uploaded documents.

1. Administrative details:

Name of the proposal:

(200 Character Maximum)

Please only list the name, e.g. "ABC Water Study"

Modification of the Whittier Narrows Dam Flood Control Project, City of South El Monte, Los Angeles County, California.

Agency preparing the proposal:

(200 Character Maximum)

Please list only the official agency name submitting this proposal

City of South El Monte
Incorporated California City
1415 Santa Anita Ave.,
South El Monte, CA 91733

POC Name:

Jennifer E. Vasquez
Interim City Manager

POC Phone:

626 579-6540

Extension (If Applicable):

POC Email:

jvasquez@soelmonte.org

Applicable States or Territories (Choose all that apply):

CA

2. Provide the name of the primary sponsor and all non-Federal interests that have contributed or are expected to contribute toward the non-Federal share of the proposed feasibility study or modification. Responses should NOT only refer to uploaded documents.

Primary Sponsor:

(200 Character Maximum)

The City of South El Monte is the primary and only sponsor of this proposed modification.

Statement of Support:

(2000 Character Maximum)



File Name:

File name will be displayed when uploading is complete.

Jennifer we will upload all support letters here.

Upload Letter of Support:

The following will be uploaded as a document together with the letters:

The subject 21-acre Santa Anita Site has been planned and programmed for commercial development since at least 2000 and received extensive public input and participation during the plan adoption period.

A coalition of five San Gabriel Valley (SGV) cities (South El Monte, Montebello, Monterey Park, Industry, and Rosemead) have worked hard to support this project included extensive community presentations and support.

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The City of South El Monte Chamber of Commerce strongly supports the removal of any barriers to development of the subject Site and confirms the need for economic development for this community (see September 15, 2016 support letter to Congressman Bill Shuster).

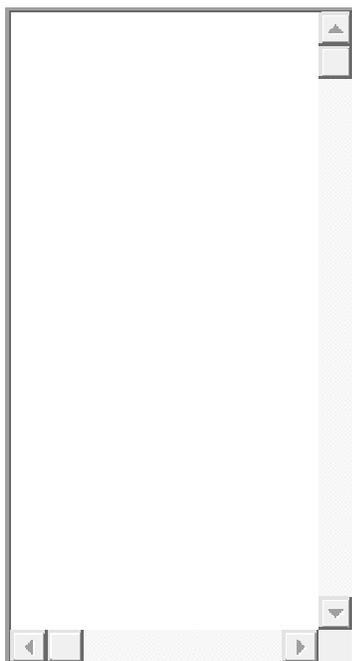
The San Gabriel Valley Economic Partnership is a collaboration of businesses, local governments, higher education institutions, and non-profits, with 100 major private businesses and over 27 government entities represented including AT&T, Albertsons Vons Pavilion Supermarkets, So Cal Gas, Kaiser Permanente, union Pacific RR, Cal Poly Pomona University, Time Warner, City National Bank, Mt SAC College, Los Angeles Economic Development Corp, and Cathay Bank, among others This organization also strongly supports the development of the subject Site and the creation of jobs and other economic benefits for the SGV (see attached letter of support to Congressman Shuster).

Other Non-Federal Interests :(Optional)

3. State if this proposal is for a feasibility study, a modification to an authorized USACE feasibility study or a modification to an authorized USACE project. If it is a proposal for a modification, provide the authorized water resources development feasibility study or project name.

- Feasibility Study
- Modification to an Authorized USACE Feasibility Study
- [Modification to an Authorized USACE Project](#)

(2000 Character Maximum)

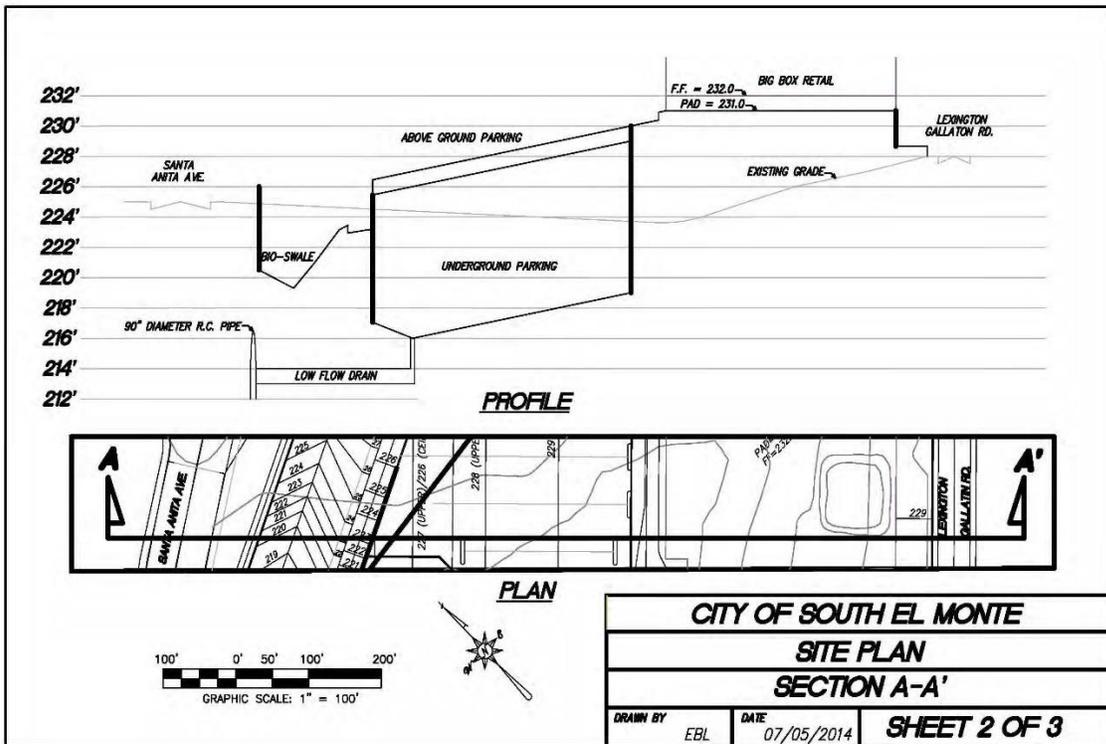


Clearly articulate the specific project purpose(s) of the proposed study or modification. Demonstrate that the proposal is related to USACE mission and authorities and specifically address why additional or new authorization is needed. Responses should NOT only refer to uploaded documents.

WRRDA Section 7001 -Modification Request

The City of South El Monte, California (City), requests that the Congress modify the Whittier Narrows Dam Flood Control Project by removing an unneeded and economically stifling flood control easement and releasing any real property interest and development authority over a vacant privately-owned site (parcel #8119-005-908) (Site). The easement permits USACE to flood the property and the right to approve any development *creating a dual mission of flood control and control over economic development*. This request therefore seeks to substitute a private flood control system over this small piece of land while allowing economic development.

Removal of the easement will allow the City to *continue the Corp's mission* and incorporate a *comparable privately-managed substitute flood control system* with: equal water storage capacity, controlled water retention and drainage, the ability to safely flood the Project, environmental design features (bio-swale), and a manned emergency evacuation plan unlike the existing unstaffed conditions. There is no practical alternative to the proposed Site development which is critical to furthering the City's and region's transportation, infrastructure, and economic development goals. Removal of this easement may only be accomplished by an act of the Congress and will result in no cost to the Federal government.



Throughout the nation USACE has allowed development within floodplains. The Site's surrounding areas are totally urbanized with extensive human activity and therefore it is illogical that development on the Site is not permitted. There are various urban uses within walking distance including park facilities, schools, museums, and shopping districts and 20% of the daytime population are students. The local USACE presently allows a number of uses within the same flood zone such as the Whittier Narrows Recreational Park with about 2 million annual visitors. Moreover, the Corps has approved construction of a transit station, parking facility, plaza, and pedestrian bridges on the same flood area with over 800,000 annual transit riders. Therefore, the same environmental design and flood mitigation solutions approved for the transit station can be used for development of the Site.

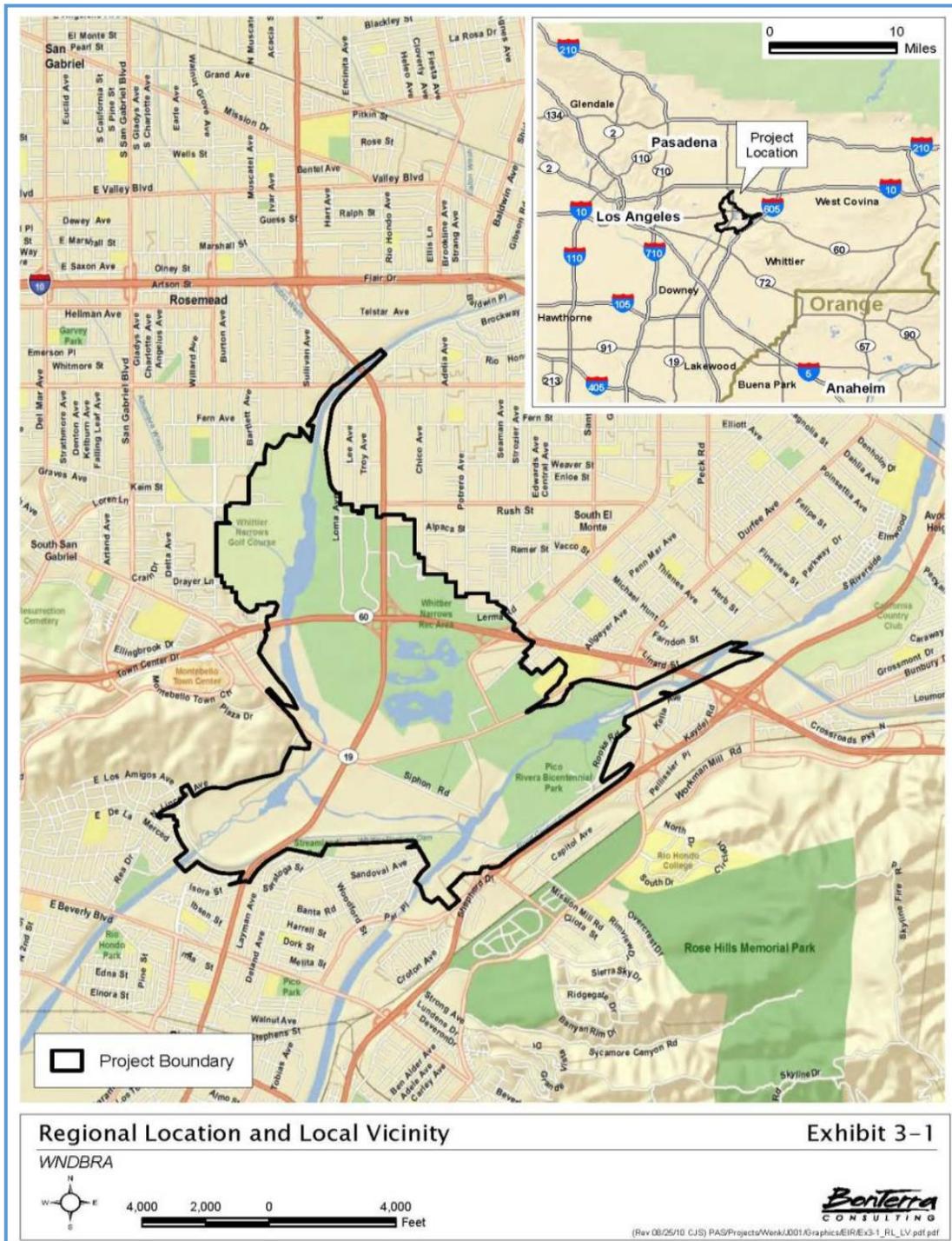


5. Optional: Please upload one map or figure in PDF format (8-1/2x11” only) that clearly identifies the general vicinity of the proposal study or project area. Detailed maps are not necessary.

Map File:

File name will be displayed when uploading is complete.

This map will be uploaded



6. To the extent practicable, provide an estimate of the total cost, and the Federal and non-Federal share of those costs, of the proposed study and, separately, an estimate of the cost of construction or modification. Responses should NOT only refer to uploaded documents.

Estimated Federal Study Cost:

\$

Estimated Nonfederal Study Cost:

\$

Total Study Cost Estimate:

Estimated Federal Construction or Modification Cost:

\$

Estimated Nonfederal Construction or Modification Cost:

\$

Total Construction or Modification Cost Estimate:

Explanation (If Necessary, 2000 Character Maximum):

Terminating and removing the easement and granting the City permission to extend an access roadway onto the Site over federal property would only involve minimal administrative costs to the Federal government.

7. To the extent practicable, describe the anticipated monetary and nonmonetary benefits of the proposal including: benefits to the protection of human life and property; improvement to transportation; the national economy; the environment; or the national security interests of the United States. Responses should NOT only refer to uploaded documents.
(2000 Character Maximum)

Project Benefits

Safety and Flood Control

The project's proposed privately-funded flood control features and proactive emergency evacuation plans are equal or superior to the unmanned conditions on this vacant site.

Transportation

Site Development will enhance the proposed adjacent LA Metro transit station and allow Transit Oriented Development (TOD) furthering the Federal government's mobility, economic development, and sustainability goals.

Environmental Benefits

Commercial development will result in less and shorter shopping vehicular trips and more accessibility thereby tremendously reducing (VMT's) helping to meet state and local greenhouse gas emissions goals.

Environmental Justice

Site Development will further Environmental Justice goals by allowing job creation and tax generation to help meet the needs of a 98% minority populated community.

Economic Benefits

Denial of the proposed Development by the easement restrictions will cause the Federal government to forgo \$24 million in projected annual tax revenues, and the inability to create 1,955 direct and indirect permanent jobs and produce \$126 million in annual wages.

Section 6002 of WRRDA requires the Corps assess whether its properties (such as the easement which virtual ownership) are still needed, the economic impact upon existing communities of continuing to own the easement, and the extent to which the property's utilization rate is being maximized. The Site (easement) is not needed to continue the Corps mission since Site Development offers *a superior privately-funded substitute flood control option*, preventing development of this scarce asset negatively impacts the economic welfare of the local community, and using this valuable vacant site for nothing more than spreading grounds for a 100-year flood absolutely *underutilizes this scarce resource*.

Therefore, this nominal insignificant modification of the Whittier Narrows Dam Flood Control Project consisting of removing one-percent (1%) of flowage spreading grounds to allow development and incorporation of an equal privately-funded flood control system does not interfere with and *is consistent with the Corp's mission*.

8. Does local support exist? If 'Yes', describe the local support for the proposal. Responses should NOT only refer to uploaded documents.

- Yes
- No

9. Does the primary sponsor named in (2.) above have the financial ability to provide for the required cost share?

- Yes
- No

10. Upload any additional proposal documentation. All provided information may be include in the Annual Report.

Current Files:

File names will be displayed when uploading is complete.

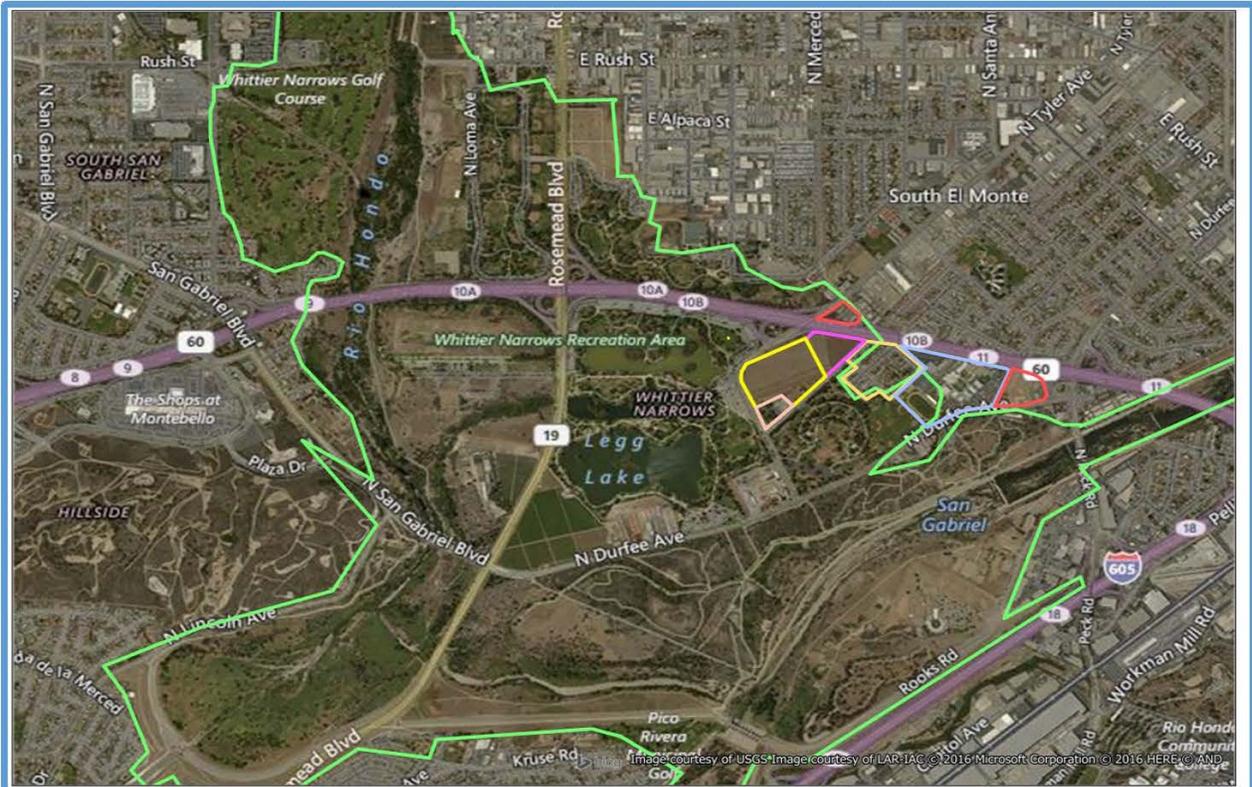
Revising Previous Submission?

For best results, please submit your proposal using one of the following browsers: [Internet Explorer 11](#), [Mozilla Firefox](#), or [Google Chrome](#)

Additional Proposal Information

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SELM Uses Map.pdf



**USACE WN Project Area
Flood Control Boundaries**


**Santa Anita Dev. Site
USACE Easement Area**


**Gold Line SR 60
Proposed Transit Site**


**School Campus
Near Easement Area**


**Recreation Office
Near Easement Area**


**Businesses
Near Easement Area**


**Businesses
Near Easement Area**


**Homes
Near Easement Area**
