

**Report to Congress for Future Water Resources Development (WRRDA 7001) Submission  
Package**

Proposal Name: Lytle and Cajon Creek Channel Improvements Project – Riverside Avenue Groins Project  
Modification Request

Submission Date: 08/10/2017

Proposal ID Number: 5c1d8b2b-1a51-407d-9458-cb604e0c403c

Purpose of Proposal: This proposal is for a modification to an authorized USACE project. Specifically, the modification would consist of the removal of five earthen groins built in connection with a larger flood control project completed in 1948. That larger flood control project is known as the Lytle and Cajon Creek channel improvements, authorized by the Flood Control Act of 1944 in accordance with the Chief of Engineers' report dated February 11, 1944, published in House Document 534, 78th Congress, second session. The requested modification is just for these five groins, which are known as the "Riverside Avenue Groins" or "Riverside Groins"; the remainder of the Lytle and Cajon Creek channel improvements project would remain as an authorized project. The larger authorized project consisted of a combination of noncontinuous levees and groins, a rectangular concrete channel and overflow wall or weir, and use of the existing east branch of Lytle Creek as a bypass. The actual modification to the authorized project would occur in connection with the construction of a new revetment in the same area which would reduce the existing flood hazard limits and reduce the risk of lateral erosion. The City of Rialto has approved the Lytle Creek Ranch Specific Plan project, which master-planned, mixed-use residential and commercial development project will include construction of a 7-mile long revetment on the south bank of Lytle Creek. This revetment will be built to USACE, FEMA and County of San Bernardino Flood Control District standards. Once built to those standards, the County Flood Control District will maintain that revetment. Construction of the revetment may require demolition and/or removal of portions of the Riverside Groins. When the revetment is completed, those groins (or portions thereof) which remain would be rendered superfluous by the revetment

*1. Administrative Details*

**Proposal Name: Lytle and Cajon Creek Channel Improvements Project – Riverside Avenue Groins Project Modification Request**

**by Agency: San Bernardino County Flood Control District**

**Locations: CA**

**Date Submitted: 08/10/2017**

**Confirmation Number: 5c1d8b2b-1a51-407d-9458-cb604e0c403c**

*Supporting Documents*

<b>File Name</b>	<b>Date Uploaded</b>
Fig A - Groin Locations - 8x11 - 04-04-17.pdf	08/10/2017
corps public letters 1.pdf	08/10/2017
FCD Letter of Support.pdf	08/10/2017
corps public letters 2.pdf	08/10/2017
Inland Action Letter.pdf	08/10/2017

**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
San Bernardino County Flood Control District(Primary)	<p>The San Bernardino County Flood Control District (District) supports the Section 7001 application titled, "Lytle and Cajon Creek Channel Improvements Project - Riverside Avenue Groins Project Modification Request." The proposed project modification would Federally deauthorize five circa 1940's earthen groins known as the "Riverside Avenue Groins" in San Bernardino County that were originally authorized by Congress and constructed by the U.S. Army Corps of Engineers. The removal of the five groins would occur only after the construction of a roughly 6-mile long revetment along the south bank of Lytle Creek that will be engineered and constructed to meet the current professional standards of the Federal Emergency Management Agency, the Corps, and the District. Construction of the revetment will render the Riverside Avenue Groins both obsolete and superfluous; the work will be performed by Lytle Development via a permit from the District. Currently the existing groins perform as "hydraulic retards," and their function is limited to providing protection through deflection of flows and reduction of velocity. The advantages of the new revetment are: (1) reduced level of risk associated with erosion failure or damage to the flood control facilities, (2) upgraded to current standards and improved level of hydrology, hydraulics, and scour analysis associated with the design of the flood control facility, (3) reclaimed floodplain areas which had been encumbered by flood hazard designation and provided the ability to develop this area. This will allow for a 2,500 acre master-planned development project known as the Lytle Creek Ranch. The project will provide homes for over 8,000 families and 850,000 square feet of commercial, office and industrial space. It is estimated that roughly 3,400 permanent jobs will be created by the project. It will also conserve some 834 acres of habitat open space which will be permanently managed for the benefit of sensitive species</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 : The Lytle and Cajon Creek channel improvements, authorized by the Flood Control Act of 1944 (Public Law 78-534) in accordance with the Chief of Engineer's report dated February 11, 1944, published in

***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.***

This proposal is for a modification to an authorized USACE project. Specifically, the modification would consist of the removal of five earthen groins built in connection with a larger flood control project completed in 1948. That larger flood control project is known as the Lytle and Cajon Creek channel improvements, authorized by the Flood Control Act of 1944 in accordance with the Chief of Engineers' report dated February 11, 1944, published in House Document 534, 78th Congress, second session. The requested modification is just for these five groins, which are known as the "Riverside Avenue Groins" or "Riverside Groins"; the remainder of the Lytle and Cajon Creek channel improvements project would remain as an authorized project. The larger authorized project consisted of a combination of noncontinuous levees and groins, a rectangular concrete channel and overflow wall or weir, and use of the existing east branch of Lytle Creek as a bypass. The actual modification to the authorized project would occur in connection with the construction of a new revetment in the same area which would reduce the existing flood hazard limits and reduce the risk of lateral erosion.

The City of Rialto has approved the Lytle Creek Ranch Specific Plan project, which master-planned, mixed-use residential and commercial development project will include construction of a 7-mile long revetment on the south bank of Lytle Creek. This revetment will be built to USACE, FEMA and County of San Bernardino Flood Control District standards. Once built to those standards, the County Flood Control District will maintain that revetment. Construction of the revetment may require demolition and/or removal of portions of the Riverside Groins. When the revetment is completed, those groins (or portions thereof) which remain would be rendered superfluous by the revetment

*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.*

	<b>Federal</b>	<b>Non-Federal</b>	<b>Total</b>
<b>Study</b>	\$0	\$0	\$0
<b>Construction</b>	\$0	\$0	\$0

**Explanation (if necessary)**

Removal of the five Riverside Groins will be privately funded by the private developers of the Lytle Creek Ranch Specific Plan project once those private parties have completed the replacement revetment structure to the standards required by the USACOE, FEMA, and San Bernardino County Flood Control District. The revetment design and construction will be funded and performed by private parties and will be inspected by the County Flood Control District. The County of San Bernardino Flood Control District will not incur the expense of removing the five Riverside Groins. Removal of the five Riverside Groins likewise will not require any federal expenditure.

***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 construction of the approximately 7-mile long revetment associated with the Lytle Creek Ranch project will substantially improve the flood and erosion protection in this area of Rialto and San Bernardino County. Other benefits include: Improvements to Erosion Control, Flood Protection, Local Drainage and Traffic Congestion: The Project will help reduce an on-going public safety problem associated with frequent localized flooding of Lytle Creek Road north of the I-15 Bridge crossing, creating traffic congestion and traffic hazards during rains. The Project would introduce a series of culverts and infrastructure features to drain the area surrounding Lytle Creek Road properly to prevent hazardous flooding conditions. The Project will increase the width of Riverside and Sierra Avenues and provide a significant and needed upgrade to the intersection of those roads. New Lytle Creek flood control revetment design to accommodate the bulked 100-year flowrate and also account for additional uncertainties associated with the dynamics of the alluvial streambed. Job Creation: An estimated 3,400 additional permanent jobs will be created within the Project's boundaries as a direct result of its non-residential components. The Project is anticipated to also create jobs as a result of the actual construction associated with the mixed use development Project over a 30-year period. Long-term Protection, Conservation and Management of Sensitive Habitat and Species: The Project proposes to conserve and permanently preserve and manage some 834 acres of natural conservation open space, representing 28% of the Project area. The majority of these natural lands will significantly protect, enhance and manage large, integrated blocks of sensitive habitats and will provide a proactive means of securing the long-term conservation of sensitive wildlife in the Lytle Creek area.

**7. Does local support exist? If 'Yes', describe the local support for the proposal.**

Yes

### **Local Support Description**

The project has always proposed to remove the five Riverside Groins after completion of the replacement revetment structure; as the revetment will be able to serve the purposes originally intended for the groins and upgraded to current standards and level of analysis. Extensive local land use entitlement hearings and approvals have been conducted and received for the project over the last decade, including the City of Rialto approving General Plan Amendment No. 29, Specific Plan No. 12, Development Standards, Pre-Annexation and Development Agreement (Ordinance 1510), Certification of Environmental Impact Report and Mitigation Monitoring Program in compliance with the California Environmental Quality Act (Resolution 6132). The City Council of Rialto approved the project in a 5-0 vote.

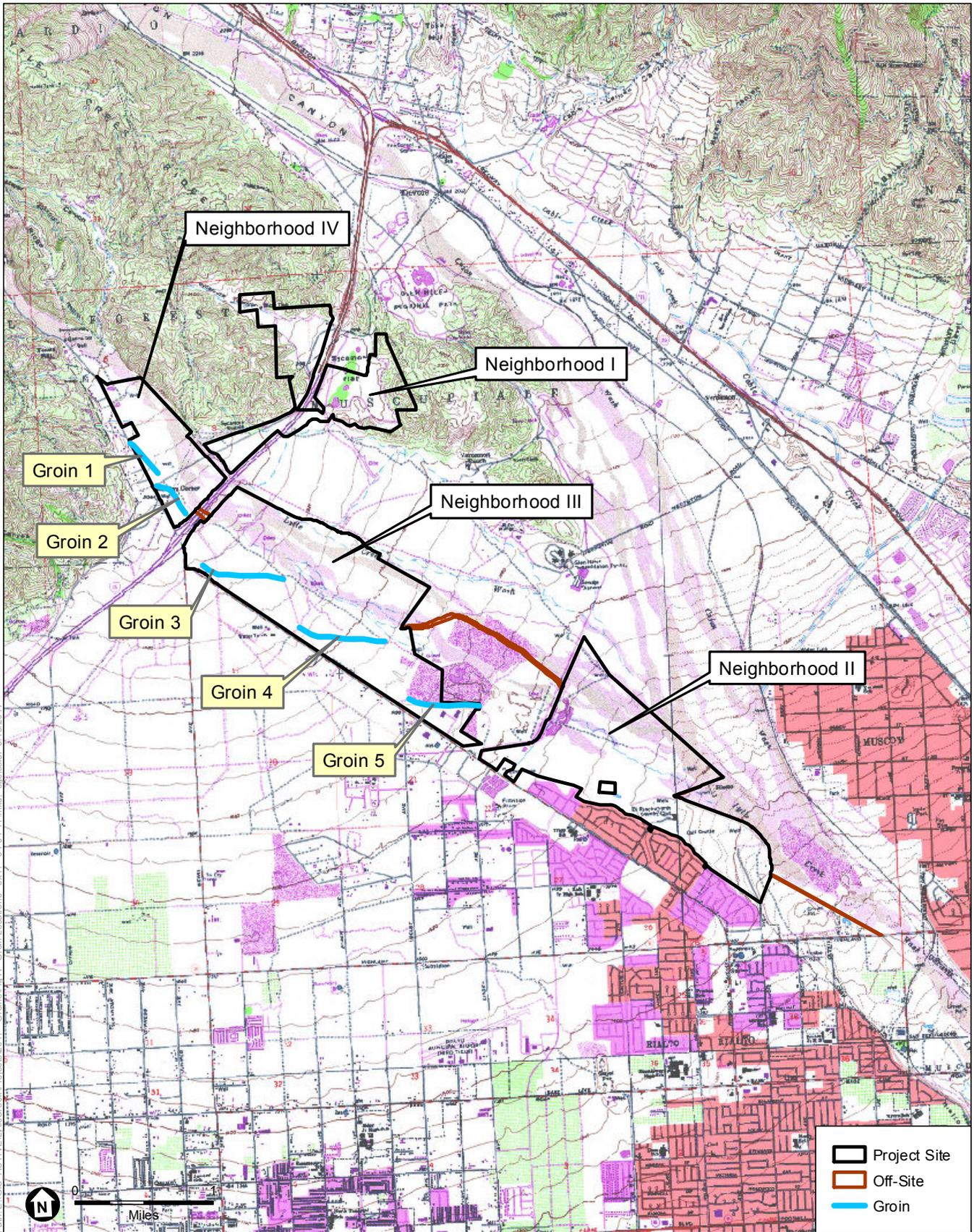
**8. Does the primary sponsor named in (2.) above have the financial ability to provide for the required cost share?**

Yes

# Map Document

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

**Fig A - Groin Locations - 8x11 - 04-04-17.pdf**



SOURCE: USGS Topographic Series (Devore, Fontana, San Bernardino North and South, CA); ESA, 2017

Lytle Creek Ranch Specific Plan

**Figure A**  
Location of 5 Groins in Project Area

# Additional Proposal Information

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

**corps public letters 1.pdf**



44

# City of Rialto California

April 16, 2013

RECEIVED  
APR 27 2013  
Regulatory Branch

**VIA U.S. MAIL**

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

**VIA E-MAIL**

crystal.huerta@usace.army.mil

Re: Comments on Public Notice/Application No. SPL-2013-00183-CLH (Lytle Creek Ranch South Residential and Commercial Development Project)

Dear Colonel Toy and Ms. Heurta:

The Development Services Department for the City of Rialto received a copy of the Public Notice regarding the Lytle Creek South Commercial and Residential Development Project. After years of planning and public input, the City Council adopted a Statement of Overriding Considerations and approved the Project, finding that the social and economic benefits to the City of Rialto outweighed its environmental impacts. Consequently, the City requests that the Corps issue a permit for this Project.

The Project will develop freeway-oriented commercial areas to serve regional needs and stimulate much needed job and revenue growth in the City. The project will provide local retail and service-oriented commercial, low-rise office, and business park opportunities (including research and development). The Project's commercial, office, manufacturing, and retail components will provide new sources of employment in Rialto.

Significantly, the Project will provide for an active adult residential community (55 and over), a form of residential living which is in short supply in the Inland Empire. The Project provides this important residential community type; currently there are no active adult communities within at least 20 miles of the site.

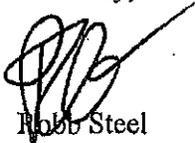
As a diverse master-planned community, Lytle Creek Ranch concentrates development within four distinct neighborhoods. The neighborhoods are interconnected to promote greater efficiency of land use, and encourage walking and bicycling as viable forms of transportation for area residents. The Project provides a network of pleasant, safe, and convenient pedestrian trails

and bike lanes. The Project design encourages intimate, socially interactive, and secure neighborhoods that promote street activity, walking, and convenient access to parks, schools, and

local shopping. The Project will result in increased property and sales taxes and other revenues to the City. By this means, the Project will help provide for the needs and welfare of citizens of Rialto and the surrounding community.

Thank you for the opportunity to comment on this application. I hope that you will give due consideration to the above comments and approve this permit application.

Sincerely,

A handwritten signature in black ink, appearing to be 'Robb Steel', written over a horizontal line.

Robb Steel

Asst. to the City Administrator/Director of Development Services

43



# City of Rialto

CALIFORNIA

RECEIVED  
APR 11 2013  
Regulatory Branch

April 11, 2013

**VIA U.S. MAIL**

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

**VIA E-MAIL**

crystal.huerta@usace.army.mil

Re: Comments on Public Notice/Application No.: SPL-2013-00183-CLH  
(Lytle Creek Ranch South Residential and Commercial Development  
Project)

Dear Colonel Toy and Ms. Heurta:

I have received the copy of the Public Notice for the Lytle Creek Ranch Development project. I strongly urge the Corps of Engineers to issue the permit for this important project. The City's elected officials carefully analyzed the project and determined that the Lytle Creek Ranch project will provide benefits to the citizens (both present and future) of Rialto.

This project had been planned and reviewed in coordination with the City Planning Department and has undergone extensive review. The City Council has twice approved this project. The project was first approved in 2010 and approved again in 2012. We recognized its many benefits to the City, its citizens and the surrounding community. The City Council concluded that this project is in a benefit to the city and the citizens of Rialto and does contribute to the public good.

Despite more recent market turmoil and economic conditions, overall demographic trends and existing housing stock demonstrate that Rialto is in need of the additional, well-designed and varied housing offerings provided by this project. This need is also confirmed by the City's General Plan. The project addresses the City's current and projected housing needs for all segments of the Rialto community by providing a range of single- and multi-family residences, as well as an age-restricted (55 and over) active-adult golf course community. Home ownership

is fundamental to promoting a proper quality of life for the residents in the Rialto area. The Lytle Creek Ranch project will provide that critically needed housing in a well-planned and environmentally sensitive manner.

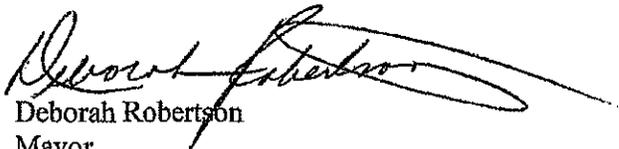
The Project will also create jobs as a result of the actual construction projects associated with the mixed use development project over a 30 year period. Such additional job opportunities are critical in a region of southern California that is suffering from high unemployment

Upon approving this project, the City did consider the project site's environmental impacts and carefully weighed these impacts against the regional benefits (economical, social and environmental) from which the development of this wonderful master-planned community would bring. The City Council determined that the proposed project is the preferred land use for this area.

With its recreational amenities, varied housing and retail opportunities, and its open space features. I believe that the Lytle Creek Ranch project has accomplished a balance of our citizen's needs while maintaining an environmental sensitivity.

Thank you for the considering this application. It is my sincere wish that you consider these comments and the city's needs and approve this permit application.

Sincerely,

  
Deborah Robertson  
Mayor

42

MEMBER  
LITTLE HOOVER COMMISSION  
MEMBER  
CALIFORNIA DEBT AND  
INVESTMENT ADVISORY  
COMMISSION

# California State Senate

SENATOR  
**BILL EMMERSON**  
TWENTY-THIRD SENATE DISTRICT

COMMITTEES  
BUDGET & FISCAL REVIEW  
VICE-CHAIR  
BUSINESS, PROFESSIONS &  
ECONOMIC DEVELOPMENT  
VICE-CHAIR  
GOVERNMENT & FINANCE  
HUMAN SERVICES  
RULES



RECEIVED  
APR 27 2013  
Regulatory Branch

April 23, 2013

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

Re: Comments on Public Notice/Application No.: SPL-2013-00183-CLH (Lytle  
Creek Ranch South Residential and Commercial Development Project)

Dear Colonel Toy and Ms. Heurta:

I have reviewed the Public Notice (Application No. SPL-2013-00183-CLH) for the Lytle Creek Ranch South Development's ("Lytle Creek Ranch") application for a Section 404 permit as part of the federal Clean Water Act. I urge the Corps of Engineers to issue the permit for this important project.

Among other things, this project would provide for a well-designed and integrated master-planned, mixed-use community offering a variety of housing types and sufficient commercial and office space to meet the current and future needs of Rialto and the immediately surrounding area. It would do this while also providing a variety of many amenities including parks, natural open space and recreational opportunities for the community. The project would provide up to 8,407 residential homes and dwelling units and 849,420 square feet of needed commercial, business park, and office space within the context of four interrelated, neighborhood planning areas. Over 50 percent of the project site would be used as open space.

After years of planning and project review, the City Council approved this project in 2012, recognizing its many benefits to the community. The Council concluded that this project is in the best interests of the citizens of Rialto and significantly contributes to the public good.

I am pleased to see that the Project proposes to significantly protect, enhance and manage large, integrated blocks of sensitive habitats, and will provide a proactive means of securing the long-term conservation of sensitive wildlife, such as the San Bernardino kangaroo rat, Los Angeles pocket mouse, Plummer's mariposa lily and Parry's spineflower in the Lytle Creek area. The project is designed to avoid and preserve the best riparian habitat on the project site; this riparian corridor is roughly 19 acres in size, located in the northern area of the project site (in Neighborhood I), and is immediately adjacent to other riparian habitat owned by the County. The project would enhance and restore areas of damaged and degraded habitat in this area as well.

DISTRICT OFFICE  
1801 ORANGE TREE LANE, SUITE 240  
REDLANDS, CA 92374  
TEL (909) 801-5040  
FAX (909) 801-5016

CAPITOL OFFICE  
STATE CAPITOL, ROOM 5082  
SACRAMENTO, CA 95814  
TEL (916) 651-4023  
FAX (916) 327-2272

DISTRICT OFFICE  
73-710 FRED WARING DRIVE, SUITE 108  
PALM DESERT, CA 92260  
TEL (760) 568-0408  
FAX (760) 568-1501

Lytle Creek Ranch

Page 2

The preservation of this habitat can be expected to assist with the conservation of sensitive riparian species in the region, such as the least Bell's vireo and southwestern willow flycatcher. The project would conserve in perpetuity a total of more than 680 acres of conservation open space within the project site (in addition to more than 325 acres of contributed open space for passive and active recreation). Of those more than 680 acres of conservation lands contributed, more than 500 acres consist of Riversidean alluvial fan sage scrub, a sensitive plant community in southern California. In all, more than 33 percent of the project site will be preserved as conservation open space.

The City, in considering whether to approve this project, balanced the project site's environmental impacts against the community and regional benefits (economic, social, and environmental) which would be achieved through the development of this carefully developed master-planned community. I believe that the Lytle Creek Ranch project, through its carefully-planned set of amenities, open space features, housing offerings and commercial/retail opportunities, has accomplished an appropriate balancing of human need with environmental sensitivity.

I appreciate your time in evaluating this permit and considering the above comments and desire your approval of e this permit application.

Sincerely,



**BILL EMMERSON**  
Senator, 23<sup>rd</sup> District

411



# City of Rialto

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RECEIVED  
APR 23 2013  
Regulatory Branch

April 16, 2013

**VIA U.S. MAIL**

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

**VIA E-MAIL**

crystal.huerta@usace.army.mil

Re: Comments on Public Notice/Application No.: SPL-2013-00183-CLH  
(Lytle Creek Ranch South Residential and Commercial Development  
Project)

Dear Colonel Toy and Ms. Heurta:

I have received and reviewed the Public Notice (Application No. SPL-2013-00183-CLH) regarding the Lytle Creek Ranch project's application for a Section 404 permit. I encourage the Corps of Engineers to issue the permit for this project. The City Council approved this project and believes that the Lytle Creek Ranch project will provide much needed benefits to our present citizens as well as our future citizens of the City of Rialto.

In conjunction with City staff and the City of Rialto Planning Department, the developer carefully planned this community over several years. This project was originally brought to the City Council and unanimously approved in 2010. In 2012, the City Council again unanimously approved the project. The City Council considered the careful planning and the many benefits that the project would bring to the community.

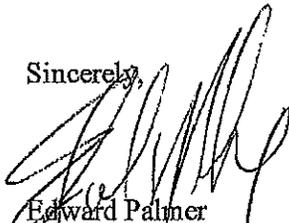
The Lytle Creek Ranch project would greatly improve the new northern corridor to the City and thereby, enhance our community identity and character. The project itself is a well-designed master-planned community that offers mixed uses as well a wide variety of housing types. It also provides for commercial and office space in order to meet the needs of Rialto, its residents and the surrounding areas. Included within the master-plan are a variety of amenities, parks, natural open space and recreational opportunities. The project allows for up to 8,407 dwelling units (of various sizing and types) and up to 849,420 square feet of needed commercial, business park, and office space. More than 50 percent of the Lytle Creek Ranch project boundaries will remain as open space.

Significantly, the Project will provide for an active adult residential community (55 and over), a form of residential living which is in short supply in the Rialto area. The Project's Neighborhood II has been designed to provide this important residential community type; currently there are no active adult communities within at least 20 miles of the Project area. Additionally, re-opening of the closed El Rancho Verde Golf course and Country Club is of special importance to the City and to its residents, particularly those residents that live in the northernmost portions of the City. El Rancho Verde has been closed for the last several years due to economic conditions and lack of use. The additional dwelling units located throughout the golf course and country club will allow the developer to substantially upgrade the golf course and ensure there are enough residents in the area to support and maintain its usage.

The project provides an optimal use of the land and a smart balance between and for residential uses and job needs in the City and immediately surrounding area on the one hand, and the preservation and conservation of sensitive Riversidean alluvial fan sage scrub habitat and species such as the San Bernardino kangaroo rat, on the other.

Thank you for the opportunity to comment on this application. I hope that you will give due consideration to the above comments and approve this permit application.

Sincerely,



Edward Palmer  
Mayor Pro Tempore



# City of Rialto

CALIFORNIA

April 17, 2013

**VIA U.S. MAIL**

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

RECEIVED  
APR 22 2013  
Regulatory Branch

**VIA E-MAIL**

crystal.huerta@usace.army.mil

Re: Comments on Public Notice/Application No.: SPL-2013-00183-CLH  
(Lytle Creek Ranch South Residential and Commercial Development  
Project)

Dear Colonel Toy and Ms. Heurta:

I have received a copy of and reviewed the Public Notice (Application No. SPL-2013-00183-CLH) regarding the Lytle Creek Ranch South Residential and Commercial Development ("Lytle Creek Ranch") project's application for a Section 404 permit under the federal Clean Water Act. I urge the Corps of Engineers to respect the decision of the City's elected officials, who have concluded that the Lytle Creek Ranch project will benefit the present and future citizens of Rialto, and issue the permit for this important project.

This project underwent many years of project planning and review. The City Council approved this project in 2010 (and again in 2012), recognizing its many benefits to the community. The Council concluded that this project is in the best interests of the citizens of Rialto and significantly contributes to the public good.

The Lytle Creek Ranch project would improve the City of Rialto and its surrounding area for the citizens of our community. Among other things, the project would provide a new northern gateway to the City to enhance our community identity and character, provide for a well-designed and integrated master-planned, mixed-use community offering a variety of housing types and sufficient commercial and office space to meet the needs of Rialto and the immediately surrounding area. It would simultaneously provide a variety of associated amenities, parks, natural open space and recreational opportunities for the community. The project would provide up to 8,407 residential homes and dwelling units and 849,420 square feet of needed commercial, business park, and office space within the context of four distinct, but

interrelated, neighborhood planning areas. More than 50 percent of the project site would remain in open space.

The proposed project will provide important, needed economic opportunities for Rialto residents and others in the immediate area and will generate significant new sources of revenue for the City. The Project will provide commercial and industrial development areas to enable the expansion of employment opportunities in the City of Rialto. The Project will also develop freeway-oriented commercial areas to serve regional needs and stimulate job growth and revenue growth in the City.

As a master-planned project, Lytle Creek Ranch concentrates development within distinct, but interrelated, neighborhoods to promote greater efficiency of land use and promote walking and bicycling as viable forms of transportation for area residents by providing a network of pleasant, safe, and convenient pedestrian trails and bike lanes. The project has been designed to create intimate, socially interactive, and secure neighborhoods that encourage street activity, promote walking, and allow convenient access to parks, schools, and local shopping.

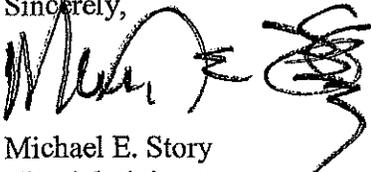
The project will provide the City and its residents with more than 325 acres of active and passive recreational open space, including an enhanced and redesigned 18-hole public golf course and clubhouse, community and neighborhood parks, joint-use parks, trails, bike lanes, parkways, and paseos, all of which will help to maintain and enhance the City's quality of life. The reopening of the newly redesigned golf course is important to the City as it will be a major benefit in that it provides a major recreation source for our residents. The project will provide a much needed Sports Park, containing soccer fields, baseball diamonds, playgrounds, concession facilities, restrooms and picnic areas.

In considering whether to approve this project, the City balanced the project site's environmental impacts against the community and regional benefits (economic, social, and environmental) which would be achieved through the development of this carefully developed master-planned community. The City Council determined that the proposed project is the preferred use of this land.

I believe that the Lytle Creek Ranch project, through its carefully-planned set of amenities, open space features, housing offerings and commercial/retail opportunities, has accomplished an appropriate balancing of human need with environmental sensitivity.

Thank you for the opportunity to comment on this application. I hope that you will give due consideration to the above comments and approve this permit application.

Sincerely,



Michael E. Story  
City Administrator

**Huerta, Crystal L. SPL**

---

**From:** Ginger Bradley [omars500@roadrunner.com]  
**Sent:** Wednesday, April 17, 2013 10:47 AM  
**To:** Huerta, Crystal L. SPL  
**Importance:** High

April 17, 2013

crystal.huerta@usace.army.mil

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

**Re:** Comments on 404 Public Notice (SPL-2013-00183-CLH - Lytle Creek Ranch Development Project)

Dear Colonel Toy and Ms. Heurta:

I received the Public Notice for the Lytle Creek Ranch application regarding a Section 404 permit. My desire is that the Corps of Engineers issues the permit for this project and new master planned-community.

This project includes an active senior's element which includes a variety of housing types, intermixed with active recreational activities that include parks, trails, golf course as well as natural open space for the community. These amenities are important and desired by many of the citizens in the area. As a citizen whose home is located on the golf course, it

is our desire that this permit get approved quickly in order for this community to be developed

Thank you for your time and consideration in considering this permit.

Sincerely,

Virginia Bradley  
5687 Sycamore Ave  
Rialto, CA 92377

# Primary Sponsor Letter of Support

(As uploaded)

**FCD Letter of Support.pdf**



## Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

Kevin Blakeslee, P.E.  
Director

August 9, 2017

Honorable Douglas W. Lamont  
Senior Official Performing the Duties of the  
Assistant Secretary of the Army (Civil Works)  
U.S. Army Corps of Engineers  
441 G Street NW  
Washington, DC 20314-1000

Colonel Kirk E. Gibbs  
Commander and District Engineer  
U.S. Army Corps of Engineers Los Angeles District  
915 Wilshire Boulevard, Suite 1101  
Los Angeles, CA 90017

Dear Acting Secretary Lamont and Colonel Gibbs:

I am writing to express the support of the San Bernardino County Flood Control District (District) for the Section 7001 application titled, "*Lytle and Cajon Creek Channel Improvements Project - Riverside Avenue Groins Project Modification Request.*" The proposed project modification would Federally de-authorize five World War II era earthen groins known as the "Riverside Avenue Groins" in San Bernardino County that were originally authorized by Congress and constructed consistent with plans on file with the U.S. Army Corps of Engineers. The removal of the five groins would occur only after, and in conjunction with, the construction of a modern replacement structure.

The District will not incur the expense of removing these five groins. A private sector developer will do it under plans approved by the City of Rialto and the District and subsequent to construction of a replacement revetment structure, which revetment will render the Riverside Avenue Groins no longer of use. The new revetment to be constructed as part of the Lytle Creek Ranch project will be built to be consistent with guidelines established by the District and would provide a higher level of erosion protection than the original groins to be replaced. One feature of the project will be the construction of a roughly 6-mile long revetment along the south bank of Lytle Creek that will be engineered and constructed to meet the current professional standards of the Federal Emergency Management Agency, the Corps, and the Flood Control District. Construction of the revetment will render the Riverside Avenue Groins both obsolete and superfluous. Currently the existing groins perform as "hydraulic retards" and their function is limited to providing protection through deflection of flows and reduction of velocity. The advantages of the new revetment are: (1) reduced level of risk associated with erosion failure or

### BOARD OF SUPERVISORS

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DENA M. SMITH  
Interim Chief Executive Officer

damage to the flood control facilities, (2) upgraded to current standards and improved level of hydrology, hydraulics, and scour analysis associated with the design of the flood control facility, (3) reclaimed floodplain areas which had been encumbered by flood hazard designation and provided the ability to develop this area.

For a number of years the District has been working cooperatively with the developers of a 2,500 acre master-planned, mixed-use residential and commercial development project in and near the City known as the Lytle Creek Ranch. The project will provide homes for over 8,000 families, as well as provide 850,000 square feet of commercial, office and industrial space. This project will provide important new economic opportunities for County residents and will generate significant new sources of revenue for the City. It is estimated that roughly 3,400 additional permanent jobs will be created by the project. It will also permanently conserve some 834 acres of conservation habitat open space, most of which will be permanently managed and monitored for the benefit of sensitive habitats and species.

Thank you in advance for your consideration of this request. I look forward to answering any questions that you or your staff may have.

Sincerely,



**KEVIN BLAKESLEE, P.E.**  
Chief Flood Control Engineer

KBB/dja

# Additional Proposal Information

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

**corps public letters 2.pdf**

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**Huerta, Crystal L. SPL**

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**From:** Alfred Carter [js43306@icloud.com]  
**Sent:** Wednesday, April 17, 2013 3:42 PM  
**To:** Huerta, Crystal L. SPL  
**Subject:** Plans to build a Master Community

**Importance:** High

>> My name is Alfred Carter. I am a home owner residing at 5847 Sycamore Avenue, Rialto, CA. My home is located on what was once the 16th hole of the El Rancho Verde Golf Course. Please consider this letter as my complete support of allowing Lytle Development to move forward with their plan to build a Master Community and restore our golf course.

Alfred

51

**Huerta, Crystal L. SPL**

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**From:** Ivy [poisonward@yahoo.com]  
**Sent:** Wednesday, April 17, 2013 9:45 AM  
**To:** Huerta, Crystal L. SPL  
**Subject:** ERV Resident

**Importance:** High

My name is Ivy Carter. I am a home owner residing at 5847 Sycamore Avenue, Rialto, CA. My home is located on what was once the 16th hole of the El Rancho Verde Golf Course. Please consider this letter as my complete support of allowing Lytle Development to move forward with their plan to build a Master Community and restore our golf course.

Ivy C Carter  
909-231-8407  
Sent from my iPad

54

May 21, 2013

crystal.huerta@usace.army.mil

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

Re: Comments on 404 Public Notice (SPL-2013-00183-CLH - Lytle Creek Ranch  
Development Project)

Dear Colonel Toy and Ms. Heurta:

I have reviewed the Public Notice for the Lytle Creek Ranch application regarding a Section 404 permit. My desire is that the Corps of Engineers issues the permit for this project and new master planned community.

This project includes an active senior's element which includes a variety of housing types, intermixed with active recreational activities that include parks, trails, golf course as well as natural open space for the community. These amenities are important and desired by many of the citizens in the area. As a citizen whose home is located near the golf course, it is our desire that this permit get approved quickly in order for this community to be developed.

Thank you for your time and consideration in considering this permit.

Sincerely,



Walter Allison  
Rialto, CA 92377

50

**Huerta, Crystal L. SPL**

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**From:** Ellen Boroch [eboroch@gmail.com]  
**Sent:** Wednesday, April 17, 2013 2:01 PM  
**To:** Huerta, Crystal L. SPL

**Importance:** High

U.S. Army Corps of Engineers, Los Angeles District

Regulatory Division, Ventura Field Office

ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)

2151 Alessandro Drive, Suite 110

Ventura, California 93001

Re: Comments on 404 Public Notice (SPL-2013-00183-CLH - Lytle Creek Ranch Development Project)

Dear Colonel Toy and Ms. Heurta:

We received the following letter from Joe Ayala and feel the same way he does.

"I received the Public Notice for the Lytle Creek Ranch application regarding a Section 404 permit. My desire is that the Corps of Engineers issues the permit for this project and new master planned-community.

This project includes an active senior's element which includes a variety of housing types, intermixed with active recreational activities that include parks, trails, golf course as well as natural open space for the community. These amenities are important and desired by many of the citizens in the area. As a citizen whose home is located on the golf course, it is our desire that this permit get approved quickly in order for this community to be developed

Thank you for your time and consideration in considering this permit."

Sincerely,

Ronald and Lilellen Boroch  
5987 Sycamore Ave  
Rialto CA 92377

--  
Ellen Boroch  
[www.ellenboroch.com](http://www.ellenboroch.com)

53

April 22, 2013

crystal.huerta@usace.army.mil

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

Re: Comments on 404 Public Notice (SPL-2013-00183-CLH - Lytle Creek Ranch Development Project)

Dear Ms. Huerta:

I received the Public Notice for the Lytle Creek Ranch application regarding a Section 404 permit. I most definitely would appreciate if the Corps of Engineers issues the permit for this project and a new master planned-community.

If this project will allow the golf course in our community to flourish as well as adding value to the neighboring community with the addition of schools, new homes as part of a master planned-community, I approve. As a citizen whose home is located in the general community once called El Rancho Verde Country Club, I would most definitely appreciate that this permit get approved quickly in order for this community to be developed.

Thank you for your time and consideration in considering this permit.

Sincerely,

Lawrence Piërro  
19521 Lupin Ave  
Rialto, CA 92377

49

**Huerta, Crystal L. SPL**

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**From:** Lorena Maita [loli126@yahoo.com]  
**Sent:** Friday, April 19, 2013 11:33 AM  
**To:** Huerta, Crystal L. SPL  
**Subject:** Rancho verde golf  
**Importance:** High

I Lorena Molina are in favor for the permits that pertain to rancho verde gold course for the army corps engineers  
Sent from my iPhone .

April 24, 2013

48

crystal.huerta@usace.army.mil

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

Re: Comments on 404 Public Notice (SPL-2013-00183-CLH - Lytle Creek Ranch  
Development Project)

Dear Colonel Toy and Ms. Heurta:

The City has spent many years and much effort in working with Lytle Development to create the unique characteristics and opportunities that the project offers. The project will provide many amenities to the City and its residents including over 325 acres of active and passive recreational open space. These recreational opportunities include an enhanced and redesigned 18-hole public golf course and clubhouse, community and neighborhood parks, joint-use parks, trails, bike lanes, parkways, and friendly paseos. The reopening of the newly redesigned golf course is important to the City as it will be a major benefit in that it provides a major recreation source for our residents. The project will also provide a much needed Sports Park, containing soccer fields, baseball diamonds, playgrounds, concession facilities, restrooms and picnic areas.

In addition to creating much needed jobs, the proposed project will also provide important, needed economic opportunities for our citizens and others in the immediate area. Through the commercial components of the project, significant new sources of revenue will be generated for the City.

Thank you for your time and consideration in considering this permit.

Sincerely,

*Rana M. (Pulic) Estwood Mease*

47

April 15, 2013

crystal.huerta@usace.army.mil

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

Re: Comments on 404 Public Notice (SPL-2013-00183-CLH - Lytle Creek Ranch  
Development Project)

Dear Colonel Toy and Ms. Heurta:

I received the Public Notice for the Lytle Creek Ranch application regarding a Section 404 permit. My desire is that the Corps of Engineers issues the permit for this project and new master planned-community.

This project includes an active senior's element which includes a variety of housing types, intermixed with active recreational activities that include parks, trails, golf course as well as natural open space for the community. These amenities are important and desired by many of the citizens in the area. As a citizen whose home is located on the golf course, it is our desire that this permit get approved quickly in order for this community to be developed

Thank you for your time and consideration in considering this permit.

Sincerely,

Joe Ayala  
5879 Sycamore Ave  
Rialto, CA 92377

April 24, 2013

crystal.huerta@usace.army.mil

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

Re: Comments on 404 Public Notice (SPL-2013-00183-CLH - Lytle Creek Ranch  
Development Project)

Dear Colonel Toy and Ms. Heurta:

The City has spent many years and much effort in working with Lytle Development to create the unique characteristics and opportunities that the project offers. The project will provide many amenities to the City and its residents including over 325 acres of active and passive recreational open space. These recreational opportunities include an enhanced and redesigned 18-hole public golf course and clubhouse, community and neighborhood parks, joint-use parks, trails, bike lanes, parkways, and friendly paseos. The reopening of the newly redesigned golf course is important to the City as it will be a major benefit in that it provides a major recreation source for our residents. The project will also provide a much needed Sports Park, containing soccer fields, baseball diamonds, playgrounds, concession facilities, restrooms and picnic areas.

In addition to creating much needed jobs, the proposed project will also provide important, needed economic opportunities for our citizens and others in the immediate area. Through the commercial components of the project, significant new sources of revenue will be generated for the City.

Thank you for your time and consideration in considering this permit.

Sincerely,

A handwritten signature in cursive script that reads "Dawn Ford". The signature is written in black ink and is positioned below the word "Sincerely,".

37

April 22, 2013

VIA U.S. MAIL

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

VIA E-MAIL

crystal.huerta@usace.army.mil

Re: Comments on Public Notice (Application No.: SPL-2013-00183-CLH)  
Lytle Creek Ranch Project

Dear Colonel Toy and Ms. Heurta:

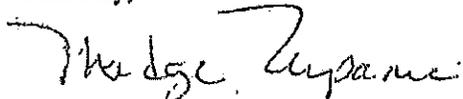
I have reviewed the Public Notice (Application No. SPL-2013-00183-CLH) regarding the Lytle Creek Ranch Project. I ask that the Corps respect the decision of the City of Rialto, who has studied and analyzed the Lytle Creek Ranch project, and issue the permit for this development.

The proposed project will create job opportunities and much needed revenue growth for the area. The Project will provide commercial development areas that will create employment opportunities to our residents as well as to others located in the nearby communities. The Project will develop commercial areas adjacent to the freeway that will serve the regional needs and provide commercial opportunities in the northern portion of Rialto.

The Project will include transportation road improvements and contribute fees to improvements that will reduce congestion on local streets and the regional transportation network, such as Interstate I-15. For example, the Project will increase the width of Riverside Avenue and Sierra Avenue and provided a significant and needed upgrade to the Riverside Avenue/Sierra Avenue intersection.

Thank you for allowing the citizens of Rialto to comment on this application and I am hopeful that you will consider the public benefits of the project and issue the requested permit.

Sincerely,



Midge Zupanic  
Acting Executive Director  
City of Rialto Chamber of Commerce



285 West Rialto Avenue  
Rialto, CA 92376  
Office: (909) 875-2210  
Fax: (909) 879-7876

40

*GERALD W. BEARD  
REALTY, INC.*

RECEIVED  
MAR 23 2013  
Regulatory Branch

April 22, 2013

crystal.huerta@usace.army.mil

U.S. Army Corps of Engineers, Los Angeles District  
Regulatory Division, Ventura Field Office  
ATTN: (SPL-2010-00984-CLH and SPL-2013-00183-CLH)  
2151 Alessandro Drive, Suite 110  
Ventura, California 93001

Re: Comments on 404 Public Notice (SPL-2013-00183-CLH - Lytle Creek Ranch Development Project)

Dear Colonel Toy and Ms. Heurta:

I received the Public Notice for the Lytle Creek Ranch application regarding a Section 404 permit. My desire is that the Corps of Engineers issues the permit for this project and new master planned-community.

The City of Rialto has worked on this project with the developer for many years. Together, they created a master plan community that meets the needs of the City of Rialto and its residents. The City Council acknowledged the benefits of the Lytle Creek Ranch to the City and unanimously approved the project in 2012.

This project has many elements included within it. One significant element includes an active adult community element which includes a variety of housing types, intermixed with active recreational activities that include parks, trails, golf course as well as natural open space for the community. These amenities are important and desired by many of the citizens in the area. It is my desire that this permit get approved and this master-planned community to be developed.

Thank you for your time and consideration in considering this permit.

Sincerely,

Scott C. Beard  
President

# Additional Proposal Information

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

**Inland Action Letter.pdf**

# InlandAction

A non-profit, non-partisan corporation of public spirited leaders who have joined together to be catalysts for the economic well-being of the Inland Empire region of California since 1962.

July 11, 2017

Honorable Douglas W. Lamont  
Senior Official Performing the Duties of the  
Assistant Secretary of the Army (Civil Works)  
U.S. Army Corps of Engineers  
441 G Street NW  
Washington, DC 20314-1000

Col. Kirk E. Gibbs  
Commander and District Engineer  
U.S. Army Corps of Engineers Los Angeles District  
915 Wilshire Blvd., Suite 1101  
Los Angeles, CA 90017

Dear Acting Secretary Lamont and Colonel Gibbs:

I am writing to express the support of Inland Action ([www.inlandaction.com](http://www.inlandaction.com)), a nonpartisan corporation of public spirited leaders who have joined together to be catalysts for the economic wellbeing of the Inland Empire since 1962, for the Section 7001 application titled, "*Lytle and Cajon Creek Channel Improvements Project - Riverside Avenue Groins Project Modification Request*." The proposed project modification would Federally deauthorize five World War II era earthen groins known as the "Riverside Avenue Groins" in San Bernardino County ("County") that were originally authorized by Congress and constructed consistent with plans on file with the U.S. Army Corps of Engineers ("Corps"). The removal of the five groins would occur only after, and in conjunction with, the construction of a modern replacement structure. The County will not incur the expense of removing these five groins. A private sector developer will do it under plans approved by the City of Rialto ("City") and subsequent to construction of a replacement revetment structure, which revetment will render the Riverside Avenue Groins no longer of use. The new revetment to be constructed as part of the Lytle Creek Ranch project will be built to be consistent with guidelines established by the San Bernardino County Flood Control District and would provide a higher level of flood protection than the original groins to be replaced.

For a number of years the County has been working cooperatively with the developers of a 2,500 acre master-planned, mixed-use residential and commercial development project in and near the City known as the Lytle Creek Ranch. The project will provide homes for over 8,000 families, as well as provide 850,000 square feet of commercial, office and industrial space. This project will provide important new economic opportunities for County residents and will generate significant new sources of revenue for the City. It is estimated that roughly 3,400 additional permanent jobs will be created by the project. It will also permanently conserve some 834 acres of conservation habitat open space, most of which will be permanently managed and monitored for the benefit of sensitive habitats and species.

One feature of the project will be the construction of a roughly 6-mile long revetment along the south bank of Lytle Creek that will be engineered and constructed to meet the current professional

standards of the Federal Emergency Management Agency, the Corps, and the County Flood Control District. Construction of the revetment will render the Riverside Avenue Groins both obsolete and superfluous.

Recently, the Corps has indicated that the only avenue available to allow removal of the groins in conjunction with the construction of the project and its revetment may be through a Section 7001 project modification and a Congressional deauthorization of these five Riverside Avenue Groins through legislation. The Los Angeles District of the Corps has indicated that it has no objection to a Congressional deauthorization of the five groins to enable their removal in connection with the construction and completion of the project's revetment, which will provide upgraded erosion and flood protection to this area of the County and City.

Thank you in advance for your consideration of this request.

Sincerely,



**Carole Beswick, CEO  
Inland Action**