



PUBLIC NOTICE

**U.S. ARMY CORPS OF ENGINEERS
LOS ANGELES DISTRICT**

BUILDING STRONG®

APPLICATION FOR PERMIT

Lytle Creek Ranch South Residential and Commercial Development

Public Notice/Application No.: SPL-2013-00183-CLH

Project: Lytle Creek Ranch South Residential and Commercial Development

Comment Period: March 25, 2013 through April 25, 2013

Project Manager: Crystal L.M. Huerta; 805-585-2143; crystal.huerta@usace.army.mil

Applicant

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Lytle Development Company
285 West Rialto Avenue
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Contact

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Location

The proposed Lytle Creek Ranch South Commercial and Residential Development Project (Project) is located at 34.178569° North Latitude and -117.420261° West Longitude within Sections 4, 5, 6, 7, 8, 17, 21, 22, 26, 27, and unsectioned areas of Township 1 North, Range 5 West in the City of Rialto (City) and unincorporated portions of the County of San Bernardino (County), California [Exhibit 1]. The Project Site comprises 2,397.70 acres. An additional 28.82 acres of potential offsite improvements are associated with the Project Site. Ten blue-line drainages are also present in the project area [Exhibit 2].

The Project includes both the 2,397.70-acre Project Site and the following additional "off-site" acreage totaling 28.82 acres:

- (a) An approximate 1.03-acre road easement located under the I-15 Freeway between Neighborhoods III and IV;
- (b) An approximate 2.60-acre existing utility road situated near the southeastern end of Neighborhood II;
- (c) An approximate 3.46-acre area associated with the construction of a proposed levee between the CEMEX Mining Company access road and the western boundary of Neighborhood II;
- (d) An approximate 9.60-acre area associated with proposed improvements to an off-site revetment north and east of Neighborhood II;
- (e) An approximate 9.37-acre repair to the existing CEMEX mining company (CEMEX) levee between Neighborhoods II and III, should this repair not be completed by CEMEX prior to the

construction of the project;

(f) An additional 0.70-acre area associated with the existing Lytle Creek Road right-of-way, which would be impacted as a result of the removal and replacement of storm drain facilities south of Neighborhood IV;

(g) An approximate 2.06-acre area associated with the construction of the proposed revetment between Glen Helen Parkway and the I-15 Freeway within Neighborhood IV.

The 2,397.70-acre Project Site includes the existing 216.80-acre San Bernardino Kangaroo Rat (SBKR) Conservation Area previously set aside by the Applicant as SBKR habitat for the Lytle Creek North Planned Development (LCNPD) as part of U.S. Army Corps of Engineers (Corps) Section 404 Permit Number SPL-2001-00124-AJS.

The Project Area is generally bounded by Glen Helen Parkway, the Glen Helen Regional Park, and unincorporated areas within the County of San Bernardino to the north, Sierra and Riverside Avenues, and the City of Rialto (City), to the south, Cajon Creek to the east, and the San Bernardino National Forest to the west.

Activity

Project Description

The Project Area consists of an approximate 2,397.70-acre area, plus an additional set of adjacent, but off site, improvement areas totaling 28.82 acres, located within the City and unincorporated portions of the County within the City's "Sphere of Influence." Portions of the Project Site located within the County's jurisdiction have been included in the County-approved Glen Helen Specific Plan and the County-approved LCNPD. A Section 404 Permit (Permit Number SPL-2001-00124-AJS) was issued for impacts associated with the development of the LCNPD.

The proposed project would provide a new northern gateway to the City of Rialto (City) that is consistent with the City's General Plan requirements for this area. The Project Site is bisected partially by both the Interstate 15 (I-15) Freeway and Lytle Creek Wash, an intermittent stream. The proposed project includes the development of up to 8,407 dwelling units and 849,420 square feet of general and specialty commercial, office, business park, light industrial and manufacturing, warehouse and distribution center, and other similar uses. The Applicant has identified a more environmentally-sensitive version of that project, which would reduce temporary impacts to Corps jurisdiction from 35.75 acres to 15.76 acres and permanent impacts to Corps jurisdiction from 58.44 acres to 45.50 acres, which represents a 22 percent reduction in permanent impacts to Corps jurisdictional waters.

As proposed in the Section 404 Permit application, the Project would include approximately 8,407 dwelling units and 849,420 square feet of general and specialty commercial, office, business park, light industrial and manufacturing, warehouse and distribution center, and other similar uses, and would result in the permanent avoidance and protection (and, in some areas restoration, establishment, or enhancement) of a minimum of 820 acres on and off site to be dedicated as mitigation land to offset Project-related impacts). The proposed project includes the construction of a protective revetment, which would provide reduced flood risk for residential and commercial landowners and correct deficiencies in the area's infrastructure, such as local drainage issues. The Project would also provide for the development of public, semi-public, and private recreational facilities, two schools, and other institutional uses, as well as associated public utilities and other infrastructural improvements. Dwelling units would consist of a variety of sizes of single family homes on various lot sizes, attached homes and apartment-style residential products, some of these would occur within an active-adult community for residents aged 55 years and older. The Project includes a

variety of neighborhood and community parks, several recreation centers and a 36-acre Sports Park facility for the City. The Project would be constructed over a 15 to 20 year period with build-out expected by 2030.

The overall master-planned community would consist of four separate and distinct neighborhoods, each of which would be comprised of numerous planning areas. The attached exhibits depict the locations of Neighborhood I, Neighborhood II, which includes the off-site proposed levee improvement that attaches to the current CEMEX levee, Neighborhood III, and Neighborhood IV [Exhibits 3A-3D]. Exhibit 3E also depicts the proposed land uses within each "Neighborhood."

Neighborhood I is the northernmost of the four neighborhoods and is located on both the east and west sides of the I-15 Freeway generally adjacent to Glen Helen Parkway. Neighborhood I contains 377.20 acres of land [Exhibits 3A], of which 174 acres is proposed as conservation open space and of which 107.80 acres was previously addressed as part of the LCNPD project and is not included in the Lytle Creek Ranch jurisdictional delineation report or this Project's Section 404 Permit application. The LCNPD Project received a separate permit authorization from the Corps under Section 404 Permit Number SPL-2001-00124-AJS in January 2004; impacts to Corps jurisdiction covered by that permit have been completed and mitigation has been implemented. The Lytle Creek Ranch Project does not propose any impacts to Corps jurisdiction within this area.

Neighborhood II includes an off-site 3.46-acre levee improvement and revetment construction area and an existing 2.60-acre offsite utility roadway that originates from Highland Avenue that would provide an interim secondary point of access to Neighborhood II during construction and an approximate 9.60-acre area associated with proposed improvements to an off-site revetment north and east of Neighborhood II. Neighborhood II also includes proposed repairs to the existing off site CEMEX flood control levee, should these improvements not be completed by CEMEX prior to the commencement of Project construction. The CEMEX levee connects the proposed revetment in Neighborhoods II and III. Neighborhood II includes all of the 221-acre City-approved El Rancho Verde Specific Plan area and is the easternmost of the four neighborhoods. Neighborhood II is generally bounded by Lytle Creek to the north and east, Riverside Avenue to the south, and the CEMEX mining facility to the west. Neighborhood II contains 792.2 acres of land, which includes 175 acres of proposed conservation open space. The off-site levee improvement area is bounded by Lytle Creek to the north, CEMEX to the south, Neighborhood II to the east, and Neighborhood III to the west and contains 9.60 acres of land [Exhibit 4B]. The 9.37-acre CEMEX Levee Repair Area is bounded by the Project area to the south, the CEMEX Mining Facility to the east, and Lytle Creek to the north and west.

Neighborhood III is located along the southern boundary of the Project Area and is bounded by Lytle Creek to the north, Riverside and Sierra Avenues to the south, CEMEX to the east, and the I-15 Freeway to the west. Neighborhood III contains 968.80 acres of land, which includes 376 acres of conservation open space. Of this total, 212.80 acres of the open space area is associated with the existing LCNPD SBKR Conservation Area. Additionally, Neighborhood III contains a proposed 1.03-acre off-site roadway easement on top of the proposed revetment that begins in Neighborhood III, passes through an offsite area under the I-15 Freeway, and continues into Neighborhood IV [Exhibit 4C].

Neighborhood IV is located along the southwestern and western boundaries of the Project Site and is bounded by Lytle Creek to the north, Lytle Creek Road and Sierra/Riverside Avenue to the south, the I-15 Freeway to the east, and Lytle Creek and Lytle Creek Road to the west. Neighborhood IV contains 259.50 acres of land, which includes 160 acres of conservation open space [Exhibits 4D]. Of this total, 4 acres of the conservation open space area is associated with the existing SBKR

Conservation Area. There are an additional 12 acres of Lytle Creek Wash and adjacent uplands within Neighborhood IV that are in open space and are owned by Southern California Edison as utility transmission corridor and are not proposed as development or conservation open space as part of this project. Neighborhood IV also includes the construction of an offsite 2.06 acre segment of the proposed revetment between Glen Helen Parkway and the Interstate 15 freeway (I-15 Freeway) and an offsite 0.70-acre area associated with the existing Lytle Creek road right-of-way, which will be impacted as a result of the removal and replacement of storm drain facilities south of Neighborhood IV to address current deficiencies with a local drainage. The Lytle Creek Road right-of-way south of Neighborhood IV supports no biological resources or Corps jurisdictional waters.

Project Impacts

Temporary impacts to Corps jurisdiction within the Project Area would total 15.76 acres, none of which consist of jurisdictional wetlands. Of this total, 8.18 acres are within the project Site and 7.58 acres are within the offsite portion of the Project Area. No wetlands would be temporarily impacted.

Permanent impacts to Corps jurisdiction within the project area total 45.50 acres, none of which consist of jurisdictional wetlands. Of this total, 41.89 acres are within the project site and 3.61 acre is off site. No wetlands would be permanently impacted by the Project.

Temporary impacts to Corps streambed within the project area total 8,281 linear feet. Of this total, 4,460 linear feet are within the Project Site and the remaining 3,821 linear feet are off site.

Permanent impacts to Corps streambed within the Project Area total 37,343 linear feet. Of this total, 35,265 linear feet are within the Project Site and the remaining 2,078 linear feet are off site.

Exhibit 3E includes a graphic depicting the proposed Project and its planning areas. Exhibits 4A through 4D depict temporary and permanent impacts to Corps jurisdiction within the Project Area (which includes the Project Site and the offsite improvements).

Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and shown on the attached drawing(s). We invite you to review today's public notice and provide views on the proposed work. By providing substantive, site-specific comments to the Corps Regulatory Division, you provide information that support the Corps' decision-making process, all comments received during the comment period become part of the record and will be considered in the decision. This permit will be issued, issued with special conditions, or denied under Section 404 of the Clean Water Act of 1972 (33 U.S. C. 1344).

Comments should be mailed to:

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

Alternatively, comments can be sent electronically to: crystal.huerta@usace.army.mil

The mission of the U.S. Army Corps of Engineers Regulatory Program is to protect the Nation's aquatic resources, while allowing reasonable development through fair, flexible and balanced permit decisions. The Corps evaluates permit applications for essentially all construction activities that occur in the Nation's waters, including wetlands. The Regulatory Program in the Los Angeles District is executed to protect aquatic resources by developing and implementing short- and long-term initiatives to improve regulatory products, processes, program transparency, and customer feedback considering current staffing levels and historical funding trends.

Corps permits are necessary for any work, including construction and dredging, in the Nation's navigable water and their tributary waters. The Corps balances the reasonably foreseeable benefits and detriments of proposed projects, and makes permit decisions that recognize the essential values of the Nation's aquatic ecosystems to the general public, as well as the property rights of private citizens who want to use their land. The Corps strives to make its permit decisions in a timely manner that minimizes impacts to the regulated public.

During the permit process, the Corps considers the views of other Federal, state and local agencies, interest groups, and the general public. The results of this careful public interest review are fair and equitable decisions that allow reasonable use of private property, infrastructure development, and growth of the economy, while offsetting the authorized impacts to the waters of the United States. The permit review process serves to first avoid and then minimize adverse effects of projects on aquatic resources to the maximum practicable extent. Any remaining unavoidable adverse impacts to the aquatic environment are offset by compensatory mitigation requirements, which may include restoration, enhancement, establishment, and/or preservation of aquatic ecosystem system functions and services.

Evaluation Factors

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof. Factors that will be considered include conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people. In addition, if the proposal would discharge dredged or fill material, the evaluation of the activity will include application of the EPA Guidelines (40 CFR Part 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Preliminary Review of Selected Factors

EIS Determination- A determination has not been made regarding the need for an environmental impact statement (EIS). Under 40 CFR Part 1501.4, an environmental assessment will be prepared to determine whether an EIS is warranted.

Water Quality- The applicant is required to obtain water quality certification, under Section 401 of the Clean Water Act, from the California Regional Water Quality Control Board. Section 401 requires that any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps of Engineers prior to permit issuance. For any proposed activity on Tribal land that is subject to Section 404 jurisdiction, the applicant will be required to obtain water quality certification from the U.S. Environmental Protection Agency. The applicant will submit an application to the Santa Ana Regional Water Quality Control Board in 2013.

Coastal Zone Management- The proposed project is located outside of the coastal zone and would not affect coastal zone resources.

Essential Fish Habitat- Preliminary determinations indicate the proposed activity would not adversely affect essential Fish Habitat. Therefore, formal consultation under Section 305(b)(2) of the Magnuson-Stevens Fishery Conservation and Management Act (MSA) is not required at this time.

Cultural Resources- PCR Services Corporation (PCR) identified a total of 13 cultural/historic resources within the boundaries of the Project Area. These resources consist of four newly recorded sites (LC-1H, -9H, -10H, and -11H) and nine previously recorded sites (CA-SBR-6698H, -6699H, -6700H, -6705H, -6706H, -6708H, -6709H, -6872H, and -7201H). Additionally, four previously recorded archaeological sites could not be relocated (CA-SB-1416, -6109H, -6589H, and -6703H). Five cultural resources listed by the California Historic Resources Information System, San Bernardino Archaeological Information Center as pending could not be identified (PSBR-2H, PSBR-33H, PSBR-34H, P1071-23H, and P1072-40H). Finally, a segment of the Old Spanish Trail also passes through a preserved portion of the Project Area.

The latest version of the National Register of Historic Places has been consulted and this site is not listed. The Native American Heritage Commission Sacred Lands File indicates that no Native American cultural resources have been previously recorded on the site. Although no buildings within the Project Area are listed within the National Register of Historic Places (Register), three potential resources, the Fontana Union Water Company Spreading Grounds (CA-SBR-6698H and CA-SBR-6705-H) and the Fontana Powerhouse/Power Plant (CA-SBR-6699H), appear to be eligible for the Register. The remaining resources identified on site (Sites LC-1H, LC-9H, LC-10H, LC-11H, CA-SBR-6700H, CA-SBR-6706H, CA-SBR-6708H, CA-SBR-6709H, CA-SBR-6872H, and CA-SBR 7201H) do not appear to be eligible for inclusion within the Register.

As noted above, three resources appear to be eligible for listing within the Register. Two of these resources, CA-SBR-6699H and CA-SBR-6705H, would not be disturbed. One resource, CA-SBR-6698H, would be disturbed. The Fontana Union Water Company Spreading Ground Site CA-SBR-6698H is located within an upland portion of Neighborhoods III and IV and consists of a series of remnant ditches and stacked rock walls. Site CA-SBR-6705H is located within an upland portion of the conservation open space within Neighborhood III in the vicinity of the SBKR Mitigation Area and consists of a weir. The Fontana Powerhouse/Power Plant (CA-SBR-6699H) is located offsite adjacent to Neighborhood II and consists of an existing power plant utilized by Southern California Edison. This

site was evaluated for potential indirect impacts associated with the proposed Project; however, it was determined that no direct or indirect impacts to this site would occur. Additionally, a segment of the "Old Spanish Trail" passes through the Project Site; however, this segment is located within a proposed preserve area within Lytle Creek Wash; therefore, no disturbance to this feature would occur associated with the Project. As mitigation for potential impacts to historic resources, the applicant has proposed to retain a qualified cultural resources consultant to prepare a National Register nomination form for the Fontana Union Water Company Spreading Ground, incorporating CA-SBR-6698H and CA-SBR-6705H.

The Applicant would also develop and incorporate into the project planning a preservation plan for a representative portion(s) of the southern intact sections of CA-SBR-6698H. The preservation plan would be developed by a qualified archaeologist or architectural historian meeting the United States Secretary of the Interior's Professional Qualification Standards for Archaeology or Architectural History. The preservation plan would include a detailed map of the intact portions of CA-SBR- 6698H; place those portions in perpetual open space, and present interpretive information about the site and its history accessible to the public. Interpretive information would include appropriate informative signage and public access. The preservation plan would be submitted to the City and the California Office of Historic Preservation for approval.

In the event that in-situ preservation of the Fontana Union Water Company Spreading Ground was considered infeasible, as an alternative to the mitigation described in the previous paragraph, intact portions of the Fontana Union Water Company Spreading Ground (as identified during preparation of the National Register nomination form) that would be directly or indirectly impacted by the project's development would be documented by means of a Historic American Landscape Survey (HALS) recordation, Level II. This documentation would be prepared by a qualified architectural historian or historic landscape architect and a photographer experienced in Historic American Building Survey/Historic American Landscape Survey (HABS/HALS) photography.

To address potential adverse impacts to at least one eligible site, the Corps will initiate consultation with the State Historic Preservation Officer. Prior to making a final permit decision, the Corps would ensure that the proposed project would be in full compliance with Section 106 of the Historic Preservation Act.

Endangered Species- The Corps has preliminarily determined that the proposed Project may affect the federal endangered least Bell's vireo (*Vireo bellii pusillus*) (vireo), the federal endangered southwestern willow flycatcher (*Empidonax traillii extimus*) (flycatcher), the federally endangered slender-horned spineflower (*Dodecahema leptoceras*) (spineflower), and the federal endangered San Bernardino kangaroo rat (*Dipodomys merriami parvus*) (SBKR), as well as designated critical habitat for the SBKR.

The Corps has also determined that the proposed Project would have no effect on the federal threatened coastal California gnatcatcher (*Polioptila californica californica*), the federal endangered arroyo toad (*Bufo californicus*), the federal threatened Santa Ana sucker (*Catostomus santaanae*), and the federally endangered Santa Ana River woollystar (*Eriastrum densifolium sanctorum*). The above determinations are based upon information contained within the Project's Biological Resources Assessment (BRA), the City's FEIR, various focused surveys conducted by the applicant in support of the Project, as well as other relevant information on threatened and/or endangered species available within the Project vicinity. The Corps would initiate formal consultation with the U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the Federal Endangered Species Act to address the potential direct and/or indirect effects of the proposed project on the vireo, flycatcher, spineflower, SBKR, and critical habitat for the SBKR.

Least Bell's Vireo (*Vireo bellii pusillus*)

According to the BRA, the least Bell's vireo (LBV) was observed in the Sycamore Flat East riparian corridor (Neighborhood I) as well as in a small mule fat-dominated riparian corridor in the southwest portion of Neighborhood II near a pump station located off the site near Riverside Avenue.

Focused surveys for the LBV were conducted within the Project Site in 2006, 2007, 2008, and 2012. The LBV was observed on several portions of the Project Site in 2006, 2007, and 2012, but no LBV were detected in 2008. In 2006, a pair of LBVs was observed in riparian habitat within the eastern portion of Neighborhood I, and at least one LBV was observed numerous times in a narrow riparian corridor along the western portion of Neighborhood II. The individuals detected in the western portion of Neighborhood II are believed to have been transient birds as they were not observed during surveys after May 30 and were found in marginally suitable breeding habitat. Two pairs of LBV are believed to have established breeding territories in the eastern portion of Neighborhood I in 2006; however, it is uncertain whether either pair was successful in breeding. The transient bird within Neighborhood II could not be confirmed as having attempted to breed. In 2007, one pair of LBV was observed just off the Project Site (to the north of the eastern portion of Neighborhood I), within the Sycamore Flat East riparian corridor extending off of the Project Site. In 2012, an observation of an individual LBV was made on two occasions in the western portion of Neighborhood II.

The LBV habitat that would be removed by the proposed project (approximately 2.9 acres) would only be located in Neighborhood II. Vireo habitat in Neighborhood II is small in size, narrow, poorly developed and is isolated from other riparian communities. Indirect impacts to the LBV would be expected to occur within the riparian corridor area of Neighborhood I where proposed development is within several hundred feet of potentially suitable habitat for the species. Indirect impacts resulting from edge effects primarily include potential noise impacts from adjacent construction and potential predation by pets introduced as a result of adjacent human habitation. The project proposed to restore and/or enhance habitat at a 2:1 ratio to the amount of habitat removed by the project (which would result in restoration and/or enhancement of 5.8 acres of habitat) within open space proposed to be preserved by the project within Neighborhood I.

In total, direct impacts to the vireo include the loss of about 2.9 acres of habitat (including 1.2 acres of mule fat scrub and 1.7 acres of southern cottonwood willow riparian) within Neighborhood II as the result of residential development. In addition, indirect impacts to the LBV may occur within the Sycamore Flat East riparian corridor area (Neighborhood I) where proposed development is within the vicinity of potentially suitable habitat for this species.

The applicant is proposing to mitigate the loss of 2.9 acres of LBV habitat on site through the enhancement and/or restoration of 5.8 acres of vireo habitat on site within the Sycamore Flat East Riparian Corridor and its adjacent floodplain. Since vireos have been identified adjacent to the proposed mitigation area, this mitigation offering would create additional nesting and foraging areas for the vireo and enhance the quantity and quality of existing vireo habitat on site.

Additional mitigation for direct and indirect impacts to LBV would be provided through implementation of the following measures during all construction activities within 300 feet of potential LBV habitat: (1) to the extent feasible, grading and other construction activities within 300 feet of potential LBV habitat would take place outside the breeding season (March 15 to September 15); if grading or construction activities occur during the breeding season, the mitigation measures in items (8)-(11) below would be

implemented; (2) to the extent practicable, all potential LBV habitat to be removed by the Project would be cleared outside the breeding season (March 15 to September 15); if grading or construction activities occur during breeding season, the mitigation measures in items (8)-(11) below would be implemented; (3) construction limits in and around LBV potential habitat would be delineated with flags and fencing prior to the initiation of any grading or construction activities; (4) prior to grading and construction a training program would be developed and implemented to inform all workers on the Project about listed species, sensitive habitats, and the importance of complying with avoidance and minimization measures; (5) all construction work would occur during the daylight hours; (6) noise from construction activities would be limited to the extent possible through the maximum use of technology available to reduce construction equipment noise; (7) two brown-headed cowbird traps would be installed and maintained within the general vicinity (within 500 feet) of the habitat for five years.

Additional measures would be taken for all construction activities within 300 feet of potential LBV habitat during the breeding season (March 15 to September 15) and are set forth in items (8)-(11) below; (8) pre-construction surveys shall be conducted within one week prior to initiation of construction activities and all results forwarded to the Corps, USFWS, and California Department of Fish and Wildlife (CDFW); focused surveys would be conducted for LBV during construction activities; (9) if at any time LBV are found to occur within 300 feet of construction areas, the monitoring biologist would inform the appropriate construction supervisor to cease such work and would consult with the USFWS and CDFW to determine if work would commence or proceed during the breeding season; and, if work may proceed, what specific measures would be taken to ensure LBV are not affected; (10) monitoring by a qualified acoustician would be conducted as needed to verify noise levels are below 60 dBA required within identified, occupied LBV territories; if the 60 dBA requirement is exceeded, the acoustician would make operational changes and/or install a barrier to alleviate noise levels during the breeding season; and (11) installation of any noise barriers and any other corrective actions taken to mitigate noise during the construction period would be communicated to the USFWS and CDFW. In addition, the project would conduct one additional focused survey for the LBV prior to the commencement of any ground disturbance within areas containing suitable or potentially suitable habitat, in accordance with applicable protocol requirements.

Southwestern Willow Flycatcher (*Empidonax traillii extimus*)

Focused surveys for the flycatcher were conducted in 2006, 2007, 2008, and 2012. The federally-listed endangered flycatcher was not observed during any of these surveys and is not expected to occur within the Project Site. Two individual willow flycatchers (*Empidonax traillii*) were observed in May 2006 during a focused survey for the coastal California gnatcatcher along the southern boundary of Neighborhood II (in ornamental trees adjacent to the El Rancho Verde Golf Course). Based on willow flycatcher migration patterns and periods, the birds are considered to have been transients. One migrant flycatcher was observed in 2007 and one observed in 2008 in the Neighborhood I eastern riparian corridor.

Coastal California Gnatcatcher (*Polioptila californica californica*)

According to the BRA, the coastal California gnatcatcher (*Polioptila californica californica*) (gnatcatcher) was not observed within the Project Site during the 2005, 2006, or 2007 focused protocol surveys conducted for this species. Focused protocol surveys for the gnatcatcher were also conducted in 2012, and similar to the results of prior surveys, no gnatcatchers were observed within the Project Site. Based on the absence of this species within the Project Site and its vicinity, the Project Site is not considered occupied by the gnatcatcher. In addition, the Project Site is not considered to be essential to the conservation of the species, as acknowledged by the removal of USFWS-designated critical habitat for this species from the entire Project Site in December 2007.

Therefore, no impacts (direct or indirect) to, or “incidental take” of, the gnatcatcher are expected to result from the proposed Project.

Arroyo Toad (*Bufo californicus*)

According to the BRA, no sensitive amphibians were observed within the Project Site and no suitable habitat for this species was found. Diurnal presence/absence surveys for this species were conducted in potentially suitable habitat within Sycamore Flats. No characteristic signs of this species were found in Sycamore Flats. In addition, habitat evaluations completed for Neighborhood II, III, IV, and the habitat mitigation area during the 2004 and 2005 survey season did not detect suitable habitat for the arroyo toad. Therefore, the Corps has determined that this species is absent from the Project Site and the proposed project would have no effect on this species.

Santa Ana Sucker (*Catostomus santaanae*)

According to the BRA, the Santa Ana sucker (*Catostomus santaanae*) (sucker) is not expected to occur within the Project Site due to a lack of perennial water flow in the onsite reach of Lytle Creek. In addition, the nearest location for the sucker is 6 miles southeast of the Project Site in the Santa Ana River. The Project Site is not anticipated to have any hydro-geomorphic effects on the main channel of Lytle Creek Wash. Therefore, the sucker would not be directly or indirectly affected by the proposed Project.

Slender-Horned Spineflower (*Dodecahema leptoceras*)

According to the BRA, three populations of slender-horned spineflower (*Dodecahema leptoceras*) were documented in the Project Site in 1994 near the eastern boundary of Neighborhood IV and along the western boundary of Neighborhood III. However, focused sensitive plant surveys within the Project Site conducted in 2004, 2005, 2006, 2007, and 2012 did not detect this species.

Santa Ana River Woollystar (*Eriastrum densifolium* ssp. *sanctorum*)

According to the BRA, in 2005, PCR biologists estimated the presence of 1,253 individuals of a woollystar species within the southeastern end of Neighborhood II. Although the federally listed subspecies of woollystar (Santa Ana River woollystar [(*Eriastrum densifolium* ssp. *Sanctorum*)] does occur within the region, surveys of woollystar plants within the Project Site and an evaluation of corolla tube lengths of those plants demonstrated that the individuals identified within the Project Site do not belong to the federally-listed subspecies. In order to determine the subspecies occurring in the Project Site, a study was conducted in 2006 that sampled corolla length, which is considered a key method of differentiating between the listed and the non-listed subspecies. The results of this study indicated that the woollystars found in the Project Site do not belong to the listed subspecies. Instead, these species most closely resembled the subspecies *elongatum*. Since the federally endangered woollystar was not identified within the Project Site, there would be no direct or indirect affect to this species associated with the proposed Project.

San Bernardino Kangaroo Rat (*Dipodomys merriami parvus*)

A trapping program for the SBKR was conducted in 2005, 2006, and 2007. The SBKR was found to occupy approximately 700.19 acres of land (696.84 on-site and 3.35 off-site) within the Project Site. This includes about 217.65 acres within Neighborhood II, 402.72 acres within Neighborhood III, 76.47

acres within Neighborhood IV, 3.35 off-site acres within the proposed revetment construction and levee improvement areas, and/or the roadway proposed under the I-15 Freeway.

The Project Site contains 2,132.86 acres of designated critical habitat for the SBKR. The proposed Project would permanently impact approximately 1,190.86 acres (1,174.40 acres on site and 16.46 acres off site) designated as critical habitat (inclusive of both on- and off-site impacts); the proposed Project would temporarily impact approximately 18.66 acres designated as critical habitat for the SBKR (13.48 acres on site and 5.18 acres off site). In total, the proposed Project would permanently impact approximately 145.46 acres (142.88 acres onsite and 2.58 acres off-site) and temporarily impact about 9.22 acres (8.44 acres on-site and 0.78 acre off-site) of the 700.19 acres of SBKR-occupied habitat that exists within the Project Site. These impacts include 51.0 acres of SBKR occupation that are outside the 100-year floodplain and hydrologically disconnected due to past levee construction and past and on-going mining activities.

The applicant is proposing to mitigate temporary impacts to 9.22 acres of SBKR-occupied habitat and permanent impacts to 145.46 acres of SBKR-occupied habitat, as well as temporary impacts to 18.66 acres of designated SBKR critical habitat and permanent impacts to 1,190.86 acres of designated SBKR critical habitat through (1) avoidance, preservation, enhancement, and/or establishment of 489 acres of on-site SBKR suitable habitat, 314 acres which would be adjacent to the existing 216.8-acre "SBKR Conservation Area" set aside as part of the LCNPD Project; (2) preservation, creation, and connectivity of an additional approximately 40 acres of off-site habitat; (3) avoidance and minimization of direct individual SBKR mortality during construction; (4) minimization of indirect individual SBKR mortality through edge effects; and (5) management programs and funding to assure the ability to sustain on-site and off-site SBKR populations in the long-term. Of the 529 acres of newly dedicated or created SBKR habitat, all is currently designated critical habitat.

The proposed off-site mitigation is intended to ensure re-colonization of the Lytle Creek Wash by the species following episodic, major flood events downstream of the CEMEX mining pits and levees and would provide additional genetic exchange upstream and downstream of the CEMEX mining operation in Lytle Creek. It is the intent of the off-site mitigation (downstream of CEMEX), in combination with on-site mitigation (upstream of CEMEX), to provide for the long-term sustainability of the Lytle Creek and Cajon Creek population of SBKR through the creation of a system-wide conservation area for the species.

Public Hearing- Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearing shall state with particularity the reasons for holding a public hearing.

Proposed Activity for Which a Permit is Required

Basic Project Purpose- The basic project purpose comprises the fundamental, essential, or irreducible purpose of the proposed project, and is used by the Corps to determine whether the applicant's project is water dependent (i.e., requires access or proximity to or siting within the special aquatic site to fulfill its basic purpose). The basic project purpose for the proposed project is housing and job creation, which is not water dependent.

Overall Project Purpose- The overall project purpose serves as the basis for the Corps' 404(b)(1) alternatives analysis and is determined by further defining the basic project purpose in a manner that more specifically describes the applicant's goals for the project, and which allows a reasonable range of alternatives to be analyzed. The overall project purpose for the proposed project is the development of a master-planned community with interrelated neighborhoods in the vicinity of the city of Rialto in

southwestern San Bernardino County that achieves basic project objectives of the Lytle Creek Specific Plan (Specific Plan) by providing a broad range of land uses of approximate size and similar proportions as described in the Specific Plan, including residential, mixed-use, commercial, light industrial, recreational and associated public services (schools, parks, etc.).

Project Impacts

Temporary impacts to Corps jurisdiction within the Project Area total 15.76 acres, none of which consist of jurisdictional wetlands. Of the temporary impact area to Corps jurisdiction, 8.18 acres, none of which consist of jurisdictional wetlands, are within the Project Site and 7.58 acres, none of which consists of jurisdictional wetlands, are off site. Permanent impacts to Corps jurisdiction within the Project Site total 45.50 acres, none of which consist of jurisdictional wetlands. Of the proposed permanent impacts to Corps jurisdiction, 41.89 acres, none of which consist of jurisdictional wetlands, are within the Project Site and 3.61 acres, none of which consists of jurisdictional wetlands, are off site. Temporary impacts to Corps streambed total 8,281 linear feet. Of the proposed temporary impacts to Corps streambed, 4,460 linear feet are within the Project Site and the remaining 3,821 linear feet are off site. Permanent impacts to Corps streambed within the Project Site total 37,343 linear feet. Of the proposed linear feet permanent impacts to Corps streambed, 35,265 linear feet are within the Project Site and the remaining 2,078 linear feet are off site. Exhibits 4A through 4D include graphics depicting proposed temporary and permanent impacts to Corps jurisdiction within the Project Site (which includes the Project Site and the offsite improvement areas).

Additional Project Information

Existing Conditions:

The proposed project is located partly within the City and partly within the County, but within the City's Sphere of Influence. Elevations within the Project Site range from a high of approximately 2,270 feet above mean sea level (MSL) in the western portion of Neighborhood I to a low of approximately 1,450 feet above MSL at the downstream end of Lytle Creek Wash within Neighborhood II. The proposed Project Site supports 38 distinct plant communities and/or associations including 1,143.7 acres of Riversidean alluvial fan sage scrub (where Riversidean alluvial fan sage scrub is the only or primary community), 1.2 acres of white sage scrub, 17.5 acres of southern willow scrub, 0.3 acre of California sycamore alliance, and 1.7 acres of southern cottonwood willow riparian habitat.

The Project Site supports a total of 538.33 acres of Corps jurisdiction, of which 1.65 acres consist of jurisdictional wetlands. Of the above total, 459.59 acres, of which 1.65 acres consists of jurisdictional wetlands, is within the Project Site. Of the above total, 302.06 acres are within the proposed conservation open space portion of Lytle Creek outside of the permanent impact zone associated with the construction of the revetment, 109.08 acres are within the preserved conservation open space associated with the recently established SBKR Conservation Area within Lytle Creek, and 6.56 acres are within the proposed conservation open space portion of Sycamore Creek and its tributaries within Neighborhood I.

The remaining 78.74 acres of Corps jurisdiction are off site. Of the 78.74 acres of offsite Corps jurisdiction, a total of 23.51 acres is associated with the proposed 3.46-acre levee improvement between Neighborhood II and the CEMEX Mining Company Access Road; 55.23 acres is associated with the repair of a 9.37-acre portion of the existing CEMEX levee between Neighborhoods II and III, should repairs for this levee not be completed independently by CEMEX prior to Project construction; no Corps jurisdiction is associated with the 9.60-acre area of proposed improvements to an offsite revetment north and east of Neighborhood II; no Corps jurisdiction exists within the 2.60-acre interim

construction roadway off-site between Neighborhood II and Highland Avenue, no Corps jurisdiction exists within the 1.03-acre roadway easement on top of the proposed revetment under the I-15 Freeway connecting Neighborhoods III and IV, and no Corps jurisdiction is associated with the 0.70-acre improvements to the Lytle Creek Road right-of-way. Offsite improvements associated with the revetment in Neighborhood IV, depicted as a 2.06-acre off site area in Exhibit 4D, have been included in the total acreage of disturbance for Neighborhood IV.

Neighborhood I: On-Site

Corps jurisdiction associated with ephemeral drainages and tributaries within Neighborhood I totals 7.61 acres, of which 1.65 acres consist of jurisdictional wetlands. Linear-foot totals associated with Neighborhood I are 42,010 linear feet.

Neighborhood II: On-Site

Corps jurisdiction within Neighborhood II totals 123.18 acres, none of which consist of jurisdictional wetlands. Of the 123.18 acres within Neighborhood II, a total of 114.43 acres is within the proposed open space portion of Lytle Creek. Neighborhood II supports 7,167 linear feet of streambed.

Neighborhood II: Off-Site

Corps jurisdiction within Lytle Creek in the offsite revetment construction/levee improvement area adjacent to Neighborhood II connecting to the CEMEX mining operation totals 23.51 acres, none of which consist of jurisdictional wetlands. Additionally, if the CEMEX mining operation has not completed repairs to the CEMEX levee prior to construction of the proposed Project, the Project would include the repairs to the CEMEX levee, which support 55.23 acres of Corps jurisdiction, none of which consist of jurisdictional wetlands. There are no Corps jurisdictional areas within the 2.60-acre interim construction utility road. There are no Corps jurisdictional areas within the 9.60-acre area of proposed improvements to an offsite revetment north and east of Neighborhood II. The offsite proposed levee improvement area adjacent to Neighborhood II connecting to the existing CEMEX levee supports 1,808 linear feet of streambed. The CEMEX levee repair area supports 8,115 linear feet of streambed.

Neighborhood III On-site

Corps jurisdiction within Neighborhood III totals 226.51 acres, none of which consist of jurisdictional wetlands. Of the 226.51 acres within Neighborhood III, a total of 91.06 acres is within the proposed open space portion of Lytle Creek and 107.18 acres is within the recently established SBKR conservation easement area of Lytle Creek. Neighborhood III supports 20,409 linear feet of streambed.

Neighborhood III Off-Site

There are no Corps jurisdictional waters within the 1.03-acre roadway easement on top of the proposed revetment from Neighborhood III under the I-15 Freeway into Neighborhood IV.

Neighborhood IV: On-Site

Corps jurisdiction within Neighborhood IV totals 102.29 acres, none of which consists of jurisdictional wetlands. Of the 102.29 acres within Neighborhood IV, a total of 89.09 acres is within the proposed conservation open space portion of Lytle Creek, 1.90 acres is within the

recently established SBKR Conservation Area of Lytle Creek, and 7.48 acres is associated with an existing Southern California Edison utility transmission corridor passing through Neighborhood IV. Neighborhood IV supports 15,892 linear feet of streambed.

Neighborhood IV: Off-Site

No Corps jurisdiction is associated with the 0.70-acre improvements to the Lytle Creek Road right-of-way. The 2.06-acre proposed improvements associated with revetment construction between Glen Helen Parkway and the I-15 Freeway, although off site, has been incorporated into the onsite jurisdictional and impact assessment for Neighborhood IV.

Table 1 below summarizes Corps jurisdiction by Neighborhood and Table 1A provides total Corps jurisdiction within the offsite areas.

Table 1 – Neighborhoods I-IV: Corps On-Site Jurisdiction Totals

Neighborhood	Corps Jurisdictional Waters (acres)	Corps Jurisdictional Wetlands (acres)	Corps Remnant Basin Features (acres)	Total Corps Jurisdiction (acres)	Corps Linear Feet
I	5.96	1.65	0	7.61	42,010
II	123.1	0	0	123.1	7,167
III	222.8	0	3.7	226.5	20,409
IV	102.29*	0	0	102.29*	15,892
Total	454.2	1.65	3.7	459.5	85,478

*This total includes the 7.48 acres of Corps jurisdiction contained within the Southern California Edison utility transmission corridor passing through Neighborhood IV.

Table 1A – Neighborhoods I-IV: Corps Off-Site Jurisdictional Totals

Neighborhood	Corps Jurisdictional Waters (acres)	Corps Jurisdictional Wetlands (acres)	Total Corps Jurisdiction (acres)	Corps Linear Feet
3.46-Acre Levee Connection Between CEMEX Mining Company Access Road	23.51	0	23.51	1,808
Potential 9.37-Acre CEMEX Levee Repair Area Between Neighborhoods II and	55.23	0	55.23	8,115
9.60-Acre Proposed Improvements to an Off Site Revetment North and East of Neighborhood II	0	0	0	0

2.60-Acre Interim Construction Roadway Between Neighborhood II and Highland Avenue	0	0	0	0
1.03-Acre Roadway Easement and Proposed Revetment Under I-15 Freeway Between Neighborhoods III and IV	0	0	0	0
2.06-Acre Revetment Construction Area Within Neighborhood IV Between Glen Helen Parkway and the Interstate 15	**	**	**	**
0.70-Acre Lytle Creek Road Right-of-Way Within the Vicinity of	0	0	0	0
Total	78.74	0	78.74	9,923

1. Neighborhood I

Corps jurisdiction associated with Neighborhood I totals 7.61 acres, of which 1.65 acres consist of jurisdictional wetlands. Two ephemeral drainage systems with several tributaries are associated with Neighborhood I, which is in the northern portion of the Project boundary. The drainage system to the west of the I-15 Freeway flows east for 24,064 linear feet through an existing soil-cement lined channel, which flows beneath Glen Helen Parkway and then through existing culverts located underneath the I-15 Freeway into the Sycamore Flats area. Sycamore Canyon, the main stream within the western drainage system, flows in a general west to east direction before changing direction to the north and flowing adjacent to an existing berm with flow dissipaters next to Glen Helen Parkway. Sycamore Canyon eventually enters an existing culvert located near the I-15 Freeway off ramp and flows beneath Glen Helen Parkway and into the eastern portion of the Neighborhood I area. The OHWM in this drainage system varies in width from one to 93 feet. This drainage system supports an OHWM consisting of shelving, debris wrack, and/or destruction of terrestrial vegetation. The main drainage in this system consists of sand cobbles, while the tributaries consist of upland vegetation. One jurisdictional wetland area is located within a tributary to the main drainage.

The western drainage complex is generally unvegetated within the main drainage and vegetated with sage scrub/chaparral species within the tributaries. Native plant species include California sagebrush (*Artemisia californica*, UPL), Mexican elderberry (*Sambucus mexicana*, FAC), deerweed (*Lotus scoparius*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), boxthorn (*Lycium* sp., UPL), chamise (*Adenostoma fasciculatum*, UPL), and goldenbush (*Isocoma menziesii*, UPL). Non-native plant species include red-stemmed filaree (*Erodium cicutarium*, UPL) and summer mustard

(*Hirschfeldia incana*, UPL). Hydrophytic vegetation associated with the wetland area includes: arroyo willow (*Salix lasiolepis*, FACW), black willow (*Salix goodingii*, OBL), mulefat (*Baccharis salicifolia*, FACW), mugwort (*Artemisia douglasiana*, FACW), and California blackberry (*Rubus ursinus*, FACW).

The drainage system to the east of the I-15 Freeway flows southerly for 17,946 linear feet to the Project boundary where it connects to Sycamore Creek. The OHWM in this drainage system varies in width from one to nine feet. The eastern drainage system supports an OHWM consisting of shelving, debris wrack, and/or destruction of terrestrial vegetation. Four jurisdictional wetland areas are located within the lowland area of the main drainage.

The eastern drainage complex is generally unvegetated within the higher elevation areas and vegetated with mulefat and willow species within the lowland areas. Native plant species include California sagebrush (*Artemisia californica*, UPL), Mexican elderberry (*Sambucus mexicana*, FAC), deerweed (*Lotus scoparius*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), black sage (*Salvia mellifera*, UPL), poison oak (*Toxicodendron diversilobum*, UPL), cudweed (*Gnaphalium* sp., UPL), Douglas’s nightshade (*Solanum douglasii*, FAC), and chamise (*Adenostoma fasciculatum*, UPL). Non- native plant species include red-stemmed filaree (*Erodium cicutarium*, UPL) and summer mustard (*Hirschfeldia incana*, UPL). Hydrophytic vegetation associated with the wetland areas includes: mulefat (*Baccharis salicifolia*, FACW), Mexican rush (*Juncus mexicanus*, FACW), black willow (*Salix goodingii*, OBL), arroyo willow (*Salix lasiolepis*, FACW), yerba mansa (*Anemopsis californica*, OBL), slender cat-tail (*Typha domingensis*, OBL), western sycamore (*Platanus racemosa*, FACW), fireweed (*Epilobium ciliatum*, FACW), nutsedge (*Cyperus* sp.), red willow (*Salix laevigata*, FACW), creek monkey flower (*Mimulus guttatus*, OBL), and stinging nettle (*Urtica dioica*, FACW).

A disturbed 107.80-acre area in the Neighborhood I portion of the Project is a previously permitted action that is part of the Lytle Creek North Planned Development (LCNPD) and bisects several drainage features in that area.

Table 2 below summarizes Corps jurisdiction within Neighborhood I. Exhibit 3A depicts the boundaries of Corps jurisdiction associated with Neighborhood I.

Table 2 – Neighborhood I: Total On-Site Corps Jurisdiction

Location	Corps Jurisdictional Waters (acres)	Corps Jurisdictional Wetlands (acres)	Total Corps Jurisdiction (acres)	Linear Feet
Neighborhood I	5.96	1.65	7.61	42,010
Total	5.96	1.65	7.61	42,010

2. Neighborhood II-Development Footprint Area

Corps jurisdiction associated with Neighborhood II outside of the proposed open space area (within the development footprint) totals 8.75 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters Neighborhood II from the northwestern boundary and flows in a southeasterly direction for 7,167 linear feet. Lytle Creek supports an OHWM ranging from one to 1,800 feet in width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles.

Intermittent patches of vegetation associated with the channel bottom include mulefat (*Baccharis salicifolia*, FAC) and western sycamores (*Platanus racemosa*, FACW). Vegetation usually associated

with the adjacent slopes and terraces, but which also occurs within drainages, includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

3. Neighborhood II-Lytle Creek Proposed Open Space Area

Corps jurisdiction in Lytle Creek within the Neighborhood II portion of the Lytle Creek Proposed Conservation Open Space Area totals 114.43 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters Neighborhood II from the northwestern boundary and flows in a southeasterly direction before leaving the site. Lytle Creek supports an OHWM ranging from one to 1,800 feet in width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation typically associated with the adjacent slopes and terraces within Lytle Creek includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

4. Neighborhood II – 3.46-Acre Levee Connection Between CEMEX Mining Company Access Road and Neighborhood II

Corps jurisdiction associated with Lytle Creek within the off-site area adjacent to Neighborhood II totals 23.51 acres, none of which consists of jurisdictional wetlands. This intermittent drainage exits Neighborhood III and flows for 1,808 linear feet through the CEMEX mining facility, which is the proposed location for this off-site improvement. Once exiting the CEMEX mining facility, the drainage enters Neighborhood II from the northwestern boundary. Lytle Creek, which exhibits braided channel morphology in the project area, supports an OHWM ranging from one to 1,800 feet in width. Vegetation usually associated with the adjacent slopes and terraces, but which also occurs within drainages, includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain- mahogany (*Cercocarpus betuloides*, UPL).

5. Neighborhood II-9.37-Acre CEMEX Mining Company Levee Repair Area

Corps jurisdiction associated with Lytle Creek within the potential off-site CEMEX levee repair area totals 55.23 acres, none of which consists of jurisdictional wetlands. The levee repair area is present between Neighborhoods II and III. Flows within Lytle Creek exit Neighborhood III and flow for 8,115 linear feet north of, and through, the CEMEX Levee Repair Area and the CEMEX Mining Facility, which is the proposed location for this off-site improvement. Once exiting the CEMEX Mining Facility, this section of the creek enters a large pipe and flows back into the main Lytle Creek Wash channel. Lytle Creek supports an OHWM ranging from one to 1,800 feet in width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation usually associated with the adjacent slopes and terraces, but which also occurs within drainages, includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus*

scoparius, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

6. Neighborhood II-2.60-Acre Off Site Interim Construction Roadway

There is no Corps jurisdiction within the existing 2.60-acre off-site interim construction roadway connecting Neighborhood II to Highland Avenue. Table 3 below summarizes total Corps jurisdiction within the onsite portion of Neighborhood II and Table 3A below summarizes total Corps jurisdiction within the offsite portion of Neighborhood II. Exhibit 3B depicts the boundaries of Corps jurisdiction associated with Neighborhood II.

Table 3 – Neighborhood II: Total On-Site Corps Jurisdiction

Location	Corps Jurisdictional Waters (acres)	Corps Jurisdictional Wetlands (acres)	Total Corps Jurisdiction (acres)	Linear Feet
Neighborhood II: Development Footprint Area	8.75	0	8.75	7,167
Neighborhood II: Lytle Creek Proposed Conservation Open Space Area	114.43	0	114.43	N/A
Total	123.18	0	123.18	7,167

Table 3A – Neighborhood II: Total Off-Site Corps Jurisdiction

Location	Corps Jurisdictional Water	Corps Jurisdictional Wetlands (acres)	Total Corps Jurisdiction (acres)	Linear Feet
Neighborhood II: 3.46-Acre Levee Connection Between CEMEX Mining Company Access Road and Neighborhood II	23.5 1	0	23.51	1,808
Neighborhood II: Potential 9.37-Acre CEMEX Levee Repair Area Between Neighborhoods II and III	55.2 3	0	55.23	8,115

9.60-Acre Proposed Improvements to an Off Site Revetment North and East of Neighborhood II	0	0	0	0
Neighborhood II: 2.60-Acre Interim Construction Roadway Between Neighborhood II and Highland Avenue	0	0	0	0
Total	78.7	0	78.74	9,923

7. Neighborhood III- Development Footprint Area

Corps jurisdiction in Neighborhood III outside of the Lytle Creek Proposed Open Space Area and/or SBKR conservation area totals 24.56 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters Neighborhood III from the northwestern boundary and flows in a southeasterly direction for 20,409 linear feet. Lytle Creek supports an OHWM ranging from one to 1,800 feet in width, which include remnants of some basins that were historically used as groundwater recharge basins. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation usually associated with the adjacent slopes and terraces, but which also occurs within drainages, includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

8. Neighborhood III-Lytle Creek Proposed Open Space Area

Corps jurisdiction in Lytle Creek within the Neighborhood III portion of the Lytle Creek Proposed Conservation Open Space Area totals 91.06 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters Neighborhood III from the northwestern boundary and flows in a southeasterly direction before leaving the site. Lytle Creek supports an OHWM ranging from one to 1,800 feet in width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation typically associated with the adjacent slopes and terraces within Lytle Creek includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

9. Neighborhood III-San Bernardino Kangaroo Rat Conservation Area

Corps jurisdiction in Lytle Creek within the Neighborhood III portion of the SBKR Conservation Area totals 107.18 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters Neighborhood III from the northwestern boundary and flows in a southeasterly direction before leaving the site. Lytle Creek supports an OHWM ranging from one to 1,800 feet in width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation typically associated with the adjacent slopes and terraces within Lytle Creek includes sage thistle (*Salvia carduea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomeria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

10. Neighborhood III-Remnant Basin Features

Five remnant basin features, located immediately adjacent to Lytle Creek, were evaluated and determined to be within the boundaries of Corps jurisdiction. Corps jurisdiction associated with these remnant features totals 3.71 acres, none of which consists of jurisdictional wetlands. Vegetation associated with these remnant features includes fennel-leaf pondweed (*Potamogeton pectinatus*, OBL), mulefat (*Baccharis salicifolia*, FACW), rabbitsfoot grass (*Polypogon monspeliensis*, FACW+), arroyo willow (*Salix lasiolepis*, FACW), Fremont's cottonwood (*Populus fremontii*, FACW), white alder (*Alnus rhombifolia*, FACW), stonewort (*Chara* sp., OBL), tree tobacco (*Nicotiana glauca*, FAC), summer mustard (*Hirschfeldia incana*, UPL), lamb's quarters (*Chenopodium album*, FAC), and castor bean (*Ricinus communis*, FACU).

11. Neighborhood III-Off Site Roadway Easement and Proposed Revetment Under I-15 Freeway

There is no Corps jurisdiction within the roadway easement on top of the proposed revetment that passes under the I-15 Freeway from Neighborhood III into Neighborhood IV. Table 4 below summarizes on site Corps jurisdiction within Neighborhood III and Table 4A summarizes off site Corps jurisdiction within Neighborhood III. Exhibit 3C depicts the boundaries of Corps jurisdiction within Neighborhood III.

Table 4 – Neighborhood III: Total On-Site Corps Jurisdiction

Location	Corps Jurisdictional Waters/Remnant Basin Features (acres)	Corps Jurisdictional Wetlands (acres)	Corps Total Jurisdiction (acres)	Linear Feet
Neighborhood III: Development Footprint Area	24.56	0	24.56	20,409
Neighborhood III: Lytle Creek Proposed Conservation Open Space Area	91.06	0	91.06	N/A

Neighborhood III: SBKR Conservation Area	107.18	0	107.18	N/A
Neighborhood III: Remnant Basin Features	3.71	0	3.71	N/A
Total	226.51	0	226.51	20,409

Table 4A – Neighborhood III: Total Off-Site Corps Jurisdiction

Location	Corps Jurisdictional Waters (acres)	Corps Jurisdictional Wetlands (acres)	Corps Total Jurisdiction (acres)	Linear Feet
Neighborhood III: 1.03-Acre Roadway Easement and Proposed Revetment Under I-15 Freeway Between Neighborhoods III and IV	0	0	0	0
Total	0	0	0	0

12. Neighborhood IV-Development Footprint Area

Corps jurisdiction within Neighborhood IV outside of the Lytle Creek Proposed Open Space Area and/or SBKR Conservation Area totals 3.82 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters Neighborhood IV from the northwestern boundary and flows in a southeasterly direction for 15,892 linear feet. Lytle Creek supports an OHWM ranging from one to 1,800 feet in width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation usually associated with the adjacent slopes and terraces, but which also occurs within drainages, includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

13. Neighborhood IV-Lytle Creek Proposed Open Space Area

Corps jurisdiction in Lytle Creek within the Neighborhood IV portion of the Lytle Creek Proposed Conservation Open Space Area totals 89.09 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters Neighborhood IV from the northwestern boundary and flows in a southeasterly direction before entering Neighborhood III. Lytle Creek supports an OHWM ranging

from one to 1,800 feet in width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation typically associated with the adjacent slopes and terraces within Lytle Creek includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

14. Neighborhood IV- Southern California Edison Utility Transmission Corridor Area

Corps jurisdiction in Lytle Creek within the Southern California Edison utility transmission corridor totals 7.48 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters the transmission corridor area from the open space portion of Neighborhood IV west of the corridor and flows in an easterly direction before re-entering Neighborhood IV just east of Glen Helen Parkway. Lytle Creek supports an OHWM ranging from one to 1,800 feet in width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation typically associated with the adjacent slopes and terraces within Lytle Creek includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

15. Neighborhood IV- San Bernardino Kangaroo Rat Conservation Area

Corps jurisdiction in Lytle Creek within the Neighborhood IV portion of the SBKR Conservation Area totals 1.90 acres, none of which consists of jurisdictional wetlands. This intermittent drainage enters Neighborhood IV from the northwestern boundary and flows in a southeasterly direction before entering Neighborhood III. Lytle Creek supports an OHWM ranging from one to 1,800 feet width. There are several braided channels associated with Lytle Creek that become incised and meander within the low-flow areas. The channel bottom consists of sand and cobbles. Vegetation typically associated with the adjacent slopes and terraces within Lytle Creek includes sage thistle (*Salvia carduacea*, UPL), croton (*Croton californicus*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), wreath plant (*Stephanomaria virgata*, UPL), ripgut brome (*Bromus diandrus*, UPL), deerweed (*Lotus scoparius*, UPL), California sagebrush (*Artemisia californica*, UPL), yerba santa (*Eriodictyon crassifolium*, UPL), and mountain-mahogany (*Cercocarpus betuloides*, UPL).

Table 5 below summarizes Corps jurisdiction within Neighborhood IV and Table 5A summarizes total Corps jurisdiction within the offsite portion of Neighborhood IV. Exhibit 3D depicts the boundaries of Corps jurisdiction associated with Neighborhood IV.

Table 5-Neighborhood IV-Total On-Site Corps Jurisdiction

Location	Corps Jurisdictional Waters (acres)	Corps Jurisdictional Wetlands (acres)	Corps Total Jurisdiction (acres)	Linear Feet
Neighborhood IV: Development Footprint Area	3.82	0	3.82	3,802

Neighborhood IV: Lytle Creek Proposed Conservation Open Space Area	89.09	0	89.09	12,090
Neighborhood IV: Southern California Edison Transmission Corridor	7.48	0	7.48	N/A
Neighborhood IV: San Bernardino Kangaroo Rat Conservation Area	1.90	0	1.90	N/A
Total	102.29	0	102.29	15,892

*Information regarding the 2.06-acre revetment construction area off site within Neighborhood IV between Glen Helen Parkway and the Interstate 15 Freeway has been included in the onsite jurisdiction and impact assessment.

Table 5A-Neighborhood IV: Total Off-Site Corps Jurisdiction

Location	Corps Jurisdictional Waters (acres)	Corps Jurisdictional Wetlands (acres)	Corps Total Jurisdiction (acres)	Linear Feet
Neighborhood IV: 2.06-Acre Revetment Construction Area Within Neighborhood IV Between Glen Helen Parkway and the Interstate 15 Freeway	*	*	*	*
Neighborhood IV: 0.70-Acre Lytle Creek Road Right-of-Way Within the Vicinity of Neighborhood IV	0	0	0	0
Total	0	0	0	0

*Information regarding the 2.06-acre revetment construction area off site within Neighborhood IV between Glen Helen Parkway and the Interstate 15 Freeway has been included in the on-site jurisdiction and impact assessment.

Proposed Project Mitigation

As mitigation for temporary impacts to 15.76 acres of Corps jurisdiction, the applicant proposes to restore all temporary impact areas to pre-Project conditions. As compensatory mitigation for permanent impacts to 45.50 acres of Corps jurisdiction, the applicant proposes to establish, restore, enhance, and/or preserve at least 45.50 acres of Corps jurisdictional waters within the Lytle/Cajon Creek Watershed.

Of these 45.50 acres, the mitigation areas would include the establishment, restoration, and/or enhancement, together with the preservation, of at least 5.80 acres of wetland/riparian habitat within Sycamore Flats, Sycamore Creek and/or adjacent tributaries to Sycamore Creek within Neighborhood I. The balance of mitigation proposed would consist of the establishment, enhancement, restoration, and/or preservation of at least 39.70 acres of Corps jurisdictional waters supporting Riversidean alluvial fan sage scrub (RAFSS) habitat within Lytle Creek Wash, which would be a component of the 325 acres of on-site SBKR suitable habitat to be permanently conserved by the proposed Project and located adjacent to the existing 216.8-acre "SBKR Conservation Area."

Project Alternatives:

The applicant has not completed a final alternatives analysis; however the applicant's preliminary alternatives analysis is summarized below, for consideration as part of the permit application. This is provided for the purpose of soliciting comments and does not represent the Corps' final determination of its adequacy.

Applicant's Purpose and Need

Based on preliminary information provided by the applicant, the applicant's stated purpose and need for the proposed project would be to develop a new northern gateway to the City of Rialto through the construction of an efficient, mixed-use residential and commercial community containing up to 849,420 square feet of commercial/industrial space and other uses, as well as a conservation-based, master planned, residential community containing a broad range of housing types and associated infrastructure containing up to 8,407 dwelling units within the City of Rialto and the City of Rialto's Sphere of Influence, which addresses long-term housing, economic, recreational, and infrastructural needs, is consistent with the housing, economic, and conservation policies contained in the City of Rialto's General Plan, and which effectively addresses long-term City and regional housing needs.

On-Site Alternatives

The applicant has provided a total of four on-site alternatives for consideration in this Public Notice. In addition to a no federal action alternative (Alternative 1), three on site alternatives (Alternatives 2 through 4) were designed to provide varying levels of residential development, institutional development, mixed-use development, infrastructure, and restoration of onsite riparian and/or Riversidean alluvial fan sage scrub habitat as compared to that proposed by the applicant's preferred alternative (Exhibit 9).

Alternative 1: "No Federal Action" Alternative (Exhibit 4)

Under the "No Federal Action" Alternative (Alternative 1), improvements would be limited to an approximate 911-acre portion of the Project Site, and all development would be located within upland areas outside of the limits of Corps jurisdiction; therefore, Alternative 1 would result in no temporary or permanent impacts to Corps jurisdiction. Alternative 1 would allow for 6,026 dwelling units and 730,893 square feet of commercial and light industrial uses, primarily within Neighborhoods II, III, and IV (see Exhibit 5). This alternative would also include the construction of a protective revetment, which would provide erosion protection for residential and commercial landowners.

Under Alternative 1, all Corps jurisdictional waters on site would be avoided, including Lytle and Sycamore Creeks. Additionally, Alternative 1 would avoid the riparian habitat within portions of Neighborhood I, some of which might be preserved as a result of development of this alternative. Alternative 1 would include repairs to the CEMEX Levee and construct a revetment extension

between Neighborhoods II and III from the Project to the CEMEX Levee within uplands areas outside of Corps jurisdiction.

Under Alternative 1, single-family residential dwelling units and some high density residential units would be constructed within Neighborhood I. This alternative would also include construction of two bridges spanning Corps jurisdictional waters to connect two of the planning areas located southeast of the I-15 Freeway. However, due to the existing topography, a majority of Neighborhood I would be designated as open space. Neighborhood II would also include single-family residential, an active adult community, high-density residential development, limited village center commercial development, and open space/recreational land use. Neighborhood III would include a mix of proposed land uses including single-family residential development, high-density residential development, village center commercial development, an elementary school, a middle school, and open space/recreational land use, including a sports park. Neighborhood IV would include village center commercial and multi-family residential development. Alternative 1 would not include the construction of the “grand paseo” and other water quality bio- swales, the preferred method of water quality treatment, within Neighborhood III and would not encourage pedestrian and bicycle use of the community (i.e., “green” development).

Based on preliminary information from the applicant, Alternative 1 partially meets the applicant’s stated Project purpose and need. It would result in a 30 percent reduction in overall residential units, a 70 percent reduction in multi-family units, and would not address as much of the City and region’s current and projected housing needs. This alternative would also require the construction of two span bridges, which could result in substantial additional costs to the project. Based on preliminary information from the applicant, given the smaller footprint of development contemplated under this alternative and the related reduction in dwelling units and square footage, it could be infeasible to finance the required cost for the proposed Project infrastructure and facilities, including revetment construction and the construction of two span bridges, the 36-acre Sports Park and facilities, and the required species/habitat conservation measures, as the costs of providing a similar level of infrastructure and conservation would be imposed on a substantially smaller amount of residences and non-residential development.

Alternative 2: “Avoid a Majority of SBKR and LBV-Occupied Habitat” Alternative

Under the “Avoid a Majority of SBKR/LBV Occupied Habitat” Alternative (Alternative 2) [Exhibit 6], improvements would be limited to an approximate 1,073-acre portion of the Project Area. Alternative 2 would result in temporary impacts to 3.77 acres of Corps jurisdiction, none of which consist of jurisdictional wetlands, and permanent impacts to 24.22 acres of Corps jurisdiction, none of which consist of jurisdictional wetlands. Alternative 2 would allow for 7,484 dwelling units and 820,540 square feet of commercial and light industrial uses, primarily within Neighborhoods II and III (see Exhibit 6). This alternative would also include the construction of a protective revetment, which would provide flood risk reduction for residential and commercial landowners.

Direct impacts to the LBV within Neighborhood I would be avoided and only a small portion of Neighborhood II containing Corps jurisdictional waters (where the proposed revetment would be constructed) containing suitable habitat for the SBKR would be disturbed.¹ Impacts to Corps jurisdictional waters containing suitable habitat for the SBKR would also occur in Neighborhoods III and IV; however, only a small area of currently-occupied SBKR habitat would be impacted in

¹ Although this area contains suitable habitat for the SBKR, the long-term viability of this area to serve as SBKR habitat is, at best, problematic (i.e., even if the area surrounding this habitat area were not developed, this area lacks long-term viability as suitable SBKR habitat).

Neighborhood III and that area is not expected to remain as viable habitat for the SBKR in the long-term (even in the absence of development). Impacts to Corps jurisdictional waters supporting suitable SBKR habitat within Neighborhood IV would be minimized by relocating the proposed revetment in such a manner that it would reduce impacts to this species.

Based on preliminary information from the applicant, Alternative 2 only partially meets the applicant's stated project purpose and need and would not address the City and region's current and projected housing needs for all segments of the community; for example, this alternative would not provide any high density residential units and multi-family units would be reduced by 33 percent. Given the smaller footprint of development contemplated under this alternative and the related reduction in dwelling units and square footage, it could be infeasible to finance the required cost for Project infrastructure and facilities, including revetment construction, the 36-acre Sports Park and facilities, and the required species/habitat conservation measures as the costs of providing a similar level of infrastructure and conservation would be imposed on fewer residences and non-residential development.

Alternative 3: “Avoid Riversidean Alluvial Fan Sage Scrub” Alternative

Under the “Avoid Riversidean Alluvial Fan Sage Scrub Alternative” (Alternative 3), improvements would be limited to an approximate 740-acre portion of the Project Area and all development would be located behind the Federal Emergency Management Agency (FEMA) 100-year floodplain line, which would minimize development in areas identified as RAFSS. Alternative 3 would result in temporary impacts to 1.52 acres of Corps jurisdiction, none of which consist of jurisdictional wetlands, and permanent impacts to 7.57 acres of Corps jurisdiction, none of which consist of jurisdictional wetlands. Alternative 3 would allow for 4,873 dwelling units and 602,827 square feet of commercial and light industrial uses (see Exhibit 7). This alternative would also include the construction of a protective revetment, which will provide reduced flood risk for residential and commercial landowners.

Under Alternative 3, the applicant would avoid disturbance to the major concentration of RAFSS habitat within the Project site, which lies within Lytle Creek Wash. This alternative would also preserve riparian habitat within portions of Neighborhood I and a small area of riparian habitat within Neighborhood II. Alternative 3 would not propose to construct the revetment extension between Neighborhoods II and III from the Project to the CEMEX Levee. Due to the smaller Project footprint under this alternative, the El Rancho Verde Golf Course, a school site, community and neighborhood parks, and a recreational center would be removed from the development plan and Project Site. If constructed, this alternative would also remove the active adult living portion of the proposed community and the 36-acre sports park.

Based on preliminary information from the applicant, although Alternative 3 contemplates some mixed-use residential and commercial uses, it would not meet the applicant's stated purpose and need. This alternative would not address the City and region's current and projected housing needs for all segments of the community, nor would this alternative meet the need to allow residents to live within proximity to recreation facilities, retail centers, commercial development to satisfy the City's General Plan Circulation Element and minimize vehicle trips through alternative transportation opportunities such as pedestrian pathways and bikeways. Alternative 3 would lessen the ability to stimulate job and revenue growth in the City, which is one of the Project's basic objectives. Alternative 3 would eliminate the active adult living portion of the Project, which would not respond to the City's need for active adult communities.

Based on preliminary information from the applicant, because it would result in the removal of the existing El Rancho Verde Golf Course and would not provide a neighborhood park or recreational center in Neighborhoods II and III, this alternative would not provide adequate recreational amenities, such as the sports park. Also, given the smaller footprint of development contemplated under this alternative and the related reduction in dwelling units and commercial square footage, it could be infeasible to finance the cost of infrastructure facilities proposed by the Project, including revetment work as the costs of providing a similar level of infrastructure would be imposed on fewer residences and non-residential development.

Alternative 4: “Reduced Residential/Increased Commercial” Alternative

Under the “Reduced Residential, Increased Commercial” Alternative (Alternative 4),” improvements would be limited to an approximate 1,202-acre portion of the Project Area. Alternative 4 would result in temporary impacts to 19.18 acres of Corps jurisdiction, none of which consist of jurisdictional wetlands, and permanent impacts to 62.63 acres of Corps jurisdiction, none of which consist of jurisdictional wetlands, and would allow for 6,090 dwelling units and 7,037,118 square feet of commercial and light industrial uses (see Exhibit 8). This alternative would also include the construction of a protective revetment on site as well as between Neighborhoods II and III, which will provide erosion protection for residential and commercial landowners, and repairs to the CEMEX levee between Neighborhoods II and III. This alternative seeks to avoid or substantially reduce impacts associated with a regional or sub-regional jobs-housing imbalance, including potential traffic and air quality impacts, through the reduction in the number of vehicle trips, vehicle miles traveled (VMT), and traffic congestion through the promotion of additional employment opportunities within the City.

Alternative 4 would introduce 6,187,698 square feet of light industrial uses, which would result in the increased transportation, storage, use, consumption, and disposal of hazardous materials and wastes in proximity to existing and proposed residential areas and proposed conservation open space. The additional industrial development may also result in increased emissions of Greenhouse Gases, which may limit the alternative’s ability to comply with local and state ordinances. Additionally, this alternative would site industrial uses adjacent to an existing residential community (Los Colinas) as well as next to a new residential community, as industrial uses would be placed in Neighborhood III, resulting in land-use compatibility concerns regarding the existing and proposed residential areas. Because light industrial uses would generally require increased impervious surfaces, the volume of storm water runoff would be expected to increase.

Based on preliminary information from the applicant, Alternative 4 would change the balance between residential and commercial uses and add additional light industrial uses, which are not consistent with the objectives of enhancing residential neighborhoods and responding to the need for new housing opportunities to address anticipated City and regional growth. This alternative would result in over a 25% reduction in proposed housing units and less recreational amenities and parks. This alternative would provide substantially less multi-family units and no high density residential units, resulting in a less diverse mix of housing, a narrowing of the range of residential prices and rents and would not meet the applicant’s and City’s need for a range of residential types.

Based on preliminary information from the applicant, increased industrial development would be inconsistent with achieving the Applicant’s purpose and need of providing a residentially-focused community with attractive amenities that is compatible with open space and habitat protection. This alternative would include industrial uses in Neighborhood I and would not provide the amenities contemplated by the proposed Project for the development of a new northern gateway to the City. Additionally, this alternative would not meet the objective of establishing a mix of uses that meet the

City General Plan's objectives regarding community character and pedestrian-friendly design. In addition, this alternative would increase impacts to waters of the United States when compared to the proposed project design.

Off-Site Alternatives:

The preliminary alternatives analysis also examined several off-site alternatives. A search was performed for other available locations within a ten-mile radius of the Project site where the Project purpose and need could be practicably satisfied with less impact to the aquatic environment and without other significant adverse environmental consequences. A total of five offsite alternatives have been considered in this preliminary evaluation. The applicant's preliminary analysis concludes that no other less environmentally damaging, practicable alternative sites are available to meet the stated purpose and need. The table below summarizes the off-site alternatives considered by the applicant.

1. *Off Site Alternative 1: 1,440 Acres of Land Near Rancho Cucamonga*

This alternative is located in the County immediately north of the City of Rancho Cucamonga. It is an undeveloped area of approximately 1,440 acres and is zoned Residential allowing for less than one unit per acre. The remaining undeveloped areas within this site are currently held by the U. S. Government, San Bernardino County Flood Control District, San Bernardino County Service Area 70, or are proposed biological set asides.

2. *Off Site Alternative 2: 2,560 Acres of Land Near Rancho Cucamonga*

This alternative is located north of the City of Rancho Cucamonga. It is an undeveloped area of approximately 2,560 acres and is zoned Specific Plan and Residential allowing one to five units per acre. Approximately 2,240 acres are held by agencies, U. S. Government, San Bernardino County and others. The site is generally 25 percent alluvial flood plain and 75 percent steep foothills.

3. *Off Site Alternative 3: 1,280 Acres of Land Near Rancho Cucamonga*

This alternative is located in the County of San Bernardino immediately north of the City of Rancho Cucamonga. It is an undeveloped area of approximately 2,560 acres and is zoned Specific Plan one unit per acre and one to five units per acre. Approximately 480 acres of this alternative have development pending. The U. S. Government owns 1,280 acres, and the remaining 880 acres are zoned Open Space/Floodway.

4. *Off Site Alternative 4: 3,220 Acres of Land Near Fontana*

This alternative is located in the County of San Bernardino immediately north of the City of Fontana. It is an undeveloped area of approximately 3,220 acres and is zoned Specific Plan one unit per acre and one to five units per acre. There are multiple ownerships for this alternative. Approximately 1,600 acres is owned by the U. S. Government, 160 acres are owned by the Boy Scouts of America, 332 acres are owned by a Hindu Temple as a religious retreat, 166 acres of the I-15 freeway frontage is being held for commercial development, 660 acres are pending development, 180 acres are privately held and are comprised of steep hillside and floodway, and the remaining 120 acres are for sale at \$1,800,000.

5. *Off Site Alternative 5: 1,439 Acres of Land in Rialto (Renaissance Specific Plan)*

This alternative is located within the City of Rialto. Previously, this area functioned as the Rialto Airport and is now the proposed Rialto Renaissance Specific Plan. The Renaissance Specific Plan is designed as a master-planned community on 1,439 acres consisting of 4 residential

categories and 7 business categories including Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Town Center, Corporate Center, Business Center, Freeway Commercial, Employment, Freeway Incubator, and General Commercial. There are approximately 103 acres of existing uses within the Renaissance Specific Plan that are expected to remain. These uses include a fire station, electrical sub-station, water reservoir, self-storage facilities, and several industrial and commercial uses.

Table 6. Summary of Off Site Alternatives

Site #	Location	Size	Zoning	Availability	Potential Constraints
1	County of San Bernardino North of City of Rancho Cucamonga	1440 Acres Undeveloped	Specific Plan Residential 1 unit per acre	Not for Sale	1. Not for sale and not planned for development
2	County of San Bernardino North of City of Rancho Cucamonga	2560 Acres Undeveloped	Specific Plan Residential 1-5 units per acre	Not for Sale	1. Not for sale and topographic/flood constraints
3	County of San Bernardino North of City of Rancho Cucamonga	1280 Acres Undeveloped	480 pending development 880 Open/Space Floodway	Government-owned land	1. Presence of the California gnatcatcher 2. zoning, 3. flooding 4. government ownership
4	County of San Bernardino North of City of Fontana	3220 Acres Undeveloped Multiple Ownership	Specific Plan 1 unit per acre 1-5 unit per acre	120 acres for sale.	1. Zoning, 2. size 3. lack of potential environmental restoration
5	Rialto Airport Reuse Site; City of Rialto South of 210 Freeway, north of Baseline Road, east of Alder Drive, and west of Ayala Drive	1439 acres of potential redeveloped land	5-12 units per acre	Not for sale	1. lack of potential environmental restoration 2. Not for sale; already being proposed as the Renaissance Specific Plan by another developer.

Proposed Special Conditions

Special conditions providing for the avoidance, minimization and compensation of impacts associated with threatened and endangered species, as well as waters of the United States, would likely be incorporated into any Corps permit authorization, if issued.

No specific conditions are proposed at this time.

For additional information please call Crystal L.M. Huerta of my staff at 805-585-2143 or via e-mail at crystal.huerta@usace.army.mil. This public notice is issued by the Chief, Regulatory Division.



Regulatory Program Goals:

- To provide strong protection of the nation's aquatic environment, including wetlands.
- To ensure the Corps provides the regulated public with fair and reasonable decisions.
- To enhance the efficiency of the Corps' administration of its regulatory program.

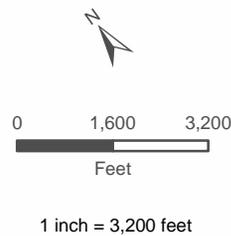
U.S. ARMY CORPS OF ENGINEERS – LOS ANGELES DISTRICT

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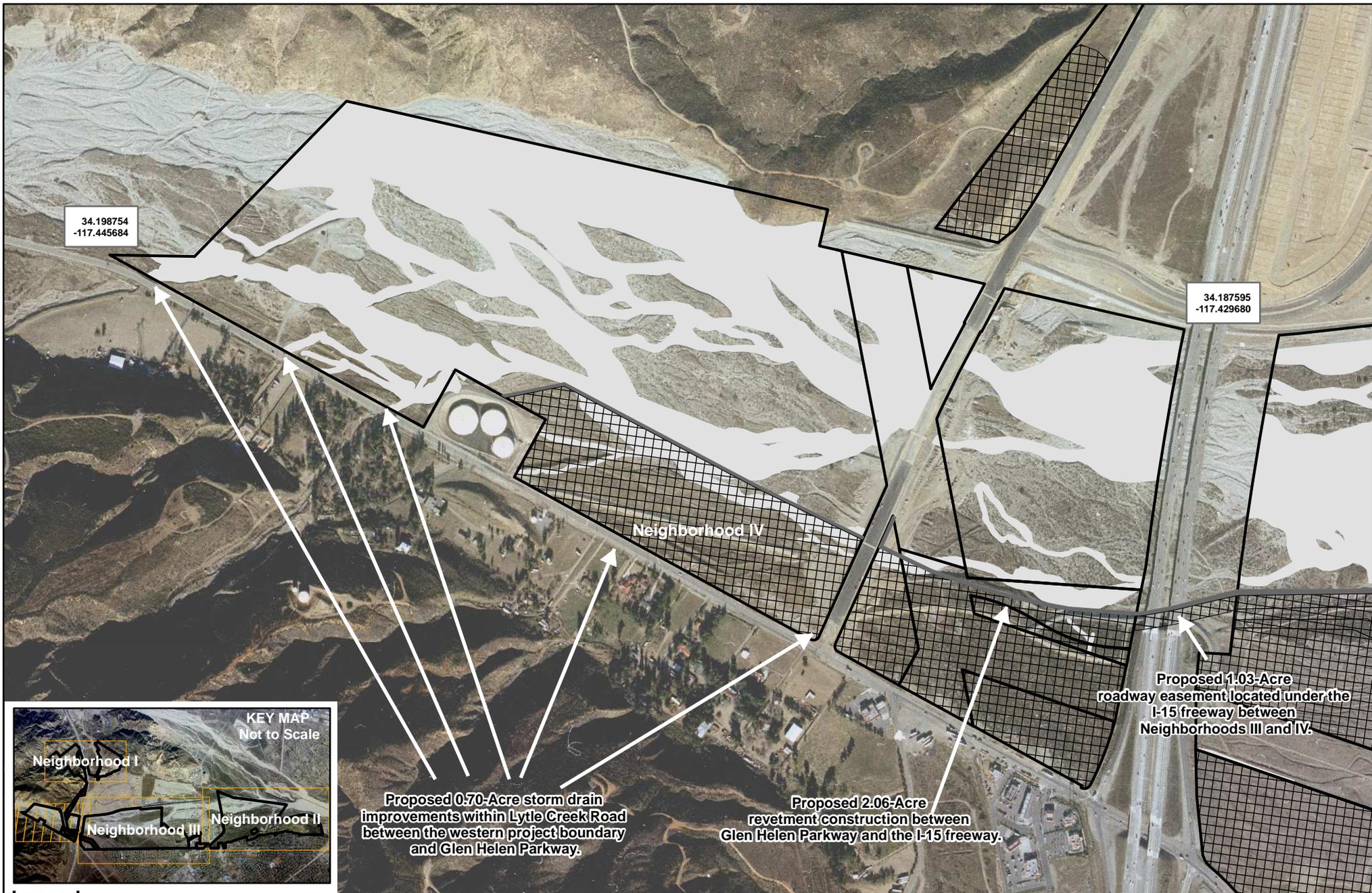
Legend

-  Project Boundary
-  Park Overlay
-  Single Family Residential Overlay
-  ES - Elementary School
-  ES/MS - Elementary School/Middle School
-  HDR - High Density Residential
-  IR - Internal Road
-  L/R - Levee/Revetment
-  MFR - Multi-Family Residential
-  OS/JU - Open Space/Joint Use
-  OS/R - Open Space/Recreation
-  SFR-1 - Single Family Residential 1
-  SFR-2 - Single Family Residential 2
-  SFR-3 - Single Family Residential 3
-  VC - Village Center Commercial
-  OS - Open Space



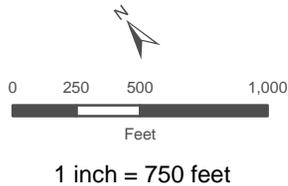
**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Site Plan

GLENN LUKOS ASSOCIATES 
Exhibit 3E



Legend

-  Project Boundary
-  Permanent Impact
-  Temporary Impact
-  Corps Waters
-  Data Pit Location



**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Jurisdictional Delineation/Impact Map

GLENN LUKOS ASSOCIATES

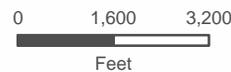


Exhibit 4D Neighborhood IV



Legend

- | | |
|--|---|
|  Corps Jurisdiction |  OS/REC - Open Space/Recreation |
|  ES - Elementary School |  R/L - Revetment/Levee |
|  ES/MS - Elementary School/Middle School |  SFR-1 - Single-Family Residential 1 |
|  HDR - High-Density Residential |  SFR-2 - Single-Family Residential 2 |
|  MFR - Multi-Family Residential |  SFR-3 - Single-Family Residential 3 |
|  OS/JU - Open Space/Joint Use |  VC - Village Center Commercial |
|  OS - Open Space | |



1 inch = 3,200 feet

**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**

Alternative 1 No Federal Action Alternative

GLENN LUKOS ASSOCIATES

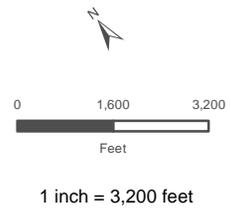


Exhibit 5



Legend

- Project Boundary
- Existing CEMEX Levee and/or Repair Area
- Proposed Revetment/Levee
- Corps Jurisdiction
- ES - Elementary School
- IR - Internal Road
- MFR - Multi Family Residential
- VCC - Village Center Commercial
- OS/JU - Open Space/Joint-Use
- OS/REC - Open Space/Recreation
- SFR-1 - Single-Family Residential 1
- SFR-2 - Single-Family Residential 2
- SFR-3 - Single-Family Residential 3
- OS - Open Space



**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Alternative 2 Avoid a Majority of SBKR
and LBV-Occupied Habitat

GLENN LUKOS ASSOCIATES

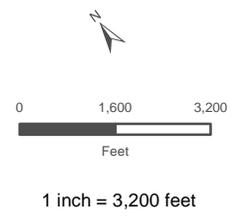
Exhibit 6



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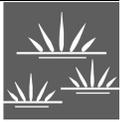
- Project Boundary
- Existing CEMEX Levee and/or Repair Area
- Proposed Revetmant/Levee
- Corps Jurisdiction

- ES - Elementary School
- IR - Internal Road
- MRF - Multi-Family Residential
- OS/REC - Open Space/Recreation
- SFR-1 - Single Family Residential 1
- SFR-2 - Single Family Residential 2
- SFR-3 - Single Family Residential 3
- VCC - Village Center Commercial
- OS - Open Space



**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Alternative 3 Avoid Riversidean Alluvial Fan Sage Scrub

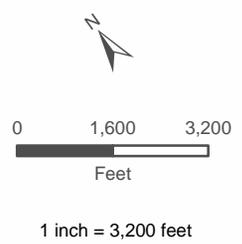
GLENN LUKOS ASSOCIATES
Exhibit 7





Legend

-  Project Boundary
-  Proposed Levee/Retevment
-  Existing CEMEX Levee and/or Repair Area
-  Corps Jurisdiction
-  Single Family Residential Overlay
-  ES - Elementary School
-  ES/MS - Elementary/Middle School
-  I - Light Industrial
-  MFR - Multi-Family Residential
-  OS/JU - Open Space/Joint Use
-  OS/REC - Open Space/Recreation
-  SFR-1 - Single-Family Residential 1
-  SFR-2 - Single-Family Residential 2
-  SFR-3 - Single-Family Residential 3
-  VC - Village Center Commercial
-  OS - Open Space



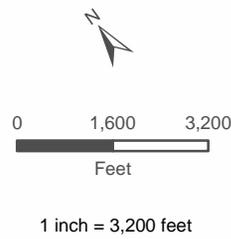
**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Alternative 4 Reduced Residential/Increased Commercial

GLENN LUKOS ASSOCIATES 
Exhibit 8



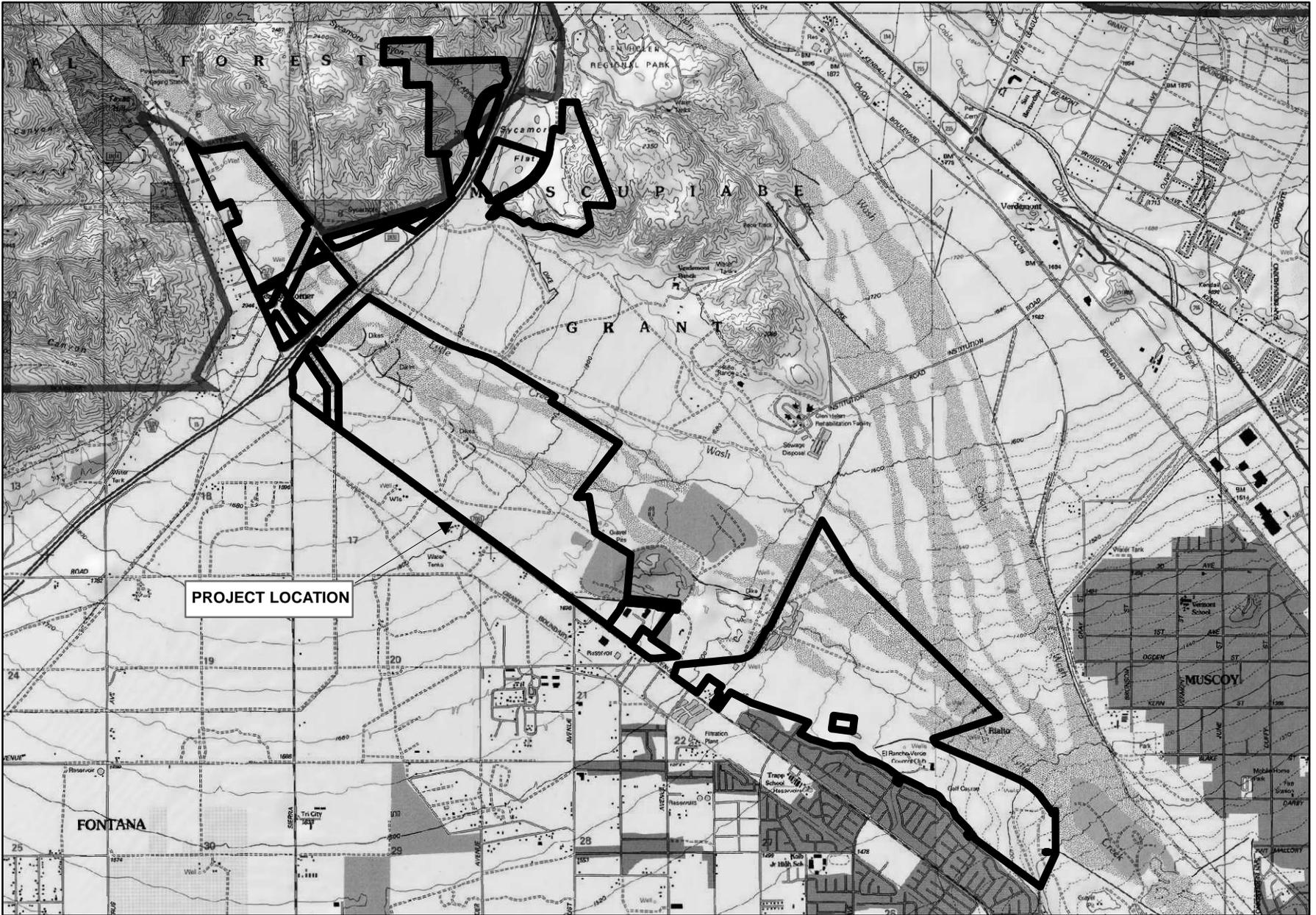
Legend

-  Project Boundary
-  Corps Jurisdiction
-  Park Overlay
-  Single Family Residential Overlay
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-  MFR - Multi-Family Residential
-  OS/JU - Open Space/Joint Use
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-  SFR-3 - Single Family Residential 3
-  VC - Village Center Commercial
-  OS - Open Space



**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Alternative 5 Preferred Alternative

GLENN LUKOS ASSOCIATES 
Exhibit 9



Adapted from USGS Devore and San Bernardino North, CA quadrangles



**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Vicinity Map

GLENN LUKOS ASSOCIATES

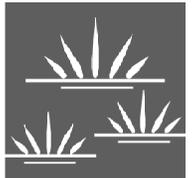
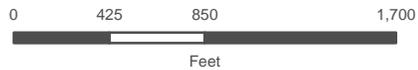


Exhibit 2

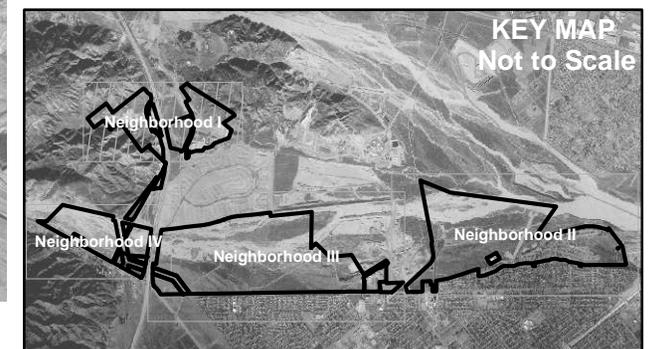


Legend

-  Project Boundary
-  Lytle Creek North Development Area Previously Reviewed per CEQA and Entitled
-  Corps Waters
-  Corps Wetlands
-  Corps Remnant Basin Features
-  Data Pit Location



1 inch = 850 feet



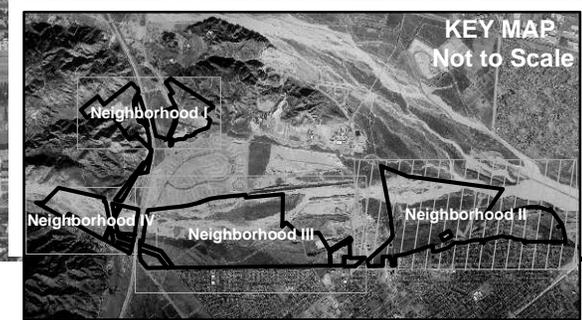
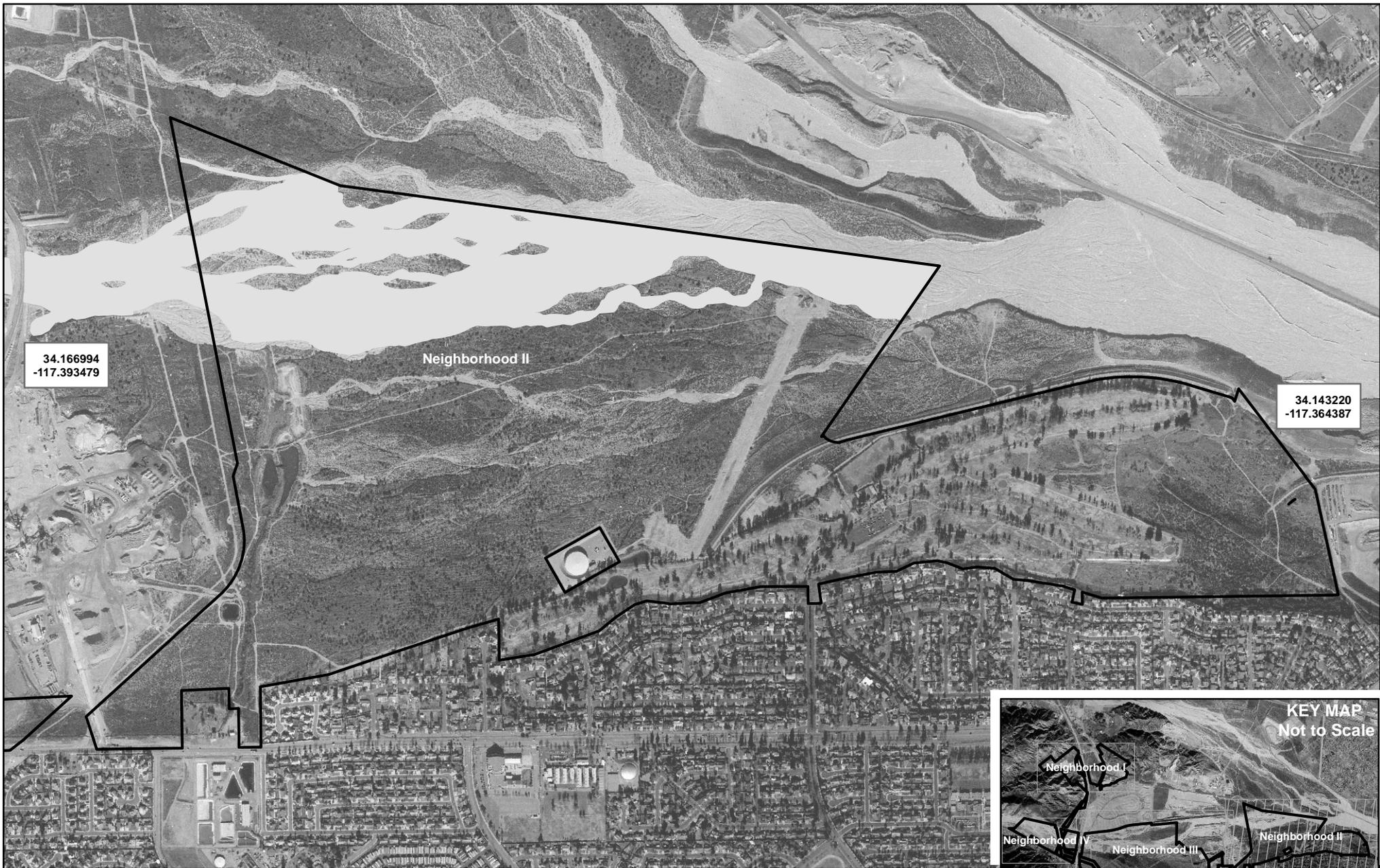
**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**

Jurisdictional Delineation Map

GLENN LUKOS ASSOCIATES

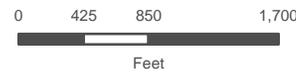
Exhibit 3A Neighborhood I





Legend

-  Project Boundary
-  Corps Waters
-  Data Pit Location



1 inch = 1,250 feet

LYTLE CREEK RANCH DEVELOPMENT PROJECT

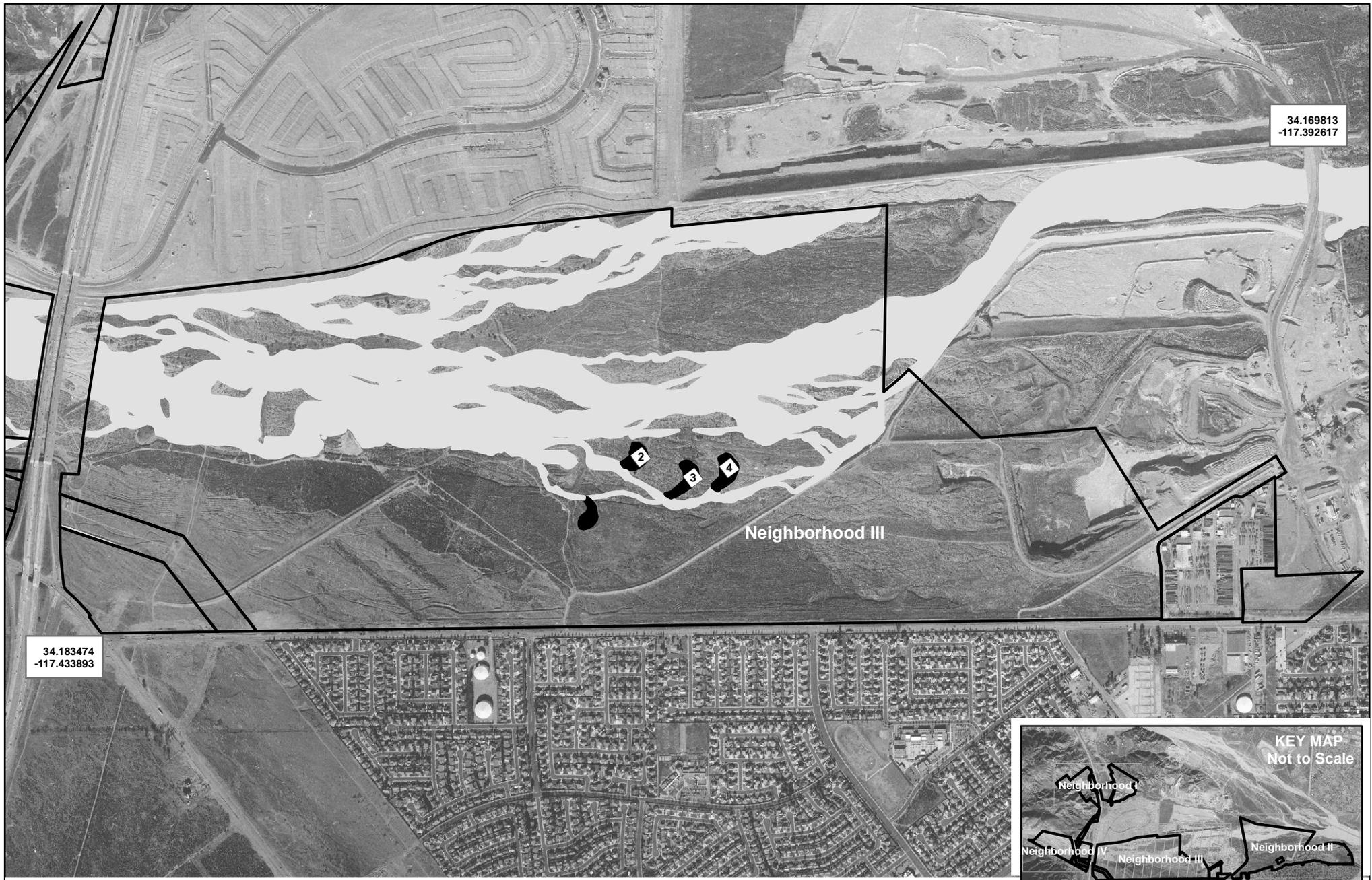
Jurisdictional Delineation Map

GLENN LUKOS ASSOCIATES

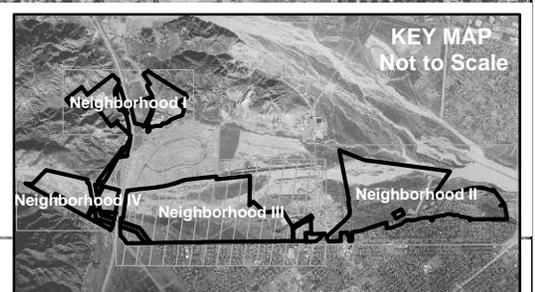


Exhibit 3B Neighborhood II

34.169813
-117.392617

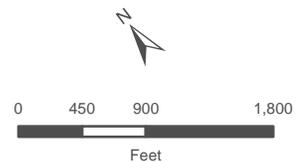


34.183474
-117.433893



Legend

-  Project Boundary
-  Corps Waters
-  Corps Wetlands
-  Corps Remnant Basin Features
-  Data Pit Location



1 inch = 1,350 feet

**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**

Jurisdictional Delineation Map

GLENN LUKOS ASSOCIATES

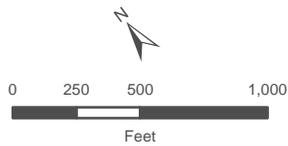


Exhibit 3C Neighborhood III



Legend

-  Project Boundary
-  Corps Waters
-  Corps Wetlands
-  Corps Remnant Basin Features
-  Data Pit Location



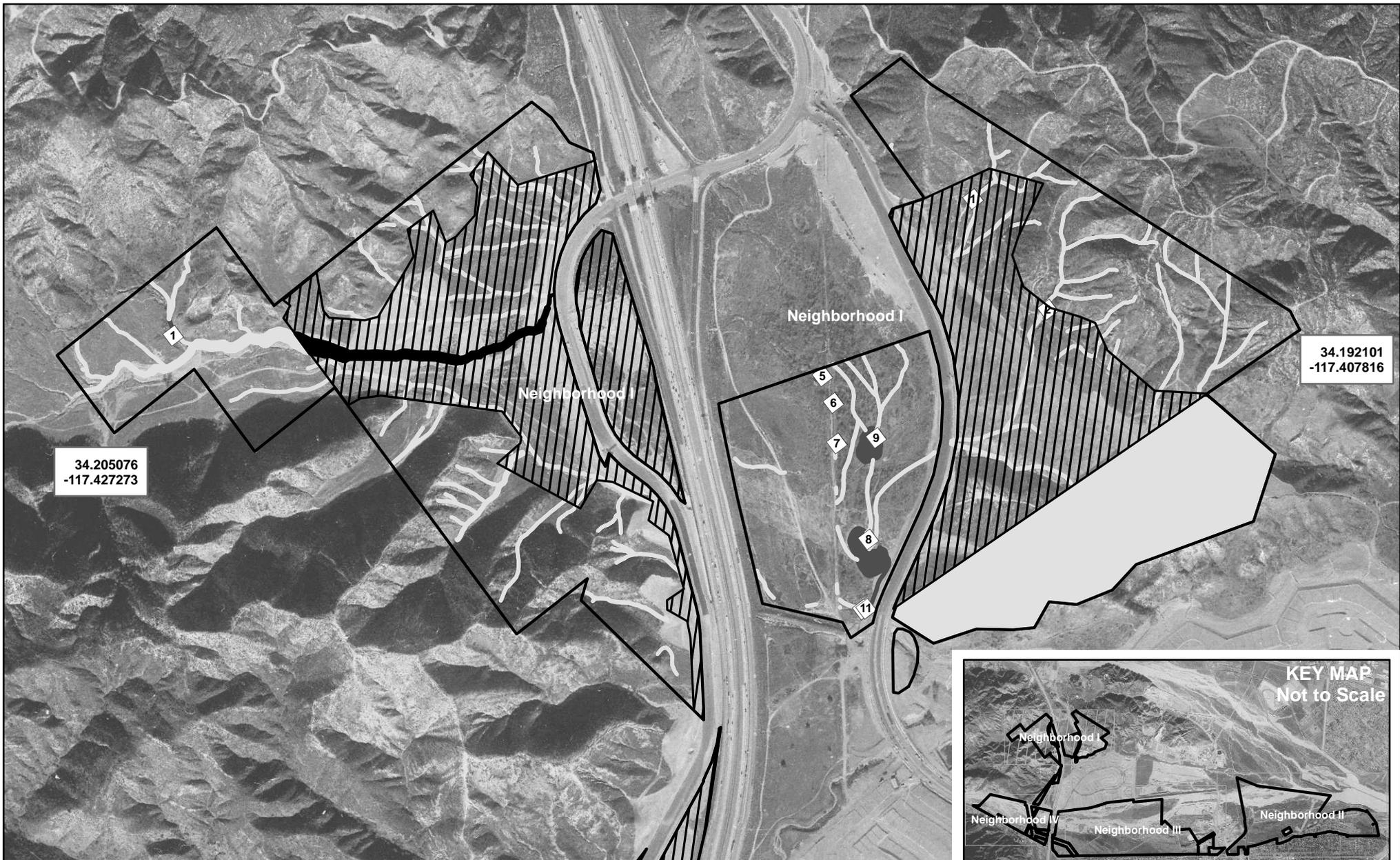
1 inch = 750 feet

**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Jurisdictional Delineation Map

GLENN LUKOS ASSOCIATES

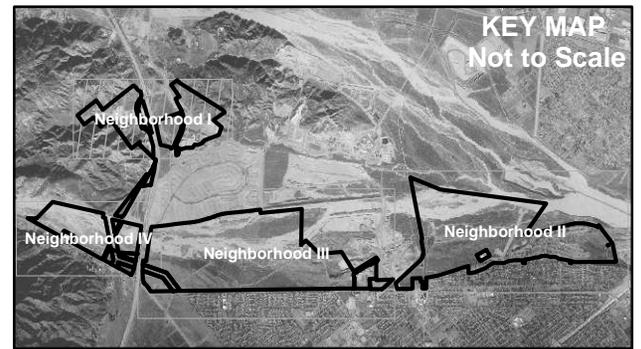


Exhibit 3D Neighborhood IV



34.205076
-117.427273

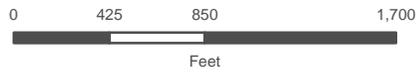
34.192101
-117.407816



Legend

-  Project Boundary
-  Lytle Creek North Development Area Previously Reviewed per CEQA and Entitled
-  Permanent Impact
-  Temporary Impact*
-  Corps Waters
-  Corps Wetlands
-  Data Pit Location

**Impacts to Sycamore Creek have been considered temporary due to the proposed relocation of the creek immediately south of its existing location.*



1 inch = 850 feet

LYTLE CREEK RANCH DEVELOPMENT PROJECT
Jurisdictional Delineation/Impact Map

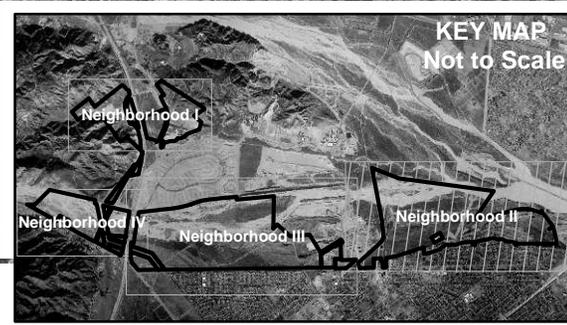
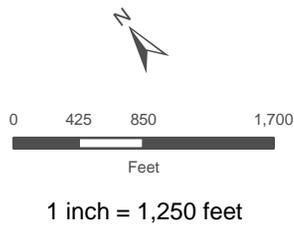
GLENN LUKOS ASSOCIATES

Exhibit 4A Neighborhood I





- Legend**
- Project Boundary
 - Permanent Impact
 - Temporary Impact
 - Corps Waters
 - Corps Remnant Basin Features
 - Data Pit Location



LYTLE CREEK RANCH DEVELOPMENT PROJECT
 Jurisdictional Delineation/Impact Map

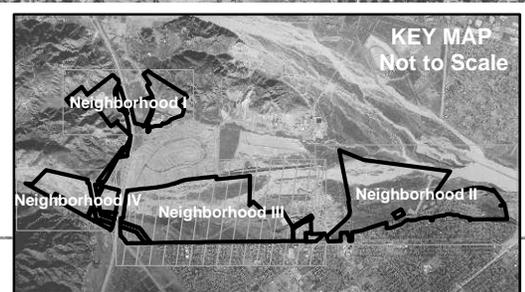
GLENN LUKOS ASSOCIATES
 Exhibit 4B Neighborhood II

34.169813
-117.392617

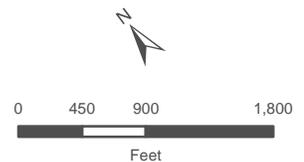
Potential 9.37-Acre repair to the existing Cemex Mining Company levee between Neighborhoods II and III.

Neighborhood III

34.183474
-117.433893



- Legend**
- Project Boundary
 - Permanent Impact
 - Temporary Impact
 - Corps Waters
 - Corps Remnant Basin Features
 - Data Pit Location



**LYTLE CREEK RANCH
DEVELOPMENT PROJECT**
Jurisdictional Delineation/Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 4C Neighborhood III