The Newhall Land And Farming Company, "Documentation Relating to the 2004 Lake or Streambed Alteration Notification for the Newhall Ranch Project" (January 9, 2004; April 29, 2004)

NEWHALL LAND

THE NEWHALL LAND AND FARMING COMPANY
Newhall Ranch Division

TRANSMITTAL

DATE: April 29, 2004

TO: Ms. Terri Dickerson
California Department of Fish and Game
4949 Viewridge Avenue
San Diego, CA 92123

FROM: Mark Subbotin MS

SUBJECT: Lake or Streambed Alteration Notification for Newhall Ranch Project
Streambed Alteration Notification Number: 1600-2004-0016-R5
CEQA Processing Fee

☑ As requested ☑ Sent via: California Overnight

REMARKS: Pursuant to your letter dated April 21, 2004, enclosed please find two checks for $5,000.00 each (Check Numbers 39318627 and 39318628) to initiate the CEQA process. If you have any questions, please contact Mark Subbotin at (661) 255-4069. Thank you.

ISSUED BY: Johanna Palmer on behalf of Mark Subbotin

ENCLOSURES

cc: Morgan Wehtje (w/out encl.)
Ann Malcolm (w/out encl.)
Chuck Raysbrook (w/out encl.)

23823 Valencia Boulevard, Valencia, California 91355
(661) 255-4071 – Fax: (661) 288-1052
jpalmer@newhall.com

State of California - The Resources Agency ARNOLD SCHWARZENEGGER, *Governor*

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

Flex your POWER

April 21, 2004

Newhall Land and Farming
Attn: Mark Subbotin
23823 Valencia Blvd.
Valencia, CA 91355

Dear Mr. Subbotin:

Re: Lake or Streambed Alteration Notification for Newhall Ranch Project
Streambed Alteration Notification Number: 1600-2004-0016-R5

The Department of Fish and Game (Department) received your Notification of Lake or Streambed Alteration on 01/12/2004. The activity you described in your application is considered a "project" as defined in the California Environmental Quality Act (CEQA). As such, your project needs to be reviewed in accordance with CEQA before the Department can issue a Streambed Alteration Agreement.

Since your project has not been subjected to a CEQA review with another lead or permitting agency, the Department will act as Lead Agency for your project. As the applicant, you are responsible for all CEQA related costs the Department incurs in preparing, and/or reviewing environmental documents for your project.

To initiate the CEQA process, you will need to submit a $10,000.00 initial deposit to the Department. The deposit should be in the form a check payable to "California Department of Fish and Game." For accounting purposes, please remit this fee as two separate checks in the amount of $5,000.00 each. This Deposit is a CEQA processing fee, and is not part of the Streambed Alteration Notification fee that is submitted with your notification. The Department will inform you if any additional fees are needed to complete the process, or will return any unused portion of your deposit. Please mail your check to Department of Fish and Game, Streambed Alteration Program, at the above address.

There is a public comment period of not less than 30 days that will commence once the Department submits the CEQA environmental documents for public review through the Office of Planning and Research. Your Streambed Alteration Agreement cannot be issued until all public comments have been considered, and the environmental document is certified. You may proceed with your project or activity only after the Department issues your Streambed Alteration Agreement.

If you have any questions, please contact Terri Dickerson at (949) 363-7538 or the Streambed Alteration Program Staff at (858) 636-3160.

Sincerely,

Domini Elayatt

for Terri Dickerson
Environmental Scientist

39318628

The Newhall Land and Farming Co
Newhall Ranch Company
Valencia, CA 91355

CK. NO. 39318627

39318627

Amount	Date	Invoice No.	Document No.	Reference	Amoun
5,000.00	04/22/2004	CEQA PROC. 1/2	200000435	Streambed Alteration Agree	5,000.0
5,000.00				TOTAL	5,000.0

INQUIRIES PHONE (661)255-4000
04/27/2004 7800

REMITTANCE ADVICE
DETACH BEFORE DEPOSITING

67-1/532

IN COOPERATION WITH
WACHOVIA BANK, N.A.
GREENVILLE, SOUTH CAROLINA
PAYABLE IF DESIRED AT
WELLS FARGO BANK, N.A.
#4759002454

AMOUNT

*****5,000.00*

IS TWO MANUAL SIGNATURES.

MOND PATTERN.

The Newhall Land and Farming Co
Newhall Ranch Company
Valencia, CA 91355

No. 39318627

67-1/532

IN COOPERATION WITH
WACHOVIA BANK, N.A.
GREENVILLE, SOUTH CAROLINA
PAYABLE IF DESIRED AT
WELLS FARGO BANK, N.A.
#4759002454

DATE	PAYEE NO.	AMOUNT
04/27/2004	905429	*****5,000.00*

VOID AFTER 60 DAYS - AMOUNT OVER $2,000.00 REQUIRES TWO MANUAL SIGNATURES.

PAY *** FIVE THOUSAND USD ***

TO THE ORDER OF
DEPARTMENT OF FISH AND GAME
SOUTH COAST REGION 5
4949 VIEWRIDGE AVENUE
SAN DIEGO CA 92123

WARNING: DATE, PAYEE NO, AMOUNT BOX HAS MICRO PRINTING - THE BACK OF THIS DOCUMENT HAS A DIAMOND PATTERN

⑈39318627⑈ ⑆053200191⑆ 2079971054334⑈

The Newhall Land and Farming Co
Newhall Ranch Company
Valencia, CA 91355

CK. NO. 39318628 39318628

Date	Invoice No.	Document No.	Reference	Amoun
04/22/2004	CEQA PROC. 2/2	200000436	Streambed Alteration Agree	5,000.0

INQUIRIES PHONE (661)255-4000
04/27/2004 7800

REMITTANCE ADVICE
DETACH BEFORE DEPOSITING

TOTAL 5,000.0

67-1/532

The Newhall Land and Farming Co
Newhall Ranch Company
Valencia, CA 91355

No. 39318628

IN COOPERATION WITH
WACHOVIA BANK, N.A.
GREENVILLE, SOUTH CAROLINA
PAYABLE IF DESIRED AT
WELLS FARGO BANK, N.A.
#4759002454

DATE	PAYEE NO.	AMOUNT
04/27/2004	905429	******5,000.00*

VOID AFTER 60 DAYS - AMOUNT OVER $2,000.00 REQUIRES TWO MANUAL SIGNATURES.

PAY *** FIVE THOUSAND USD ***

TO THE ORDER OF DEPARTMENT OF FISH AND GAME
SOUTH COAST REGION 5
4949 VIEWRIDGE AVENUE
SAN DIEGO CA 92123

WARNING: DATE, PAYEE NO, AMOUNT BOX HAS MICRO PRINTING - THE BACK OF THIS DOCUMENT HAS A DIAMOND PATTERN

⑈39318628⑈ ⑆053200019⑆ 2079971054334⑈

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NO fill
NR 404
CDFG 1603

JAN 12 2004

NEWHALL LAND

THE NEWHALL LAND AND FARMING COMPANY
Newhall Ranch Division

TRANSMITTAL

DATE: January 9, 2004

TO: Ms. Jeannie Negus
California Department of Fish and Game
4949 View Ridge
San Diego, CA 92123

FROM: Mark Subbotin

SUBJECT: Newhall Ranch Specific Plan Streambed Alteration Agreement Application

☑ For your use ☑ Sent via: Federal Express

REMARKS: Attached for your information is The Newhall Land and Farming Company application for a Master 1603 Streambed Alteration Agreement and a check for $1390.50 for the Newhall Ranch Specific Plan. If you have any questions about the application, feel free to call me at (661) 255-4069.

ENCLOSURES

cc: Ross Pistone
Connie Farmer
Pat Mitchell
Morgan Wehtje
Dan Duncan
Ann Malcolm
Terri Dickerson
Chuck Raysbrook - w/out enclosures
Aaron Allen – w/out enclosures

23823 Valencia Boulevard, Valencia, California 91355
(661) 255-4071 – Fax: (661) 288-1052
jpalmer@newhall.com

The Newhall Land and Farming Co
Newhall Ranch Company
Valencia, CA 91355

CK. NO. 39310944 39310944

Date	Invoice No.	Document No.	Reference	Amount
12/12/2003	1603 PERMIT APPL	200001121	Fee for Streambed Alterati	1,390.50

INQUIRIES PHONE (661)255-4000
12/12/2003 7800

TOTAL 1,390.50

REMITTANCE ADVICE
DETACH BEFORE DEPOSITING

67-1/532

The Newhall Land and Farming Co
Newhall Ranch Company
Valencia, CA 91355

№ 39310944

IN COOPERATION WITH
WACHOVIA BANK, N.A.
GREENVILLE, SOUTH CAROLINA
PAYABLE IF DESIRED AT
WELLS FARGO BANK, N.A.
#4759002454

DATE	PAYEE NO.	AMOUNT
12/12/2003	905429	******1,390.50*

VOID AFTER 60 DAYS - AMOUNT OVER $2000.00 REQUIRES TWO MANUAL SIGNATURES.

PAY *** ONE THOUSAND THREE HUNDRED NINETY USD and 50/100 ***

TO THE ORDER OF
DEPARTMENT OF FISH AND GAME
SOUTH COAST REGION 5
4949 VIEWRIDGE AVENUE
SAN DIEGO CA 92123

WARNING: DATE, PAYEE NO, AMOUNT BOX HAS MICRO PRINTING. THE BACK OF THIS DOCUMENT HAS A DIAMOND PATTERN.

⑈39310944⑈ ⑆053200191⑆ 5404 4884 2⑈

For Department Use Only					
Notification Number:		Date Received:		Date Completed:	
Fees Enclosed?	Yes $ _____		No		
Action Taken/Notes:					

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME

NOTIFICATION OF LAKE OR STREAMBED ALTERATION

(See attachment/enclosure for instructions)

Notification Type		
☐ 1601 (Public)	☐ Timber Harvest Plan	(No. _____)
☑ 1603 (Private)	☐ Commercial Gravel Extraction	(No. _____)
	☑ Water Application	(No. _____)

Applicant Information			
	Name	Address	Telephone/FAX
Applicant:	Newhall Land and Farming Attn: Ross Pistone	23823 Valencia Blvd. Valencia, CA 91355	Business: (661) 255-4069 Fax: (661) 288-1052
Operator:	SAME	SAME	Business: SAME Fax: SAME
Contractor: *(If known)*			Business: Fax:
Contact Person: *(If not applicant)*	URS Corporation Constance Farmer, project manager	130 Robin Hill Rd., Suite 100 Santa Barbara, CA 93117	Business: (805) 964-6010 Fax: (805) 964-0259
Property Owner:	APPLICANT		Business: Fax:

Project Location					
Location Description:	Santa Clara River and tributaries between Middle Canyon and the Los Angeles/Ventura County Line within the Newhall Ranch Specific Plan area.				
County			Assessor's Parcel Number		
Los Angeles					
USGS Map	Township	Range	Section	Latitude/Longitude	
Newhall, Oat Mountain, Santa Susana, Val Verde quads.					
Name of River, Stream, or Lake:	Santa Clara River and tributaries				
Tributary To?					

NOTIFICATION OF LAKE OR STREAMBED ALTERATION
(*Continued*)

Name of Applicant: Newhall Land

Project Description							
Project Name:	Newhall Ranch Project						
Proposed Start Date:		**Proposed Completion Date:**		**Project Cost:**	$	**Number of Stream Encroachments:** *(Timber Harvest Plans only)*	

Describe project below: *(Attach separate pages if necessary)*

See Attachment 1

☑ Continued on separate page(s)

Attachments/Enclosures		
Attach or enclose the *required* documents listed below and check the corresponding boxes.		
☑ Project description	☑ Map showing project location, including distances and/or directions from nearest city or town	☑ Construction plans and drawings pertaining to the project
Attach or enclose the documents listed below, if complete, and check the corresponding boxes.		
Completed CEQA documents:	☐ Negative Declaration ☐ Environmental Impact Report ☐ Notice of Exemption ☐ Mitigated Negative Declaration ☐ Notice of Determination	
Copies of applicable local, State, or federal permits, agreements, or other authorizations:	☐ Local. *Describe:*	
	☐ State. *Describe:*	
	☐ Federal. *Describe:*	

I hereby certify that all information contained in this notification is true and correct and that I am authorized to sign this document. I understand that in the event this information is found to be untrue or incorrect, I may be subject to civil or criminal prosecution and the Department may consider this notification to be incomplete and/or cancel any Lake or Streambed Alteration Agreement issued pursuant to this notification. I understand that this notification is valid only for the project described herein and that I may be subject to civil or criminal prosecution for undertaking a project that differs from the one described herein, unless I have notified the Department of that project in accordance with section 1601 or 1603 of the Fish and Game Code.

I understand that a Department representative may need to inspect the property where the project described herein will take place before issuing a Lake or Streambed Alteration Agreement pursuant to this notification. In the event the Department determines that a site inspection is necessary, I hereby authorize the Department to enter the property where the project described herein will take place to inspect the property at any reasonable time and certify that I am authorized to grant the Department permission to access the property.

☑ *I request the Department to first contact me at (insert telephone number)* 661-255-4223 *to schedule a date and time to enter the property where the project described herein will take place and understand that this may delay the Department's evaluation of the project described herein.*

Ron Pistone
Operator or Operator's Representative

12/15/03
Date

Lake and Streambed Alteration Program

Project Questionnaire

Please complete the following questionnaire and submit it with your notification package to expedite the Department's review of your proposed project or activity. ***Please attach or enclose any additional information or documents that support or relate to your response.***

	Yes	Maybe/ Uncertain	No	Please explain if you responded "yes" or "maybe/uncertain"
1. Will the project or activity involve work on the bank of a river, stream, or lake?	✓			The construction of bridges, inlet structures, bank stabilization, grade control structures, storm drains, building pads, trail crossings, temporary haul crossings, would require work to be performed on some stream beds and banks.
2. If you answered "yes" to #1, will the project or activity involve any of the following:				
a. Removal of any vegetation?	✓			In some cases, the work described above would require the removal of vegetation to facilitate construction.
b. Excavation of the bank?	✓			Bank excavation will be necessary in some areas in order to install buried bank stabilization and storm drains, erect bridge supports, and entrench grade control structures.
c. Placement of piers?	✓			The proposed bridges across the Santa Clara River would require pilings or other supports to be placed within the channel.
d. Placement of bank protection or stabilization structures or materials (e.g., gabions, rip-rap, concrete slurry/sacks)?	✓			Buried bank stabilization and grade control structures are proposed for several streams within the project area.
3. Will the project or activity take place in, adjacent to, or near a river that has been designated as "wild and scenic" under state or federal law?			✓	
4. Will the project or activity involve work in the bed or channel of a river, stream, or lake?	✓			Bridges, grade control structures, inlet structures, trail crossings, and storm drains are proposed for streams within the project area, and the installation of these improvements would require work to be performed in stream channels.
5. Will the project or activity involve the placement of any permanent or temporary structure in a river, stream, or lake?	✓			Structures proposed for permanent placement in channels include grade control structures, buried bank stabilization, bridge supports, inlet structures, trail crossings, and buried storm drains.

	Yes	Maybe/ Uncertain	No	Please explain if you responded "yes" or "maybe/uncertain"
6. Will the project involve the use of material from a streambed?	✓			Native soils will be used to construct soil cement bank stabilization
7. Will the project or activity result in the disposal or deposition of debris, waste, or other material in a river, stream, or lake?	✓			Clean earthen fill, concrete, soil cement, rock, steel, for grade control structures, buried bank stabilization, bridge supports, inlet structures, trail crossings, and buried storm drains.
a. If you answered "yes" to #7, describe the material that will be disposed of or deposited in the river stream, or, lake:				
8. Will any type of equipment be used in a river, stream, or lake?	✓			Yes, for construction of previously mentioned instream improvements.
a. If you answered "yes" to #8, describe the type of equipment that will be used:	Standard construction equipment, including excavator, loader, shoring, cement truck.			
9. Does the project or activity area flood or periodically become inundated with water?	✓			Parts of the project area do become inundated during large storm events.
10. Will water need to be diverted from a river, stream, or lake for the project or activity?	✓			Portions of the Santa Clara River will need to be temporarily dewatered to facilitate the construction of instream bridge supports,
11. If you answered "yes" to #10, please answer the following:				
a. Will this be a temporary diversion?	✓			Diversions will only occur during construction and then will be removed.
b. Will water quality be affected by the deposition of silt, an increase in water temperature, a change in the pH level, or in some other way?		✓		Temporary impacts to water quality may occur from increased sediment load from excavation of bed and banks.
c. Will the water be diverted by means of a dam, reservoir, or other water impoundment structure?			✓	Water will always be allowed to flow around the areas of temporary disturbance.
12. Will the project or activity be done pursuant to a water right application or permit?			✓	
13. a. Has a wildlife assessment or study been completed for the area where or near where the project or activity will take place? (If "yes", attach or enclose a copy of the assessment or study.)	✓			See attachment 2.

	Yes	Maybe/ Uncertain	No	Please explain if you responded "yes" or "maybe/uncertain"
14. Will the project or activity affect fish, amphibians, insects, or other aquatic resources?	✔			All of these animals will be affected by habitat modification/loss.
15. Will the project or activity affect terrestrial wildlife?	✔			As the proposed project will involve removal and creation of riparian habitat, both positive and negative effects on riparian-associated terrestrial species are anticipated.
16. Are any endangered or rare plant species thought or known to occur in the area where the proposed project or activity will take place?	✔			San Fernando Valley Spineflower and Los Angeles Sunflower are present on the project site.
17. Are any endangered or threatened fish, bird, or animal species thought or known to occur in the area where the proposed project or activity will take place?	✔			See Attachment 3.
18. Have you contacted any other local, State, or federal agency regarding the project or activity?	✔			
a. If you answered "yes" to #18, please list the names of the agencies you have contacted:	See Attachment 4.			
19. Have you applied for or obtained any permit, agreement, or other authorization for your project or activity from any government agency?	✔			
a. If you answered "yes" to #19, please list the names or describe the permit, agreement, or authorization you have applied for or obtained:	See Attachment 4.			
20. Have any environmental documents pertaining to your project or activity been prepared?	✔			
a. If you answered "yes" to #20, please list the environmental documents that have been prepared:	See Attachment 5.			

I hereby certify that all information contained in this notification is true and correct and that i am authorized to sign this document. I understand that in the event this information is found to be untrue or incorrect, I may be subject to civil or criminal prosecution and the Department may consider this notification to be incomplete and/or cancel any Lake or Streambed Alteration Agreement Issued pursuant to this notification.

MK Ron Ritzone
Operator or Operator's Representative

12/15/03
Date

ATTACHMENT 1
Application for a California Department of Fish and Game
1603 Streambed Alteration Agreement

APPLICANT'S NAME:	Newhall Land Attention: Ross Pistone
APPLICANT'S ADDRESS:	23823 Valencia Blvd. Valencia, CA 91335
APPLICANT'S PHONE NO.S:	661-255-4069 Office; 661-254-0761 Fax
CONTACT PERSON:	URS Corporation Constance Farmer, Project Manager 805-964-6010 ext. 307
AUTHORIZED AGENT:	NA
AGENT'S ADDRESS:	NA
AGENT'S PHONE NO.S:	NA

Name of Water body: Santa Clara River and tributaries, including Potrero, Chiquito, Long, San Martinez Grande, Salt, and other unnamed creeks.

Location of Project: State Route 126 and I-5, adjacent to Magic Mountain theme park, Los Angeles County, Ca. The permit area extends along the Santa Clara River from the mouth of Middle Canyon downstream to the Los Angeles/Ventura County line, and includes all tributaries to the river within this reach. See Figure 1 for a map of the project location.

Directions to the Site: Access SR-126 from I-5. The eastern project area boundary is approximately 1 mile west of the I-5/SR-126 interchange. The western project area boundary is the Los Angeles/Ventura County line.

1.0 DESCRIPTION OF ACTIVITY

The proposed project includes the construction of various flood control and drainage facilities, bridges, utility crossings, trails, a water reclamation plant, and building pads associated with development of the Newhall Ranch Project Specific Plan (February 1999) that would that would divert, alter, or obstruct the flow of a stream, or which would modify the bed, bank, or channel. These facilities would be constructed over a 15- to 20-year period. The applicant desires a single master Streambed Alteration Agreement (1603 Agreement)

that would include all proposed regulated activities, thereby providing certainty for the future development of the Newhall Ranch. The applicant also desires that the 1603 Agreement include the following elements:

- River channel maintenance activities would be carried out by LACDPW; hence, the permit would provide authorization for LACDPW subject to the terms and conditions of the Agreement.

- Any other activities described in this document can be carried out by parties other than Newhall Land and Farming Company subject to the terms and conditions of the Agreement.

- The permit process includes any endangered species mitigation requirements and a 2081 Incidental Take Permit.

- If there is a need for ongoing authorizations for individual projects under a Master 1603 Agreement, such authorizations would be streamlined compared to case-by-case permitting.

2.0 PROJECT OVERVIEW

Newhall Land has identified various activities associated with the Newhall Ranch Project that would require CDFG permitting. All of the proposed activities would require a 1603 Agreement because the activities would affect areas within the jurisdictional limits of the CDFG[1]. These activities are listed below and described in further detail in this section:

- Bank protection to protect land development projects along water courses (including buried soil cement, grouted riprap, ungrouted riprap, and gunite lining);

- Drainage facilities such as storm drains or outlets and partially lined open channels;

- Grade control structures;

- Trails;

- Building pads;

[1] Newhall Land's attorneys, Downey Brand LLP, believe that in some areas the CDFG asserts 1603 jurisdiction in areas beyond where the statute envisions jurisdiction, e.g. riparian areas contiguous to, but beyond, the bank and/or 100 year floodplain areas beyond the bank. This delineation broadly construed CDFG jurisdiction, and thus may, in the opinion of Newhall's attorneys, include some areas beyond the CDFG's jurisdiction.

- Bridges and drainage crossings;
- Utility crossings;
- Activities associated with construction of a water reclamation plant (WRP) adjacent to the Santa Clara River and required bank protection;
- Water quality control facilities (sedimentation control, flood debris, and water quality basins);
- Ongoing maintenance activities by the LACDPW; and
- Temporary haul routes for grading equipment.

3.0 PROPOSED PERMITTED FACILITIES AND ACTIVITIES

3.1 Flood Control Facilities

Flood control facilities would be designed to accommodate storm water flows from the site during and after build out. Drainage improvements that would be implemented as a result of the Newhall Ranch Project focus on minimizing the amount of debris that would enter the drainage system, minimizing the amount of sedimentation that would occur, and maintaining the quality of water within the drainage system. The proposed drainage improvements are shown on Figures 2A, 2B, and 2C and are discussed below.

Buried Storm Drains. Newhall Land proposes that some of the existing tributaries to the mainstem of the Santa Clara River be converted to buried storm drains varying in diameter from 30 inches to 144 inches. Figure 2A shows one tributary in Homestead Canyon, two tributaries within Off-Haul Canyon, and one tributary within Mid-Martinez Canyon proposed for conversion to buried storm drains. There are eight additional tributaries proposed for conversion to buried storm drains as shown in Figure 2B. One tributary is within Humble Canyon, three are within Lion Canyon, two are within Exxon Canyon, one is within Middle Canyon, and one is within Magic Mountain Canyon.

Partially Lined Open Channels on Tributaries. Newhall Land proposes four partially lined open channels on tributaries to the mainstem of the Santa Clara River. These open channels would have grade control structures constructed within them and would include Chiquito Canyon and San Martinez Canyon (Figure 2A), as well as Long Canyon and Potrero Canyon (Figure 2C).

3.2 Bank Protection on the Santa Clara River

Newhall Ranch proposes to install bank protection along portions of the Santa Clara River and its tributaries over the next 15 to 20 years for protection of bridge abutments and various development projects, including residential, commercial, and industrial projects. The conceptual alignment of the proposed bank protection in the project area is shown on Figures 2A, 2B, and 2C. This alignment was selected with the philosophy that the bank protection along the river and its tributaries would be excavated from adjacent non-jurisdictional areas. Installing bank protection in non-jurisdictional areas reduces and/or avoids impacts to the river and has the potential to create new riverbed areas and increase wetland habitat, as shown on Figures 2A, 2B, and 2C. Newhall Ranch proposes to use several types of bank protection, depending on the project purpose. They include buried soil cement, grouted riprap, ungrouted riprap, or gunite lining. These types are described below.

Buried Soil Cement. Soil cement consists of a mixture of soils, Portland cement, and water compacted to form a hardened material. As the cement dehydrates, the compacted soil-cement mixture becomes hard, relatively impermeable, and resistant to wetting and drying. Onsite soils can usually be used to create the cement material. However, soils may need to be imported to certain locations if the native soil does not meet specifications. The advantages of soil cement bank protection would be that the hydraulic roughness of the soil cement would be similar to that of native bank material, and the engineered slope would conform to the buried soil cement.

The proposed soil cement bank protection would consist of soil cement layers (1 foot thick and 8 feet wide) that are stacked on top of each other. The buried bank stabilization will protect against erosion while maintaining natural vegetation and soft banks. This stabilization method uses buried soil cement placed in a flat-bottom V-ditch to an engineered scour depth for a Capital Flood event. The bottom of the ditch would be equipment-width and the sides would slope outward at a ratio of approximately 1.5:1. Typically, the bank lining must be buried to a depth equal to the height of the lining to resist scouring. Burying the toe of the lining requires temporary excavation and backfilling. A temporary construction zone of 85 feet would occur at the base of the bank protection. The original channel elevation would be restored after construction, and riverbed habitat areas would then be revegetated with native plant species maintaining the natural habitat presently found along the river.

The buried soil cement design has several major benefits: 1) the soil cement would be buried; hence, there would not be any long-term visual impacts; 2) upland plants could be planted on top of the buried bank protection, increasing the values of the buffer zone and preventing an obstacle to animal movement; and 3) there would be no need for maintaining a clear zone along the riverbanks for inspection by LACDPW.

Ungrouted Riprap. Along certain reaches of the Santa Clara River, ungrouted riprap would be installed on the existing bank rather than buried bank protection because there is insufficient space to install buried bank protection. At the top of the bank protection, a 16-

foot-wide paved service road would be installed in order to allow access inspection of the lining and emergency repairs by LACDPW.

Grouted Riprap. Newhall Ranch proposes the installation of grouted riprap for those areas where there is insufficient space to install buried bank protection and a hardened surface is required.

Gunite Lining. This smooth concrete lining would be installed along existing banks at the embankments of new or widened bridges. The lining would be designed to include Class I bike trail undercrossings at bridges.

3.3 Grade Control Structures

Newhall Ranch proposes grade control structures on four existing tributaries to the mainstem of the Santa Clara River. The following grade control structures are proposed for the project, as shown on Figures 2A, 2B, and 2C: six grade control structures in Chiquito Canyon, seven grade control structures in Long Canyon, seven grade control structures in San Martinez Grande Canyon, and 31 grade control structures in Potrero Canyon.

3.4 Storm Drain and Channel Outlets on the Mainstem

The proposed storm drain and channel outlets are shown on Figures 2A, 2B, and 2C. The primary permanent control features for the storm drain and channel outlets on the mainstem would consist of water quality filters and water quality wetlands. A water quality filter is a 50- to 100-foot-long reach of open channel near the end of a storm drain located just upstream of the discharge point. The bottom of the filter is 10 to 15 feet wide and is earthen, gravel, or grass lined. Much of the non-storm water flow carried by the storm drain system would percolate through the bottom of the filter. The velocity of storm flows through the filter would be reduced, causing sediments carried in the flow to deposit in the bottom of the filter.

A water quality wetland is a wetland area where nuisance and first-flush flows are collected. The wetlands would function similar to the filter except that the wetland has a larger storage capacity, and in many cases would be located offline from the storm drain. An offline or bypass wetland would be desirable since it experiences less disruption during large storms than with a flow-through wetland.

4.0 BRIDGES AND DRAINAGE CROSSINGS

A total of 15 new bridges and 2 widened bridges are proposed for the project area over the next 15 to 20 years (Figures 2A, 2B, and 2C). The purpose of these new and widened bridges is to accommodate future traffic associated with the development of the region. Two of the

15 bridges are proposed over the main channel of the Santa Clara River, while the other 12 new bridges and the 2 widened bridges would be associated with tributaries in the project area.

4.1 Location and Design of Bridges

Mainstem. Two of the proposed bridges cross the main channel of the Santa Clara River. They include the Potrero Canyon Road Bridge and the Long Canyon Road Bridge. The Potrero Canyon Bridge would serve the most westerly segment of the project area. The Long Canyon Bridge would be within the middle segment of the project. (The Commerce Center Drive Bridge was previously approved in the Final EIS/EIR prepared by the Corps and CDFG for Newhall Land (August 1998)).

Tributaries. The other 13 new bridges and two widened bridges would cross four different soft bottom channels proposed by the project. Five of these bridges would cross the Potrero Canyon channel. Three would cross the Long Canyon channel, and one is proposed to cross the Chiquito Canyon channel. Two new bridges are proposed to cross San Martinez Grande.

There are two widened bridges proposed for the project area. Both of these proposed widened bridges would facilitate traffic flow on State Route 126. One of the widened bridges is located at the mouth of San Martinez Canyon, while the other is at the mouth of Chiquito Canyon.

Magic Mountain Parkway Extension. The project proposes an extension to Magic Mountain Parkway to the west into the project area. The purpose of this extension is to accommodate future traffic associated with the continued development of the project area and surrounding region. This extension would cross several unnamed tributaries of the Santa Clara River.

4.2 Construction Methods

Bridges are expected to be conventional concrete girders placed over concrete filled piers. Construction of this type of bridge usually involves the temporary disturbance of a 60-foot-wide corridor on each side of the bridge. The actual riverbed habitat that would be permanently removed by the piers of the two new bridges crossing the Santa Clara River would be approximately 1 acre.

5.0 UTILITY CROSSINGS

Various electrical, sewer, water, gas, and communications lines would be installed across the Santa Clara River, Chiquito Creek, San Martinez Creek, Potrero Creek, and Long Creek, in association with the proposed development project. The exact number and location of these

crossings cannot be specified at this time; however, utility lines are typically installed in rights-of-way adjacent to bridges where access for installation and repair can be readily accommodated. Installation of buried lines across a watercourse generally requires a 30- to 50-foot-wide construction zone.

6.0 TRAILS

The Master Trails Plan encompasses a comprehensive system of bicycle, pedestrian, and equestrian movement throughout the Newhall Ranch project area and provides potential connections to regional trail systems within the Santa Clarita Valley. Trails are a key component of the recreation element of the Newhall Ranch project. Trails would provide public access to open space within Newhall Ranch. Trail crossings would be required in or adjacent to the Santa Clara River and its tributaries within the project area.

7.0 TEMPORARY HAUL ROUTES

Several temporary haul routes that cross the Santa Clara River are needed to move excavated soil to locations within the project area where fill is needed. The width of a two-way crossing is approximately 60 feet and the width for a one-way crossing is approximately 30 feet. In locations where the riverbank is steep and ramping is required, fill will be placed in the river to create a safe slope ratio for passage of heavy equipment. Extra width for the side slopes of such crossings would be required.

8.0 WATER RECLAMATION PLANT

The Conceptual Backbone Sewer Plan of the Newhall Ranch Specific Plan includes proposals for a wastewater collection and treatment system comprised of gravity sewers, force mains, pump stations, and a WRP. The main lines would lie within existing or proposed roadbeds or rights-of-way. The system would cross the Santa Clara River at two locations: the proposed bridge at the Mayo crossing and a pipeline crossing just upstream of the Humble Road crossing.

8.1 Overview of WRP Site and Facility

The WRP would be located on the south side of SR-126, adjacent to the Santa Clara River and near the Los Angeles County/ Ventura County boundary line. It would be constructed completely on agricultural and other previously disturbed land. In order to construct bank protection for the plant along the river, approximately 11 acres of riparian habitat area would be temporarily impacted and later revegetated with native species.

8.2 Bank Protection Required for the WRP

Bank protection would be constructed on the upper banks of the Santa Clara River adjacent to the WRP. It would consist of buried bank stabilization from approximately 1,000 feet upstream of the eastern WRP boundary, downstream to the Ventura County Line.

9.0 WATER QUALITY CONTROL FACILITIES

Drainage improvements that would be implemented as a result of the proposed project focus on minimizing the amount of debris that would enter the drainage system, minimizing the amount of sedimentation that would occur, and maintaining the quality of water within the drainage system. Such improvements are discussed below.

The Newhall Ranch Project will be subject to Section 402(p) of the Clean Water Act (CWA), which regulates construction, municipal, and industrial storm water discharges under the National Pollutant Discharge Elimination System (NPDES) program. This program requires that all flood control facilities be in compliance with the General Permit for Los Angeles County or under conditions placed upon individual NPDES permits, should an individual permit be required for any given component of the Newhall Ranch Project. As the Newhall Ranch Project builds out, development would comply with those NPDES requirements that are in effect at the time improvements are designed. The flood control concept for the Newhall Ranch Project was developed to respond to the NPDES program.

The drainage plan includes the following primary elements: 1) construction Best Management Practices (BMPs); 2) permanent source control BMPs; and 3) permanent treatment control BMPs. The latter element includes the use of water quality filters and water quality wetlands, oil/water separators, infiltration systems, biofilters, extended detention basins, and media filtration systems.

NPDES Water Quality Basins. Thirteen NPDES water quality basins are located throughout the Newhall Ranch Project; eight of these are on drainages as they enter the Santa Clara River.

Debris Basins. The Newhall Ranch site consists of numerous open drainage channels fed by watershed areas above the site, and storm drains and slopes on the site. These channels in turn drain into the Santa Clara River. Four debris basins are located in the upper areas of the south side of the site, primarily to trap debris coming from undeveloped areas in the upper watershed. Three of these basins are located in the upper reaches of Potrero Canyon, the other above the Lion Canyon area.

Detention Basins. Detention basins are typically sized to capture a fraction of the predicted runoff (first flush) volume and retain the design volume for a period typically between 24 and 48 hours. Detention basins can be designed with multiple stages to provide both flood control and water quality benefits. The upper stage is designed to store a large volume of

runoff to reduce flood peaks. The lower, smaller volume stage provides slower drainage times (longer detention) to promote settling of particulates and water quality benefits through removal of nutrients, heavy metals, and other pollutants associated with the sediment.

Catch Basin Inserts. Catch basin inserts are screens or filters that can be installed in existing or new storm drains to capture pollutants in the stormwater runoff. Catch basin inserts are proposed for use at various locations throughout the planned storm drain system to treat lower flow storm waters prior to downstream BMPs. During storm events, catch basin insert filters would treat stormwater runoff up to a maximum flow capacity. Any flows greater than this maximum value bypass the filter and flow directly into the downstream storm system. The bypass would occur either from the insert overflowing into the storm drain or flows being conveyed to another storm drain due to runoff that is backed up at the inlet.

Bioretention. Vegetated swales are linear bioretention features often located along portions of busy roads, next to the frontage or in the medians, as well as in parking lots. They are engineered grass lined channels that provide water quality benefits in addition to conveying stormwater runoff. Low slopes and vegetation reduce the velocity of stormwater flow, aiding in sedimentation, adsorption, and filtration.

Solids Separator Units. Separators are in-line structures that reduce or manipulate runoff velocities such that particulate matter falls out of suspension and settles in a collection chamber. Typically, separators have an outlet designed to discharge from below the water surface, which allows floatable trash, oils, and grease to be collected in the structure as well. The structural components of separators include a controlled inlet device, a detention vault, a sediment storage area, a baffle or water seal, a floatable material collection area, and an outlet structure. Continuous Deflective Separator (CDS®) units are proposed for various locations within the development area.

Erosion Control Measures. Temporary erosion control to protect property that is under construction is required by County ordinance and would be implemented as part of the subdivision as the Newhall Ranch Project builds out. Temporary erosion control measures may include minimizing removal of existing vegetation; using temporary soil covers (such as hydroseeding, mulch/binder and erosion control blankets) to protect exposed soil from wind and rain; and installing silt fencing, berms, and dikes to protect storm drain inlets and drainage courses.

Permanent erosion control measures, such as installing drainage swales, subsurface drains, slope drains, storm drain inlet/outlet protection, and sediment traps; check dams to reduce flow velocities; and permanent desilting basins, would be designed as part of final drainage plans prepared during the subdivision process.

10.0 DEWATERING DURING CONSTRUCTION

Excavation depths required for construction of the bank protection, bridges and other facilities could potentially be below the river bottom and groundwater could be encountered that would need to be removed during facility installation. The dewatering activity would place shallow wells in close proximity to the excavation, drawing down the groundwater in the construction zone. Typically, soil composition within the dry streambed is such that the discharged de-watering flow would percolate quickly back into the ground.

The amount of discharged water may create sufficient flow during dewatering operations to form a continuous wetted channel from the work site to the Santa Clara River or a tributary. In order to limit flows back into the Santa Clara River or a tributary, measures will be taken to assure compliance with effluent limitations pursuant to NPDES requirements including utilization of Best Management Practices (BMPs) to minimize impacts.

11.0 LOS ANGELES COUNTY MAINTENANCE REQUIREMENTS AND DESIGN STANDARDS

LACDPW requires that all flood control and drainage improvements be maintained to ensure performance at their design levels. Typically, once a flood control or drainage facility has been installed, the developer provides an easement to the LACDPW for maintenance. The LACDPW then assumes responsibility for maintaining these improvements as part of their routine maintenance program. Maintenance involves the periodic inspection of the improvements to ensure that the structures are intact, and to monitor vegetative growth at or near the structures to ensure that the integrity of the structures are intact, and that necessary conveyance capacity is present. Vegetation is removed when the design capacity has been reduced.

LACDPW has a regular maintenance program to ensure that all flood control structures operate at their design standards. In the area of the Newhall Ranch Project, this may include:

- Periodic removal of ponded water that causes odor problems;
- As needed repairs of bridges; as needed repairs of bank protection;
- As needed clearing of vegetation from water quality filters and wetlands; and
- Emergency maintenance activities.

These procedures include environmental protection measures and a procedure to notify CDFG for all maintenance activities. Newhall land has proposed a comprehensive biological mitigation program with the following elements.

12.0 AQUATIC AND ENDANGERED SPECIES PROTECTION

To protect the southwest arroyo toad and the unarmored threespine stickleback during construction and during the life of the project, Newhall Land has proposed various measures such as: 1) pre-construction surveys and temporary fish relocation; 2) restoration of adversely affected streams after construction; 3) diversion of streamflow around active construction sites in the River; and 4) use of sediment retention ponds, where needed.

Measures to protect the endangered least Bell's vireo, which nests along the Santa Clara River in the project area include: 1) pre-construction surveys to detect its presence; 2) prohibition of construction within 300 feet of an active nest; 3) discourage human and pet entry into sensitive habitat areas; and 4) restoration of vireo habitat disturbed during construction.

Two San Fernando Valley spineflower CDFG conservation easement areas, consisting of 64 acres of spineflower preserve and buffer areas on Newhall Ranch have been added to the Newhall Ranch project and are also considered to be part of the CDFG permitting project description. These areas will be precluded from any development potential. In addition, three "Spineflower Mitigation Area Overlay" zones have been added to the Newhall Ranch Project in order to facilitate further conservation of the plant.

12.1 Salt Creek Dedication and Management Area

In order to preserve the Salt Creek wildlife corridor that falls within Ventura County, an additional 1,517-acre portion of the Salt Creek watershed will be dedicated to the public. This dedication area will be added to the Newhall Ranch project and is also considered to be part of the project description for the CDFG permitting project description. This land dedication will be managed in conjunction with the Newhall Ranch High Country Special Management Area (SMA).

12.2 Riparian Habitat Mitigation Plan

Newhall Land's riparian habitat mitigation plan is primarily designed to create new or enhance existing riparian habitat (i.e., removing the invasive giant reed (*Arundo donax*) from infested riparian areas) for individual projects that would result in the loss of habitat during construction. The replacement ratios have not been determined at this time, and will be based at least in part on the results of the functional assessment that is being conducted at this time.

ATTACHMENT 2
Application for a California Department of Fish and Game
1603 Streambed Alteration Agreement

Partial List of Biological Surveys Completed in Association with Newhall Ranch Specific Plan

Biological surveys will continue to be conducted for the Newhall Ranch project in 2004. This list will be updated as surveys are completed.

Aquatic Consulting Services, Inc: Aquatic Surveys Along the Santa Clara River, Parts II, III, and IV (2002).

CDFG Habitat Conservation Division: Report to the Fish and Game Commission on the Status of the San Fernando Valley Spineflower *Chorizanthe parryi var. Fernandina* (2001).

Conservation Biology Institute: Review of Potential Edge Effects on the San Fernando Valley Spineflower *Chorizanthe parryi var. Fernandina* (2000).

Dames and Moore: Biological Resources of the Upland Areas of the West Ranch (1993).

DUDEK: 2002 Sensitive Plant Survey Results for Newhall Ranch Specific Plan Area, Los Angeles County, Ca (2002).

FLx: Rare Plant Surveys, Newhall Ranch Specific Plan Project Sites, Los Angeles County, Ca (2002).

Guthrie, D (W.M. Keck Science Center): Bird Surveys Along the Santa Clara River, Castaic Creek Downstream to Just Below Las Brisas Crossing (1997, 1998, 2001 CORRECTED).

Guthrie, D (W.M. Keck Science Center): Bird Surveys in the Proposed Riverwood Project Area, Near Valencia, Ca. (1999).

Guthrie, D (W.M. Keck Science Center): Bird Surveys Along the Santa Clara River, Mouth of Castaic Creek Downstream to the Los Angeles/Ventura County Line (2000).

Guthrie, D (W.M. Keck Science Center): Bird Observations for Spring 2001 in the Proposed Potrero and Long Canyon Development Area Near Valencia, Ca (2001).

Guthrie, D (W.M. Keck Science Center): Bird Observations for Spring 2000 in the Proposed Mesa Development Area Near Valencia, Ca (2000).

Guthrie, D (W.M. Keck Science Center): Bird Surveys Along a Portion of the Santa Clara River and its Tributaries Upstream from the Castaic Creek Confluence, Near Valencia, Ca (2002).

Impact Sciences: Results of Focused Surveys for Arroyo Toad and Special-Status Reptiles and Amphibians, Newhall Ranch, Valencia, Ca (2002).

Impact Sciences: Results of Focused Surveys for Unarmored Threespine Stickleback and other Special Status Fish Species, Newhall Ranch, Valencia, Ca (2003).

RECON: Survey for Arroyo Southwestern Toad for Newhall Ranch (1999).

RECON: Quino Checkerspot Butterfly Habitat Assessment for Phase I Development and Permit Areas of Newhall Ranch (1999).

UCLA: Current Status of the Unarmored Threespine Stickleback *Gasterosteus aculeatus williamsoni* Along All Portions of the Santa Clara River Drainage (1989)

ATTACHMENT 3
Application for California Department of Fish and Game 1603 Streambed Alteration Agreement

Listed animals thought to occur in project area

Several listed animal species and species of concern are known or are suspected to be present in the project area. These species include:

- Unarmored threespine stickleback
- Arroyo chub
- Santa Ana sucker
- Southwestern pond turtle
- Two-striped garter snake
- Least Bell's vireo
- Southwest arroyo toad
- Southwestern willow flycatcher
- California gnatcatcher
- California red-legged frog

Attachment 4
Application for a California Department of Fish and Game
1603 Streambed Alteration Agreement

Related Permits and Approvals

The proposed project will require wetland and stream-related permits and approvals from other agencies. The following table summarizes the types of permits and the status of the agency reviews.

Agency	Permit or Approval	Status
US Army Corps of Engineers	Clean Water Act 404 (b)1 Permit	
California Department of Fish and Game	2081 Incidental Take Permit	
US Fish and Wildlife Service	Endangered Species Act Section 7 Consultation	
National Marine Fisheries Service		
Los Angeles Regional Water Quality Control Board	401 Water Quality Certification	
Los Angeles County	Tentative Subdivision Map Approvals, Specific Plan Consistency	

ATTACHMENT 5
Application for a California Department of Fish and Game 1603 Streambed Alteration Agreement

Completed CEQA Documents

Environmental documents prepared pertaining to the proposed project. The following documents have been prepared as a part of the permitting process for the Newhall Ranch Specific Plan:

Biota Report, Newhall Ranch Specific Plan. September 1995. Prepared by Recon Regional Environmental Consultants, prepared for Los Angeles County Department of Regional Planning.

Draft Environmental Impact Report, Newhall Ranch Specific Plan and Water Reclamation Plant. 1996. Prepared by Impact Sciences, prepared for Los Angeles County Department of Regional Planning.

Final Environmental Impact Report, Newhall Ranch Specific Plan and Water Reclamation Plant. March 1999. Prepared by Impact Sciences, prepared for Los Angeles County Department of Regional Planning.

Draft Additional Analysis to the Newhall Ranch Specific Plan and Water Reclamation Plant Environmental Impact Report, and Appendix. April 2001. Prepared by Impact Sciences, prepared for Los Angeles County Department of Regional Planning.

Revised Draft Additional Analysis to the Newhall Ranch Specific Plan and Water Reclamation Plant Environmental Impact Report, and Appendix. October 2001. Prepared by Impact Sciences, prepared for Los Angeles County Department of Regional Planning.

Final Additional Analysis to the Newhall Ranch Specific Plan and Water Reclamation Plant Environmental Impact Report, and Appendix. May 2003. Prepared by Impact Sciences, prepared for Los Angeles County Department of Regional Planning.

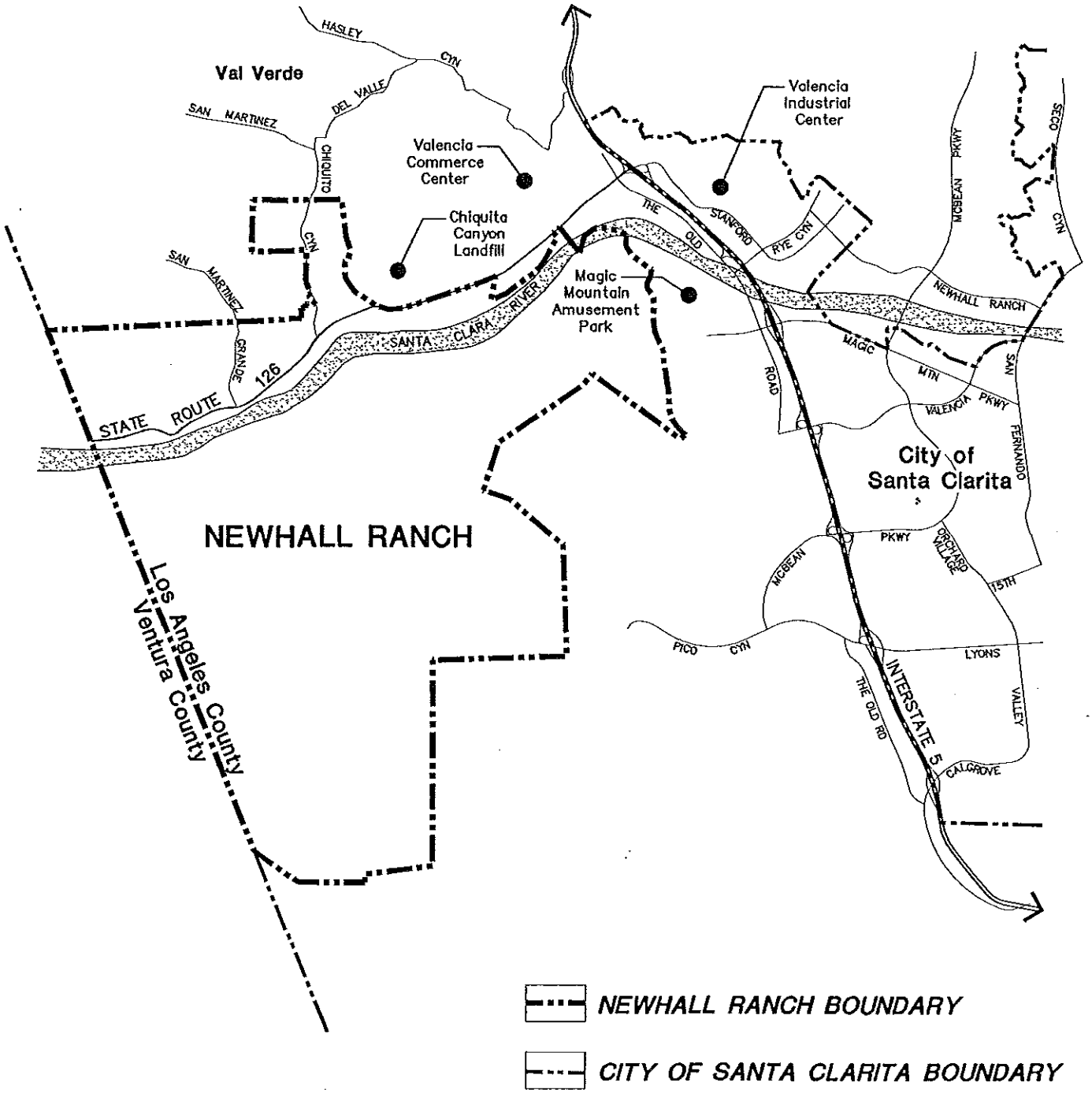
ATTACHMENT 6
Application for a California Department of Fish and Game 1603 Streambed Alteration Agreement

Figure 1 Specific Plan Location and Boundaries

Figure 2A Corps and CDFG Jurisdiction, Proposed Project Impacts – Extent A

Figure 2B Corps and CDFG Jurisdiction, Proposed Project Impacts – Extent B

Figure 2C Corps and CDFG Jurisdiction, Proposed Project Impacts – Extent C



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

FIGURE 1
SPECIFIC PLAN LOCATION AND BOUNDARIES

Computer Mapping by KRM Systems
SEPTEMBER 2003
vicmap2.dwg

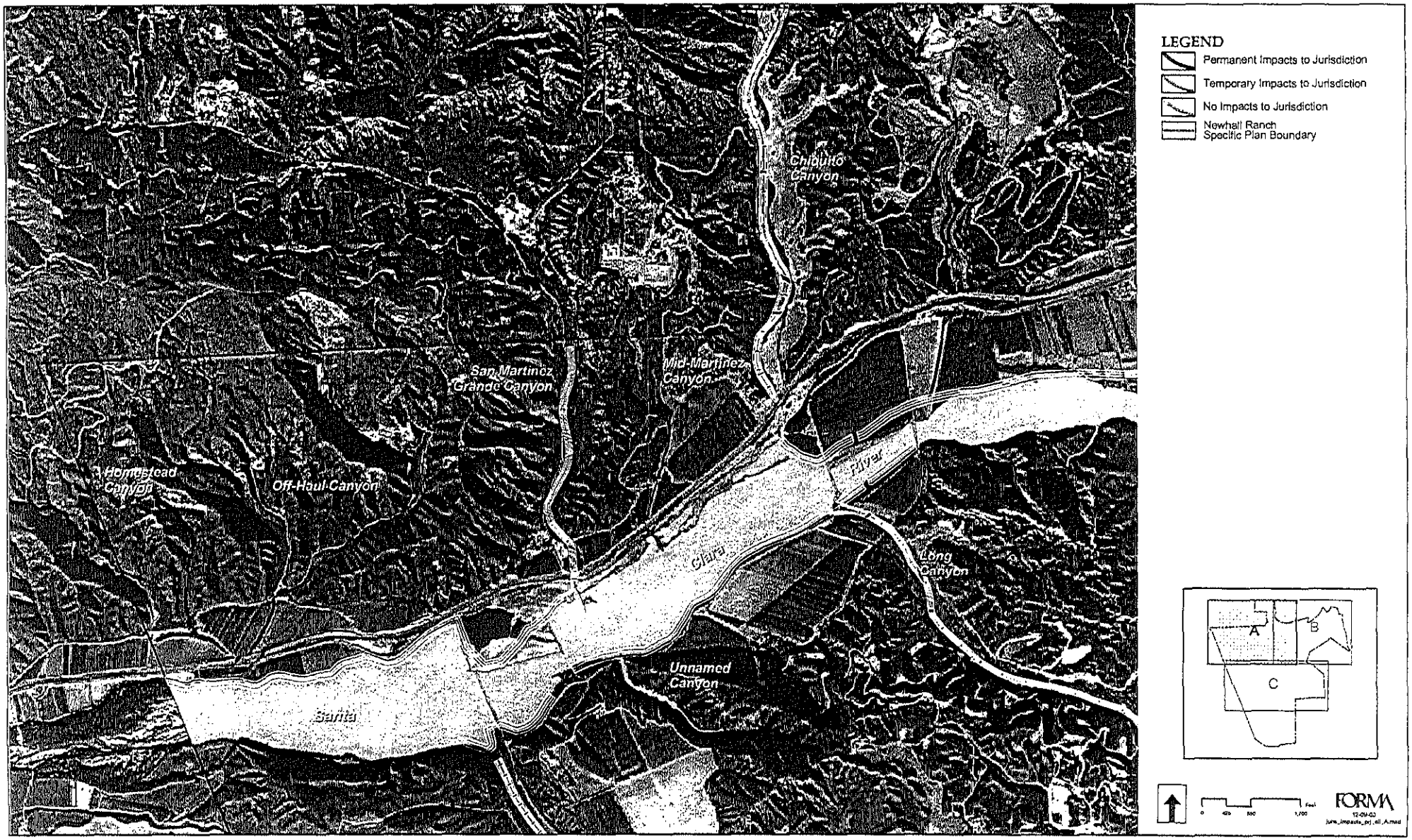


Figure 2A
CORPS AND CDFG JURISDICTION
PROPOSED PROJECT IMPACTS – EXTENT A

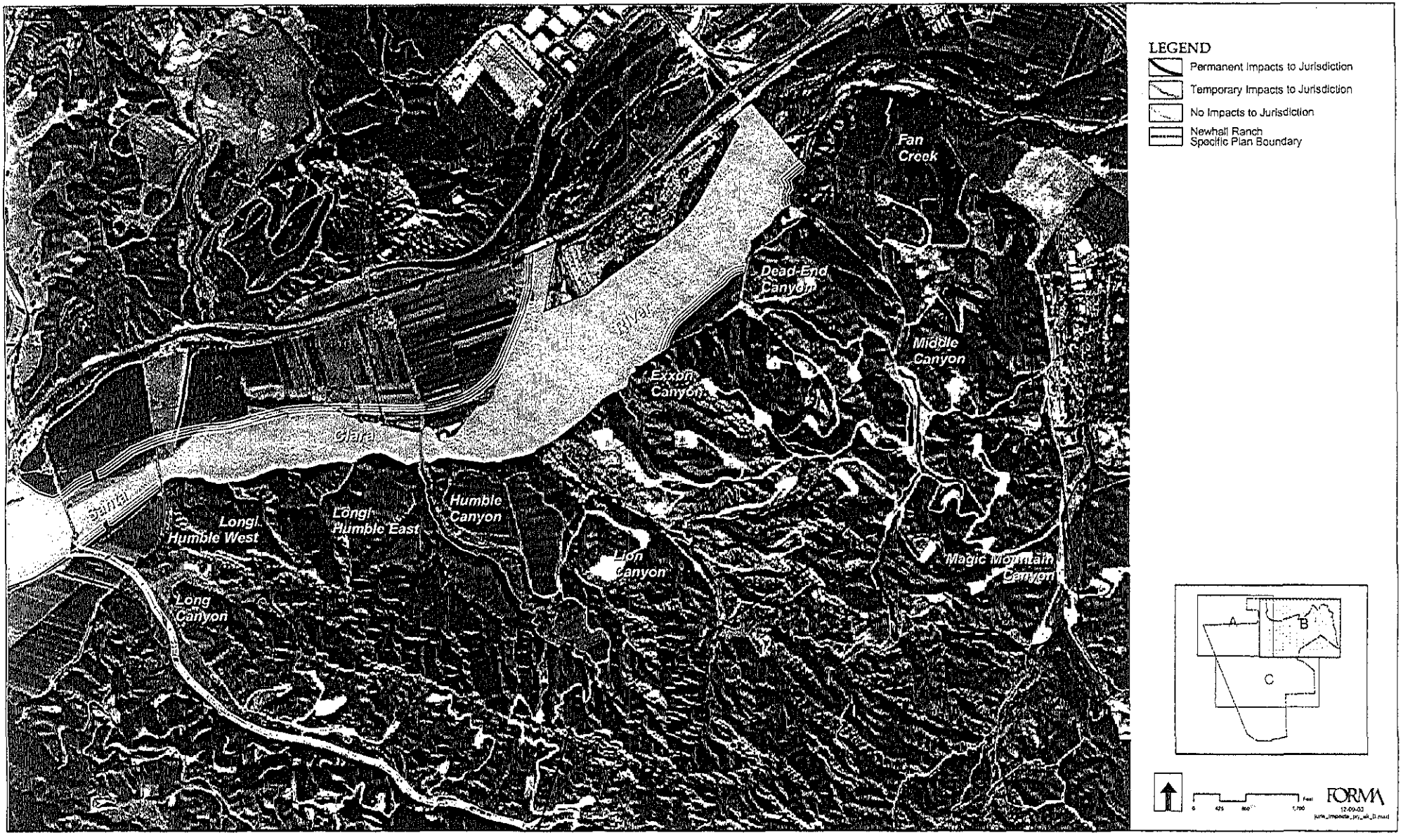


Figure 2B
CORPS AND CDFG JURISDICTION
PROPOSED PROJECT IMPACTS – EXTENT B

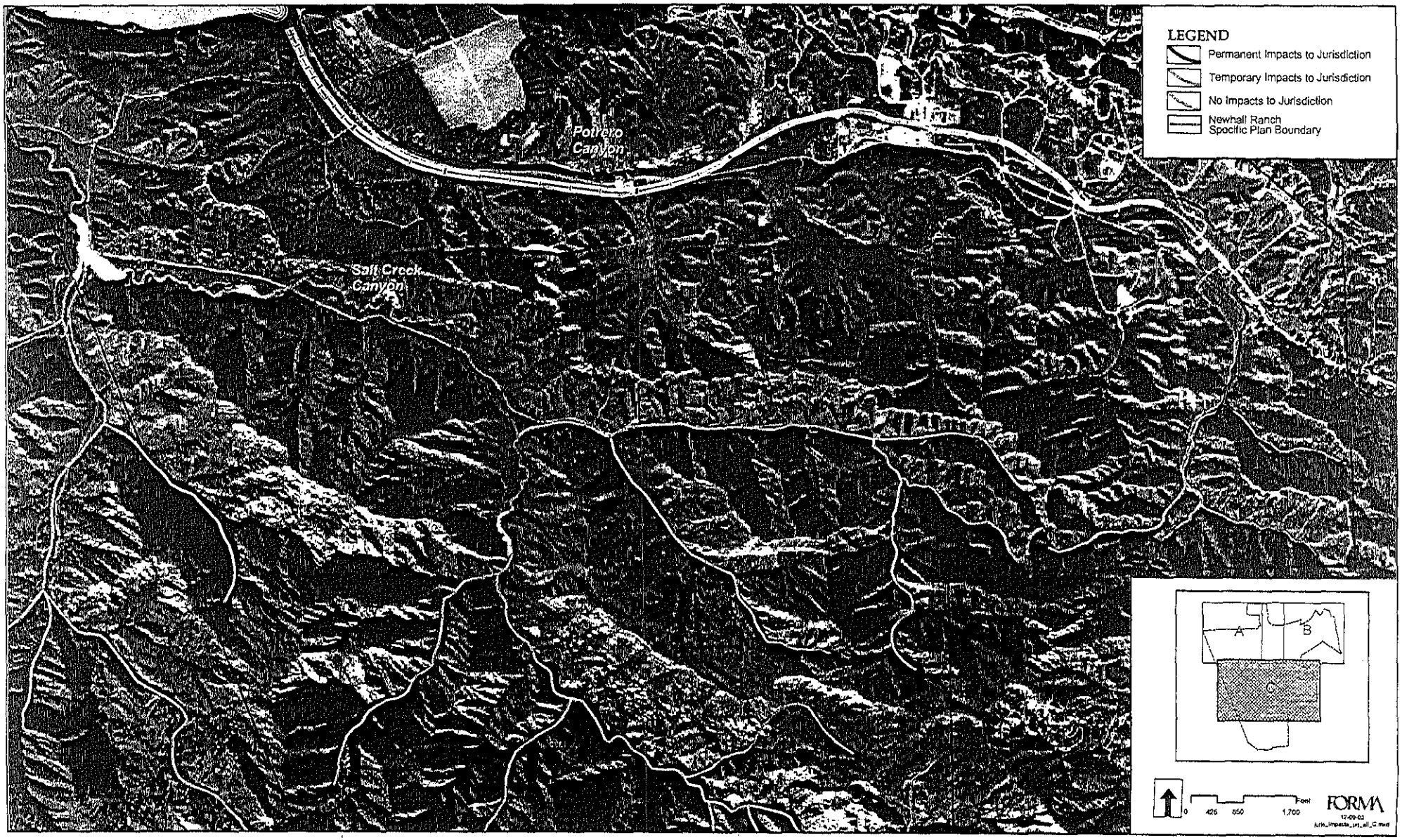


Figure 2C
CORPS AND CDFG JURISDICTION
PROPOSED PROJECT IMPACTS – EXTENT C