



November 21, 2008

Mr. Matt Carpenter
Newhall Land and Farming Company
23823 Valencia Blvd.
Valencia, Ca 91355

Re: Delineation of CDFG Jurisdictional Streambeds within the Valencia Commerce Center Planning Area

Dear Mr. Carpenter:

This letter report presents the results of a jurisdiction delineation conducted by URS Corporation (URS) for the Newhall Land and Farming Company (Newhall Land). The purpose of this delineation is to determine the extent of streambeds subject to the jurisdiction of the California Department of Fish and Game (CDFG) pursuant to Section 1600 *et seq.* of the California Fish and Game Code within the Valencia Commerce Center (VCC) planning area (see Figure 1). This jurisdiction determination is intended for use as an environmental baseline document supporting environmental review and impact assessment under the California Environmental Quality Act (CEQA) for the Newhall Land Spineflower Conservation Plan (SCP) project near Valencia, California.

The proposed SCP project is a conservation and permitting plan for an upland plant species, and would not directly impact CDFG jurisdictional streambeds. However, implementation of the proposed SCP would indirectly facilitate urban development previously approved by Los Angeles County within the VCC planning area. Build out of this previously approved development, as would be facilitated by the proposed SCP, would have the potential to affect CDFG jurisdictional streams. The proposed SCP project is currently undergoing CEQA environmental review by the CDFG (in coordination with NEPA review by the U.S. Army Corps of Engineers) and this jurisdictional determination will enable the CDFG to fully disclose and evaluate the project's impacts on jurisdictional streams. The Corps of Engineers has already issued the required federal permit for proposed project activities within the VCC Planning Area, and this jurisdictional delineation is therefore based solely on CDFG regulations and criteria.

1.0 JURISDICTION DELINEATION METHODS

Pursuant to Section 1600 *et seq.* of the California Fish and Game Code, any entity proposing to divert, obstruct, or substantially alter the bed, bank, or channel of a stream must enter into

Matt Carpenter
Newhall Land and Farming Company
November 21, 2008
Page 2 of 4

a Streambed Alteration Agreement with the CDFG prior to commencing such activity. The term “bank” is interpreted to encompass the physical bank of the stream and all associated riparian vegetation. The lateral extent of the jurisdictional stream is therefore delineated to the top of the physical bank or the upland edge of riparian vegetation, whichever is broader. The upstream limit of the jurisdictional stream is the point at which the bed, bank, or channel is no longer discernible.

An analysis of recent, high-resolution aerial photography (six inch pixels) and local maps revealed the presence of two stream corridors within the VCC planning area. Castaic Creek is the largest drainage in the planning area, and traverses the site from approximately the northeast corner to the southwest corner. In the northeast corner of the planning area, only a small portion of the east stream bank is within the planning area, due to the configuration of the site boundary. Another stream, Hasley Creek, enters the site near the northwest corner, flows parallel to the western planning area boundary, and flows into Castaic Creek near the southwest corner of the VCC planning area (see Figure 1).

On March 13, 2008, URS biologists Christopher Julian and Laura Rizzo field mapped the jurisdictional streams identified during the aerial photo analysis. Castaic Creek and Hasley Creek were mapped by locating the drainages at the bridge crossings where the streams exit the VCC planning area, and by walking the top of the stream bank and recording points with a sub-meter accurate Trimble Geo-XT GPS unit. The unit was configured to record data points in a “streaming” fashion, with location points being constantly gathered while the unit was moved along the jurisdictional boundary. In areas where riparian vegetation was present in association with the stream, the lateral limit of CDFG jurisdiction was mapped to the upland edge of the riparian vegetation. Where riparian vegetation was absent, the lateral limit of the jurisdictional stream was mapped as the top of the physical bank. In one portion of a side drainage within Hasley Canyon, where the defined bed and bank of the stream were not visible due to the presence of a relict asphalt surface, a connection was approximated based on the width of the drainage immediately upstream of the road.

Following completion of the field mapping effort, the data were downloaded into a Geographic Information System (GIS) program and the “polyline” features created by the GPS unit were converted into closed polygons. Two polygons were created (one for Castaic Creek and one for Hasley Creek), and the polygons were clipped to ensure that only areas inside the VCC Planning Area boundary were included. Finally, the acreage of each was calculated (see Table 1).

TABLE 1
JURISDICTIONAL STREAMS WITHIN THE VCC PLANNING AREA

Stream Name	CDFG Jurisdictional Area (acres)
Castaic Creek	90.78
Hasley Creek	17.42
VCC Planning Area Total	108.20

2.0 RESULTS

As stated above, two jurisdictional streams, Castaic Creek and Hasley Creek, were identified within the VCC planning area. Hasley Creek is a tributary to Castaic Creek, and the confluence of the two drainages occurs within the southwestern corner of the VCC planning area. Castaic Creek flows into the Santa Clara River, which flows into the Pacific Ocean in Ventura County.

Upland plant communities dominate the landscape within the VCC Planning Area (*e.g.*, California sagebrush scrub, California annual grasslands); however, Castaic Creek and Hasley Canyon support a variety of riparian plant communities including herbaceous wetland, southern cottonwood-willow riparian forest, and mulefat scrub. Soils within the floodplains consist mainly of well-drained sands and gravel, although pebbles and occasional cobbles are also present.

2.1 Castaic Creek

Castaic Creek is the larger of the two drainages onsite, with a jurisdictional area of approximately 91 acres within the VCC planning area. The stream is in a relatively natural state, and features a broad floodplain with braided channels interspersed with dense riparian vegetation. The channel of the creek is dominated by riverwash in the low-flow channel with cottonwood/willow riparian forest comprising the banks, and the surrounding uplands are characterized by annual grassland, agriculture and urban development. The drainage is impounded at Castaic Dam, approximately 4-5 miles upstream of the VCC planning area. Surface flows were present during the field delineation, due to releases from the dam.

2.2 Hasley Creek

Hasley Creek has a jurisdictional area of approximately 17 acres within the VCC planning area. Surface flows in the main channel were absent during the field investigation; however, limited flow was observed in the side channels associated with storm drain outlets. These



Matt Carpenter
Newhall Land and Farming Company
November 21, 2008
Page 4 of 4

side drainages capture nuisance flows from adjacent developed areas to the west of the VCC Planning Area, and represent the main source of dry-season flow in Hasley Canyon. The Hasley Canyon drainage upstream of the VCC Planning Area boundary (off-site) has been confined to a lined flood control channel, and an energy dissipater consisting of many large, ungrouted boulders is present within the VCC Planning Area where the stream enters the site. Hasley Canyon supports little riparian woodland vegetation, with the banks being mostly sand. However, some riparian vegetation consisting primarily of mule fat (*Baccharis salicifolia*) was observed in the side drainages where surface water was present. Upland areas surrounding the drainage are comprised of annual grassland and California sagebrush scrub.

A summary of the jurisdictional areas present within the VCC Planning Area is presented in Table 1.

Should you have any questions regarding the information presented herein, or to obtain additional copies, please contact me at (805) 964-6010 Ext. 371.

Sincerely,
URS Corporation

A handwritten signature in blue ink, which appears to read "Christopher Julian", is positioned above the printed name.

Christopher Julian
Project Biologist

