

**DELINEATION OF JURISDICTIONAL WATERS
AND RIPARIAN HABITATS FOR
LYONS CANYON RANCH,
NEWHALL, CALIFORNIA**



Prepared for:

**UNITED STATES ARMY CORPS OF ENGINEERS
and
CALIFORNIA DEPARTMENT OF FISH AND GAME**

On Behalf of:

WESTERN PACIFIC HOUSING

Mission Statement

*To provide quality environmental consulting services
with integrity that protect and enhance
the human and natural environment*

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Prepared for:

U.S. Army Corps of Engineers
Los Angeles District, Regulatory Branch
P.O. Box 532711
Los Angeles, California 90053-2325
Contact: Lisa Mangione
805/585-2143

and

California Department of Fish and Game
Environmental Services Division
4949 Viewridge Avenue
San Diego, California 92123
Contact: Betty Courtney
661/263-8306

On Behalf of:

Western Pacific [Housing] Series
21300 Victory Blvd., Ste. 700
Woodland Hills, CA 91367
Contact: Eric Taylor
818/251-5700

Prepared by:

David Magney Environmental Consulting
P.O. Box 1346
Ojai, California 93024-1346
Contact: David L. Magney
805/646-6045

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SECTION I. PROJECT DESCRIPTION

PROJECT SCOPE AND PURPOSE

The Lyons Canyon Ranch project has the potential to negatively affect existing biological resources onsite, and will result in the filling activities of portions of Lyon Canyon Creek and several unnamed tributaries within the project site, which contain jurisdictional waters of the U.S., including wetlands.

The purpose of this wetland delineation is to provide the U.S. Army Corps of Engineers (Corps) with a determination of the presence of waters of the U.S. (including wetlands) on the Lyons Canyon Ranch property, and to satisfy conditions of the California Department of Fish and Game (CDFG) Streambed Alteration Agreement by determining the extent of waters and wetland areas and riparian habitats existing onsite. (Note: the final determination of the Corps' area of jurisdiction lies with the Corps.)

PROJECT LOCATION

Lyons Canyon is an undeveloped 357.9-acre parcel located just west of the Golden State Freeway (I-5) in the general area of the Pico Canyon/Newhall community (Figure 1, General Location Map of Lyons Canyon Ranch Project Site; and Figure 2, Aerial Photograph of Lyons Canyon Ranch [26 March 2003]). The Newhall area of the City of Santa Clarita is located on the east side of I-5. The Stevenson Ranch development in the unincorporated portion of Los Angeles County is immediately to the north while Towsley Canyon is immediately to the south. The Lyons Canyon project site is located (approximately) in most of Sections 4, 5, 6, 7, 8, and 9, of Township 3 North, Range 16 West, Oat Mountain, California Quadrangle (USGS 7.5-minute Series Topographic Map).

The Lyons Canyon Specific Plan area is located in Los Angeles County, immediately adjacent to the current limits of incorporation of the City of Santa Clarita. The site is located west of the I-5 and The Old Road, which serves as a frontage road paralleling the freeway north of Calgrove Boulevard. The Golden State Freeway provides regional access from the site via on- and off-ramps at Calgrove Boulevard.

The Golden State Freeway and The Old Road borders the project site on the east. Further to the east, residential and commercial developments exist within the City of Santa Clarita. Existing residential development within the Stevenson Ranch project is located immediately to the north while vacant land is located to the west. Towsley Canyon Park is located to the immediate south of the specific plan area.

Additional commercial uses, such as restaurants, gas stations, grocery stores, and local shops, are located nearby approximately two miles north of the site at the Lyons Canyon Road/I-5 interchange. Six Flags Magic Mountain amusement park is located approximately five miles north on I-5.

Figure 1. General Location Map of Lyons Canyon Ranch Project Site

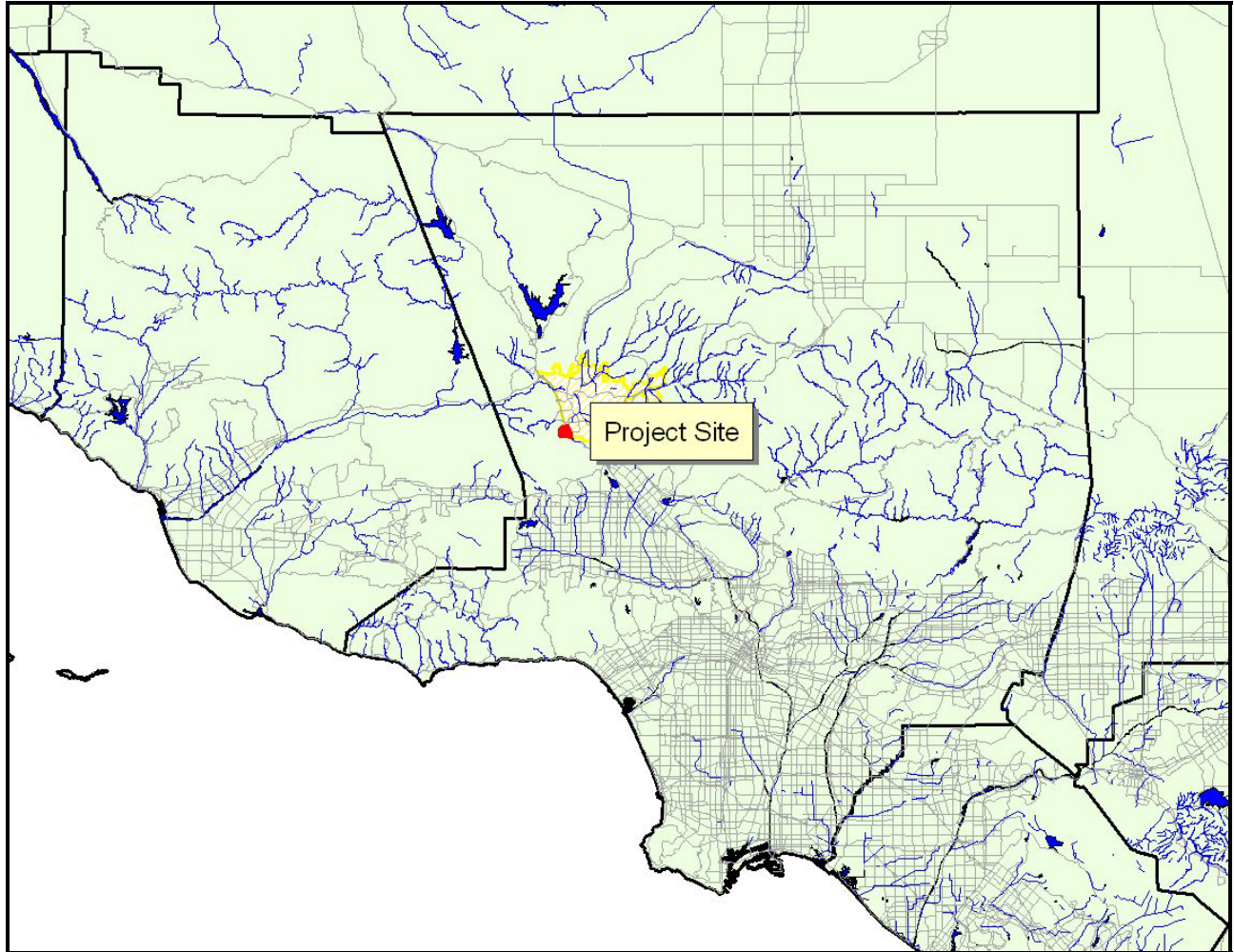


Figure 2. Aerial Photograph of Lyons Canyon Ranch (26 March 2003)

