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May 31, 2019
Project No: 18-07013

Robert Sun, Principal Planner
Willdan Engineering
13191 Crossroads Parkway North, Suite 405
Industry, California 91746
Via email: rsun@willdan.com

Subject: **Jurisdictional Delineation Report for the Long Valley Road/Valley Circle/U.S. 101 On-Ramp Improvement Project, Cities of Los Angeles and Hidden Hills, Los Angeles County, California**

Dear Mr. Sun:

Rincon Consultants, Inc. (Rincon) completed a jurisdictional delineation for the proposed Long Valley Road/Valley Circle/U.S. 101 On-Ramp Improvement Project (project) in the cities of Los Angeles and Hidden Hills, Los Angeles County, California. The delineation was conducted to determine the location and extent of potentially jurisdictional waters near the proposed project footprint. Potentially jurisdictional waters include waters of the U.S. subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) and the Los Angeles Regional Water Quality Control Board (RWQCB), and streambed/banks and associated riparian vegetation potentially subject to the jurisdiction of California Department of Fish and Wildlife (CDFW). Any proposed work activities in areas identified as jurisdictional waters and/or streambed may be subject to the permit requirements of the USACE under Section 404 of the Clean Water Act (CWA), the Los Angeles RWQCB under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act, and/or CDFW pursuant to Sections 1600 *et seq.* of the California Fish and Game Code. Final jurisdictional determinations of the boundaries of waters and streambed habitats are made by each agency.

This jurisdictional delineation identified Arroyo Calabasas, an intermittent blue-line stream depicted on USGS topographic maps, as potentially subject to USACE, RWQCB, and CDFW jurisdiction.

Project Location and Description

The project site is in the southeastern portion of Hidden Hills and on the southwestern edge of the San Fernando Valley in the southern Simi Hills Transverse Range. The project encompasses an approximate 2.57-acre area located along Long Valley Road, extending from the Long Valley Road entrance to the Hidden Hills community (Community), and continuing approximately 500 feet north along the west side of Valley Circle Boulevard. The project includes two dirt lots on either side of Long Valley Road, one which is located directly northeast of the guard house at the entrance to the Community, and one which is located approximately 100 feet southeast of the guardhouse. The project site is north of the U.S. 101 Freeway (Appendix B, Figure 1). The site occurs on Assessor's Parcel Numbers (APNs) 204-700-1005, 204-901-844, 204-901-852, 204-901-857, and 204-901-8901. The project site is depicted on Township

1N, Range 17W, Section 23, of the U.S. Geological Survey (USGS) *Calabasas*, California 7.5-Minute Quadrangle (Appendix B, Figure 2). The western half of the project is located in the City of Hidden Hills, and the eastern half is located in the City of Los Angeles, as shown in Appendix B, Figure 3.

Project Description

The proposed project consists of easing traffic congestion at the Long Valley Road and Valley Circle Boulevard/U.S. 101 on-ramp intersection, improving pedestrian access on Long Valley Road and Valley Circle Boulevard and improving vehicle access and queuing at the gate entry with proposed improvements for a new parking lot to accommodate a staging and prescreening area adjacent to the guard house. The purpose for these improvements is to improve traffic congestion and pedestrian access as well as adding other amenities and safety improvements. Specific project components are described below, along with a description of the anticipated construction activities.

Project components include:

- Roadway and sidewalk improvements (drainage, ROW acquisition)
- Parking lot improvements (landscaping, irrigation)
- Guard house and gate access (island median modifications)

Roadway and Sidewalk Improvements

To reduce traffic congestion and improve traffic flow/access at the entry gate at Long Valley Road, the project would construct a new westbound right-turn lane at Long Valley Road and U.S. 101 on-ramp intersection. As proposed, approximately 1,200 square feet of additional street right-of-way would be required along the north side of Long Valley Road to accommodate this roadway improvement. The proposed ROW acquisition would require a ten-foot wide strip extending approximately 240 feet along Long Valley Road.

In addition to the proposed roadway improvements, new sidewalk improvements will be installed along the existing parkway on the north side of Long Valley Road and extending to the west side of Valley Circle Boulevard to enhance pedestrian safety and access to surrounding retail shops on Valley Circle Boulevard/Mulholland Drive. The sidewalk improvements will be five feet wide and extend approximately 660 lineal feet along Long Valley Road and will transition to a ten-foot wide sidewalk along Valley Circle Boulevard for approximately 380 lineal feet, terminating at a marked crosswalk at the Ventura Boulevard intersection. To accommodate the new sidewalk along the north side of Long Valley Road, a four-foot high retaining wall will also be installed to maintain pedestrian access adjacent to the sloping property from the nursery. This retaining wall will extend for approximately 250 lineal feet from the intersection of Long Valley Road and Valley Circle Boulevard. Based on the existing topography, construction of the new sidewalk will result in a total elevation change of approximately 105 feet, descending from the guard house to its terminus on Valley Circle Boulevard. Located approximately midway along Long Valley Road, the new sidewalk will also extend over an existing box culvert. With an exception of small portion of the sidewalk improvement located within t Hidden Hills city limits, the majority of the roadway and parkway improvement will be constructed within the City of Los Angeles.

Parking Lot and Staging Area

Along with the roadway and parkway improvements, the project will include development of an adjacent vacant parcel for a future parking lot and vehicle staging area located directly east of the guard house and gate entry. The approximately 0.44 acre triangular-shaped lot is located on the north side of Long Valley Road and bounded by the city limits and a commercial nursery to the east and single-family

homes to the west. The parcel is generally flat and unpaved with several mature native oak trees located on the western portion of the site adjacent to Long Valley Road. This site is mostly disturbed with minimal vegetation as a result of vehicle access and activities related to the adjacent nursery.

With the City's acquisition of this vacant parcel, the proposed parking lot improvements would include the development of this site and reconfiguration of an existing parking area located in front of a realtor office, along the south side of Long Valley Road. Development of the vacant parcel would consist of 16 parking spaces (14 standard spaces and 2 handicapped spaces), pedestrian access, staging area for vehicle queuing, curb and gutter, paving and preservation of existing oak trees with the addition of new trees, landscaping and landscape features. The reconfiguration of the parking area on the south side of Long Valley Road would replace the existing parking along the street and into a new expanded parking lot. These improvements would relocate the existing 7 parking spaces along Long Valley Road and construct an approximately 0.4-acre new parking lot directly east of the realtor office to allow vehicle ingress and egress without conflicting with traffic on Long Valley Road. Similar to the development of the north parcel, proposed improvements would consist of 11 parking spaces (8 standard spaces with six spaces in stacked parking configuration, 2 compact spaces and 1 handicapped space), pedestrian access, curb and gutter, paving, and preservation of existing oak trees with the addition of new trees and landscaping.

Guard House and Gate Entry

The proposed modifications to provide additional parking at the gate entrance also coincide with planned modifications to relocate the guard house and access gates for improved pedestrian and vehicular access. The new guard house and entry gates would be relocated easterly approximately 12 feet from its current position to accommodate U-turn movements at the guard house location and provide efficient access from the adjacent parking areas. The new guard house and gate entry will also be widened to provide two ingress lanes where the lane adjacent to the guard house will be actuated by an attendant for visitors and a separate outside lane will be actuated automatically with an electronic pass key for residents only. It is anticipated that these access improvements will require that additional street width of 12 feet will be necessary to accommodate these future operations.

Construction Phasing and Schedule

The project will be separated into two improvement phases. One phase will encompass improvements within Hidden Hills. The other phase will involve improvements outside the City. Considering the sensitivity of the project timing and the amount of time required for processing approvals from various agencies, the improvements within the City's limits will be completed first. These improvements will include the parking lot, pavement improvements, striping, and signage and potential inclusion of the guard house relocation, traffic turn-around, and additional parking lot across the street. Such improvements will be limited to shallow excavation where any ground disturbance would not exceed two feet below existing grade. General construction activities will involve grading, paving, landscape, irrigation, striping, concrete construction and potentially drilling for water quality.

It is anticipated that construction of the project would commence in the Summer of 2019 and last approximately six months. Assuming this construction time frame, the proposed project would be completed by December 2019.

Project Plans

The conceptual drawings for the project were provided to Rincon by the Applicant on February 14, 2019, as a portable document format (PDF); and the overall project limits were provided on April 1, 2019 as a

computer-aided design (CAD) file. The overall project improvement limits were used for the jurisdictional delineation survey and impact analysis. The project plans are preliminary, and Rincon can complete an impact analysis for specific jurisdictional resources when they are finalized.

Methods

This study included a literature review and desktop evaluation of existing aerial imagery and published datasets, followed by a field delineation of potential jurisdictional waters within the study area. The study area consisted of the approximate 2.5-acre project site and a 20-foot surrounding buffer (study area). Data collected in the field was interpreted into maps depicting limits of jurisdiction. Rincon Senior Biologist Megan Minter conducted the field survey on May 17, 2019. The following sections provide more information regarding methodology.

Literature Review

Prior to the field survey, Rincon reviewed available background information and published datasets to understand the environmental setting and context of the study area to aid in characterizing the nature and extent of jurisdictional waters potentially occurring within the project area. These existing resources included aerial imagery depicting the study area (Google Earth, 2018), the most recent *Calabasas, California* USGS 7.5-minute topographic quadrangle map (2012), and the Web Soil Survey (USDA NRCS 2019a). The *National Hydrography Dataset* (USGS, 2019a) and the *National Wetlands Inventory* (NWI) (Appendix B, Figure 4) (USFWS, 2019b) were reviewed to determine if any potential wetlands and/or other waters had been previously mapped on or near the proposed project site. The *State Soils Data Access (SDA) Hydric Soils List* (USDA NRCS, 2019b) was also reviewed to determine if any soil map unit types mapped on or near the study area were classified as hydric. Rincon also reviewed precipitation records for the area to understand typical precipitation patterns and average annual precipitation totals.

Field Delineation

Rincon's Senior Biologist surveyed the entire study area on foot to identify potentially jurisdictional aquatic resources, including any potential wetlands and non-wetland waters that exhibit an OHWM and that may constitute waters of the U.S., waters of the State, and/or streambeds. During the survey, field staff noted general site characteristics and documented vegetation, and took representative photographs. Current federal and state methods and guidelines were used to identify and delineate potential jurisdictional areas, as described below.

Jurisdictional Determination

CDFW jurisdiction was defined to the bank of the streams/channels to the limit of the adjacent riparian vegetation. Waters of the United States regulated by the USACE were delineated to the Ordinary High Water Mark (OHWM) or the landward edge of adjacent wetlands. Areas regulated by the RWQCB are generally conterminal with the USACE, but include features isolated from navigable waters of the U.S. that have evidence of surface water inundation. Areas qualifying as wetlands under USACE's regulations were delineated based on the presence of hydric soils, hydrophytic vegetation, and wetland hydrology. Areas qualifying as wetlands under CCC regulations were identified by the presence of one or more of these parameters.

Wetlands

The biologist searched for indicators of potential wetland features by looking for the presence of hydrophytic vegetation, hydric soils, and wetland hydrology, according to routine delineation procedure outlined in the *Wetlands Delineation Manual* (USACE, 1987) and the guidance in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE, 2008a). The USACE *Arid West 2016 Regional Wetland Plant List* was used to determine the wetland status of the examined vegetation by the following indicator status categories: Upland (UPL), Facultative Upland (FACU), Facultative (FAC), Facultative Wetland (FACW), and Obligate Wetland (OBL) (Lichvar et al., 2016). During the survey, any areas with a dominance or prevalence of hydrophytic vegetation were noted. Hydrology, vegetation, and soils were assessed visually due to the evidence of saturation, permanence of surface water, wetland vegetation, and nexus to traditional navigable waters.

Non-Wetland Waters of the United States

The lateral limits of potential USACE jurisdiction (i.e., width) for non-wetland waters or "other waters" was determined by the presence of physical characteristics indicative of the OHWM. The OHWM was identified in accordance with the applicable Code of Federal Regulations sections (33 CFR 328.3 and 33 CFR 328.4) and Regulatory Guidance Letter (USACE, 2005), as well as in reference to various relevant technical publications including but not limited to *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE, 2008b), and *Updated Datasheet for the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE, 2010). In addition, any other sources of water with connections to downstream Relatively Permanent Waters (RPWs) and Traditionally Navigable Waters (TNWs) were also evaluated.

Waters of the State

The Porter-Cologne Water Quality Control Act of 1969 (California Water Code §§ 13000-13999.10) mandates that waters of the state shall be protected. "Waters of the state" means any surface water or groundwater, including saline waters, within the boundaries of the state. The Porter-Cologne Act establishes state procedures for implementing portions of the CWA, and also provides a state-level program for regulating the discharges of waste into waters of the state which is implemented in concert with CWA requirements. The Porter-Cologne Act does not define the geographic limits of "waters of the state." However, in the Los Angeles region, RWQCB practice has been to consider the limits of waters of the state to extend laterally to the top of the physical bank or the outer dripline of riparian vegetation, whichever is broader.

CDFW jurisdiction applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. The CDFW's regulatory authority extends to include riparian habitat supported by a river, stream, or lake regardless of the presence or absence of hydric soils and saturated soil conditions. *A Field Guide to Lake and Streambed Alteration Agreements* (CDFG, 1994) provides guidance for documenting jurisdiction. If activities will result in the diversion or obstruction of the natural flow of a stream, or substantially alter its bed, channel, or bank, or adversely affect existing fish and wildlife resources, a Streambed Alteration Agreement is required.

Data Collection and Processing

Data points representing the top of bank, OHWM, and other observation points were mapped using a Trimble GPS unit with sub-meter accuracy and were also plotted on aerial photographs. The data were

subsequently transferred to Rincon's geographic information system (GIS) and used in combination with recent, high resolution aerial photographs and topographic datasets to map the extent of streams in the study area. Representative Photographs of the site and surrounding conditions are presented in Attachment C.

Existing Setting

Topography and Hydrology

The approximate 2.5-acre project site is within a developed/disturbed urban area. The site is largely comprised of a portion of Long Valley Road and the western right-of-way of Valley Circle Boulevard, and is surrounded by nurseries to the north, residential development to the west and the U.S. 101 Freeway to the south. The project site is in a developed urban area on alluvial fan and floodplain remnants, where the landform sits at approximately 285 meters (925 feet) above mean sea level.

The project site is within the 36.6-square mile Bell Creek Watershed (HUC 180701050201) within the larger Los Angeles River Watershed (HUC 18070105). The Los Angeles River Watershed drains an area of 834 square miles before reaching the Pacific Ocean. The eastern portion of the watershed spans from the Santa Monica Mountains to the Simi Hills and the western portion spans from the Santa Susana Mountains to the San Gabriel Mountains.

Climate

Weather in Hidden Hills is typical of a Mediterranean climate. Summers are warm and dry while the winters are cool and often wet. Near the project site, most of the precipitation occurs between November and March. Annual precipitation in Hidden Hills is typically about 17.4 inches, with the majority of rainfall received between November and April in typical years. Mean annual temperatures range from 54 to 74 degrees Fahrenheit (°F). Summer daytime temperatures are often modified by morning fog and sea breezes (WRCC, 2019).

Soils

The study area historically contained two soil types: Conejo-Urban land complex, 0 to 2 percent slopes, MLRA 19 (110) and Croply-Urban land complex, 2 to 9 percent slopes (NRCS, 2019). These consist of very deep, moderately well to well drained soils formed in alluvium from mixed rock sources, including basic igneous and sedimentary rocks (NRCS, 2019). Neither of these soils are considered hydric (USDA 2019b).

Vegetation

Two vegetation communities occur within the study area: Coast Live Oak Woodland Alliance (hereafter, coast live oak woodland) and Developed/Disturbed (Appendix B, Figure 5). Coast live oak woodland within the study area is almost entirely comprised of coast live oak (*Quercus agrifolia*), but also includes valley oak (*Quercus lobata*), narrowleaf willow (*Salix exigua*), and arroyo willow (*Salix lasiolepis*). Developed/disturbed areas on-site are primarily comprised of paved roads (Long Valley Road and Valley Circle Boulevard) and are also comprised of dirt lots adjacent to the paved roads. Ornamental vegetation is also included in the Developed/Disturbed category. The two vegetation communities present on-site are discussed in more detail below:

Coast Live Oak Woodland

Coast live oak woodland comprises approximately 0.78 acre within the study area. As described above, the dominant vegetative species within this community on-site is coast live oak; although valley oak and arroyo willow are also present in this community. The understory in this community consists of riparian species such as cattails (*Typha* sp.), Pacific blackberry (*Rubus ursinus*), umbrella sedge (*Cyperus involucratus*), small narrowleaf willows, fan palms (*Washingtonia* spp.), and poison oak (*Toxicodendron diversilobum*).

Developed/Disturbed

Developed land includes areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. It is characterized by paved roads, hardscape, and landscaped areas. Disturbed habitats have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association but continue to retain a soil substrate. A limited amount of native vegetative species is present within disturbed areas on-site.

Developed/disturbed habitat includes approximately 3.26 acres within the study area. Ornamental trees within the study area include Brazilian pepper tree (*Schinus terebinthifolius*), Canary Island pine (*Pinus canariensis*), coast redwood (*Sequoia sempervirens*) (a California native species but not known to naturally occur in the project region), eucalyptus (*Eucalyptus* sp.), fan palm (*Washingtonia* sp.), Chinese privet (*Ligustrum lucidum*), Peruvian pepper tree (*Schinus molle*) and shiny xylosma (*Xylosma congestum*). Other species present within this land cover type in the Study Area include oleander (*Nerium oleander*), lupine (*Lupinus* sp.), California brittlebush (*Encelia californica*), lemonade berry (*Rhus integrifolia*), coyote brush (*Baccharis pilularis*) and laurel sumac (*Malosma laurina*).

Field Results and Discussion

Arroyo Calabasas

The study area contains Arroyo Calabasas, a blue-line stream depicted on USGS topographic maps located within the headwaters to the Los Angeles River. Within the study area, this drainage flows north and takes a sharp turn east after exiting a concrete box culvert under U.S. 101. The portion of Arroyo Calabasas within the study area is surrounded by dense riparian vegetation consisting of coast live oak, cattails, Pacific blackberry, fan palms, and poison oak. The OHWM is approximately 10 to 15 feet wide and the top of bank is approximately 20 to 30 feet wide. The OHWM is defined by sediment sorting, scour, undercutting, and vegetation matting. The drainage is incised approximately 10 feet with steep, densely vegetated banks. Substrate consists of silt and loose gravel. At the time of the survey, approximately 4-5 inches of flowing water was present within the study area. Hydrophytic species (cattails) are present within the OHWM of Arroyo Calabasas. However, due to the flowing water and the loose, gravel texture of the substrate, a wetland soil pit was unable to be completed. Any potential wetland waters within the study area are completely contained within the OHWM and are within the below-described delineated jurisdiction of the USACE, RWQCB, and CDFW.

Summary of Jurisdictional Areas

Potentially jurisdictional areas within the study area are identified below in Table 1 and shown on Appendix B, Figures 6 and 7.

Table 1 USACE, RWQCB, and CDFW Jurisdictional Area

Feature	Waters of the U.S.[1]		Waters of the State[2] (acres/linear feet)	CDFW Jurisdictional Streambed[3] (acres/linear feet)
	Non-wetland Waters of the U.S. (acres/linear feet)	Wetland Waters of the U.S. (acres/linear feet)		
Arroyo Calabasas	0.03 acre/ 45 feet	--/--	0.05 acre/ 45 feet	0.19 acre/ 45 feet
Totals	**0.03 acre/ 45 feet**	**--/--**	**0.05 acre/ 45 feet**	**0.19 acre/ 45 feet**

[1]Calculated to OHWM or edge of wetland

[2]Calculated to top of bank

[3]Calculated to top of bank or edge of riparian

Conclusions and Recommendations

As described above, the Study Area contains jurisdictional waters and wetlands in a manner regulated by the USACE, RWQCB, and CDFW. The current project plans will not impact jurisdictional waters. However, if project plans change, permits may be required. The USACE Nationwide Permit 14 (NWP 14) covers linear transportation activities in waters of the United States with notification to the USACE and RWQCB. A CDFW notification of Lake or Streambed Alteration is required for work within the streambed and streambank habitats. We recommend that these agencies be consulted if the development footprint changes. Please do not hesitate to contact the undersigned with any questions regarding this jurisdictional delineation.

Sincerely,
Rincon Consultants, Inc.

Megan Minter
Senior Biologist/Project Manager

Attachments

Appendix A References
Appendix B Figures
Appendix C Representative Site Photographs

Appendix A

References

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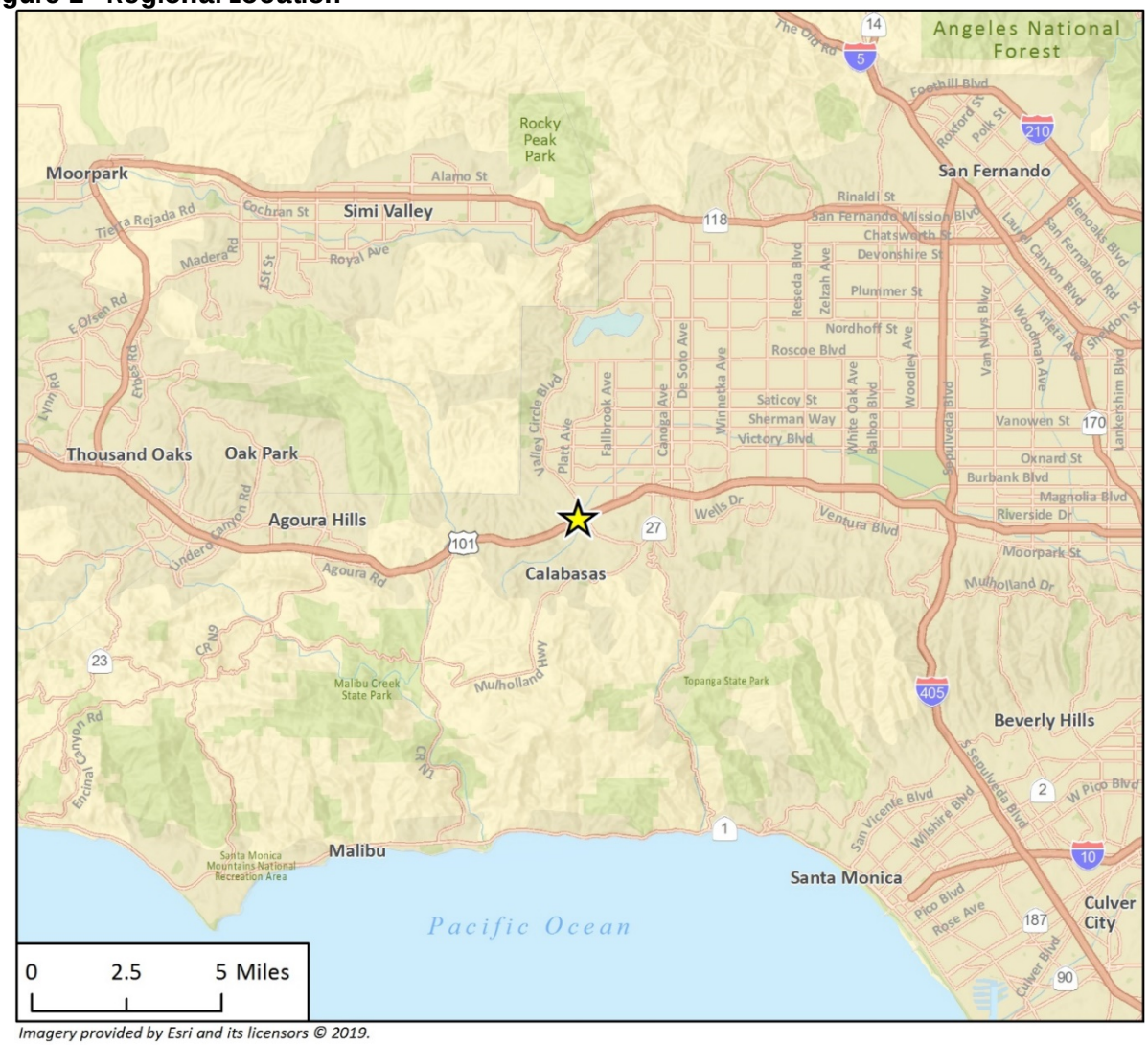
Appendix B

Figures

Figure 1 Regional Location



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Project Location

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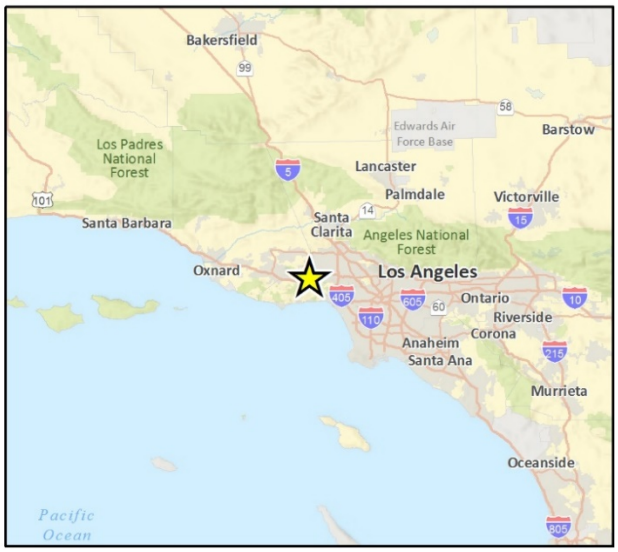
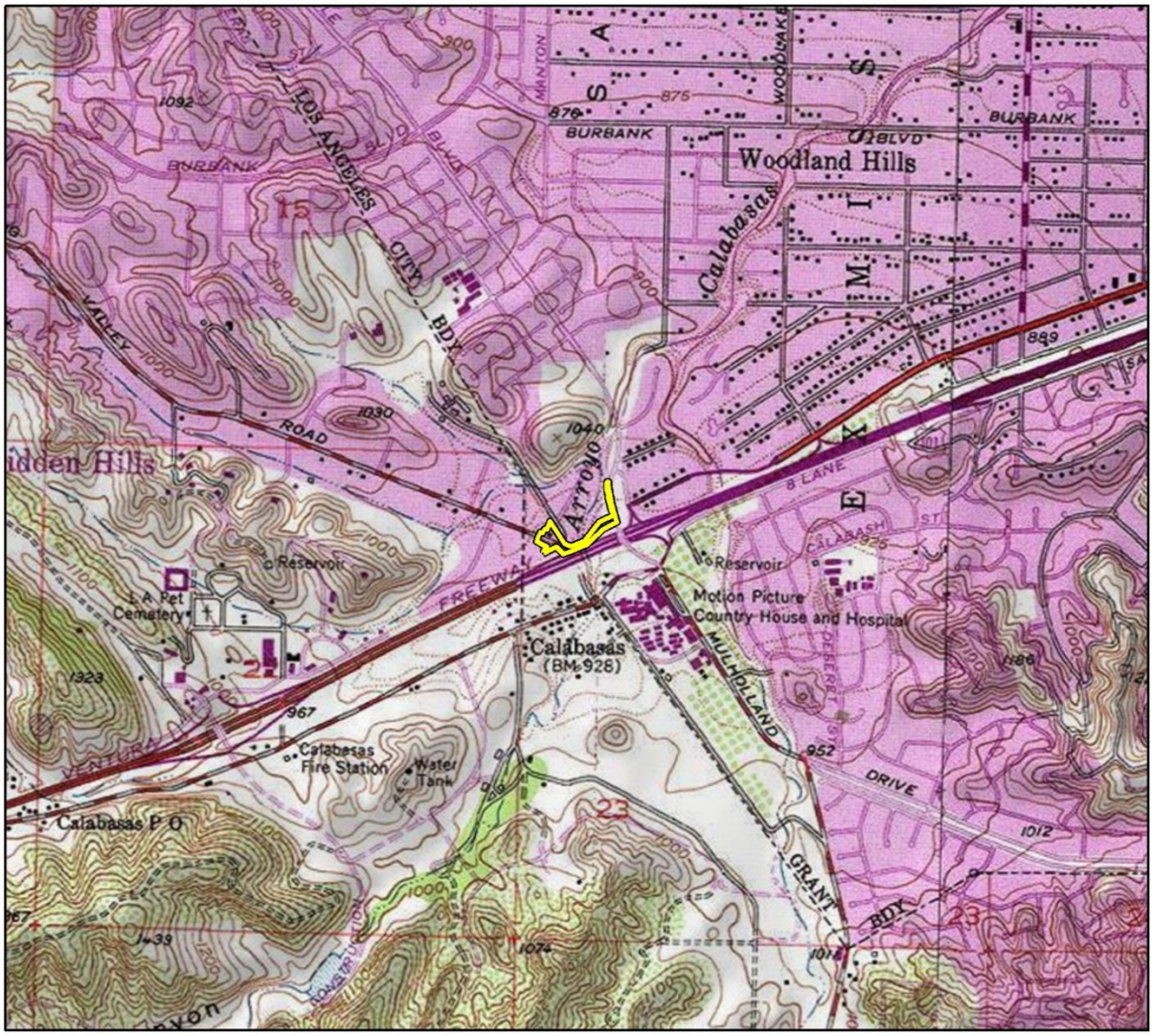
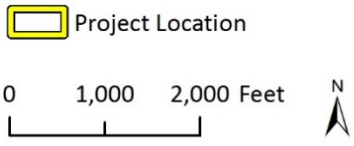
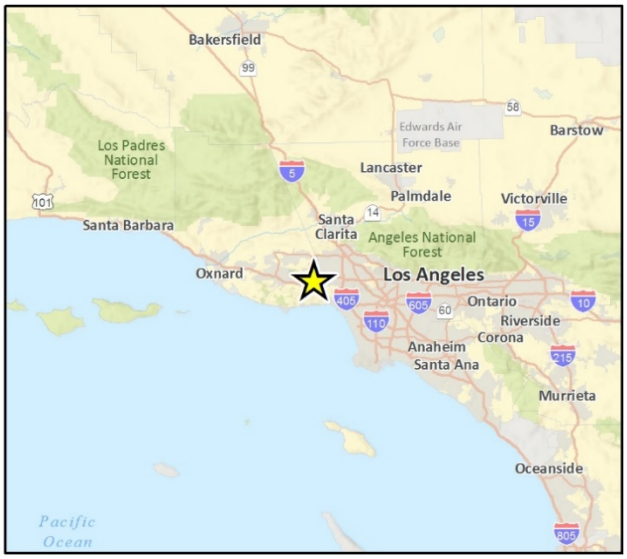


Figure 2 Project Location



Imagery provided by National Geographic Society, Esri and its licensors © 2019. Calabasas Quadrangle. T01N R17W S23. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may havechanged since the original topographic map was assembled.





CRFig 1 Proj Locn Map

Figure 3 Project Location and Study Area

Figure 4 National Wetlands Inventory Map

Figure 5 Vegetation

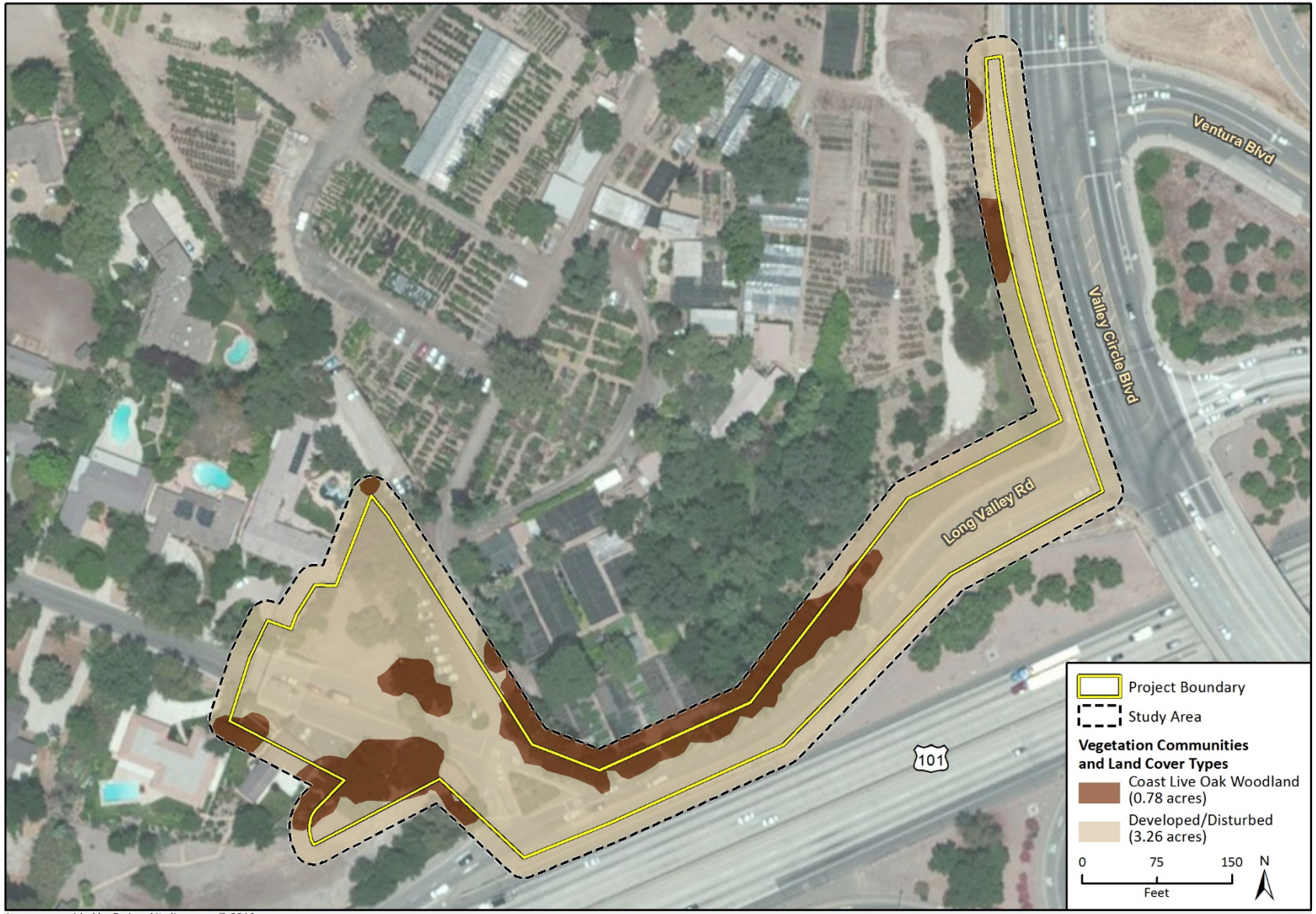


Figure 6 USACE / RWQCB Jurisdiction

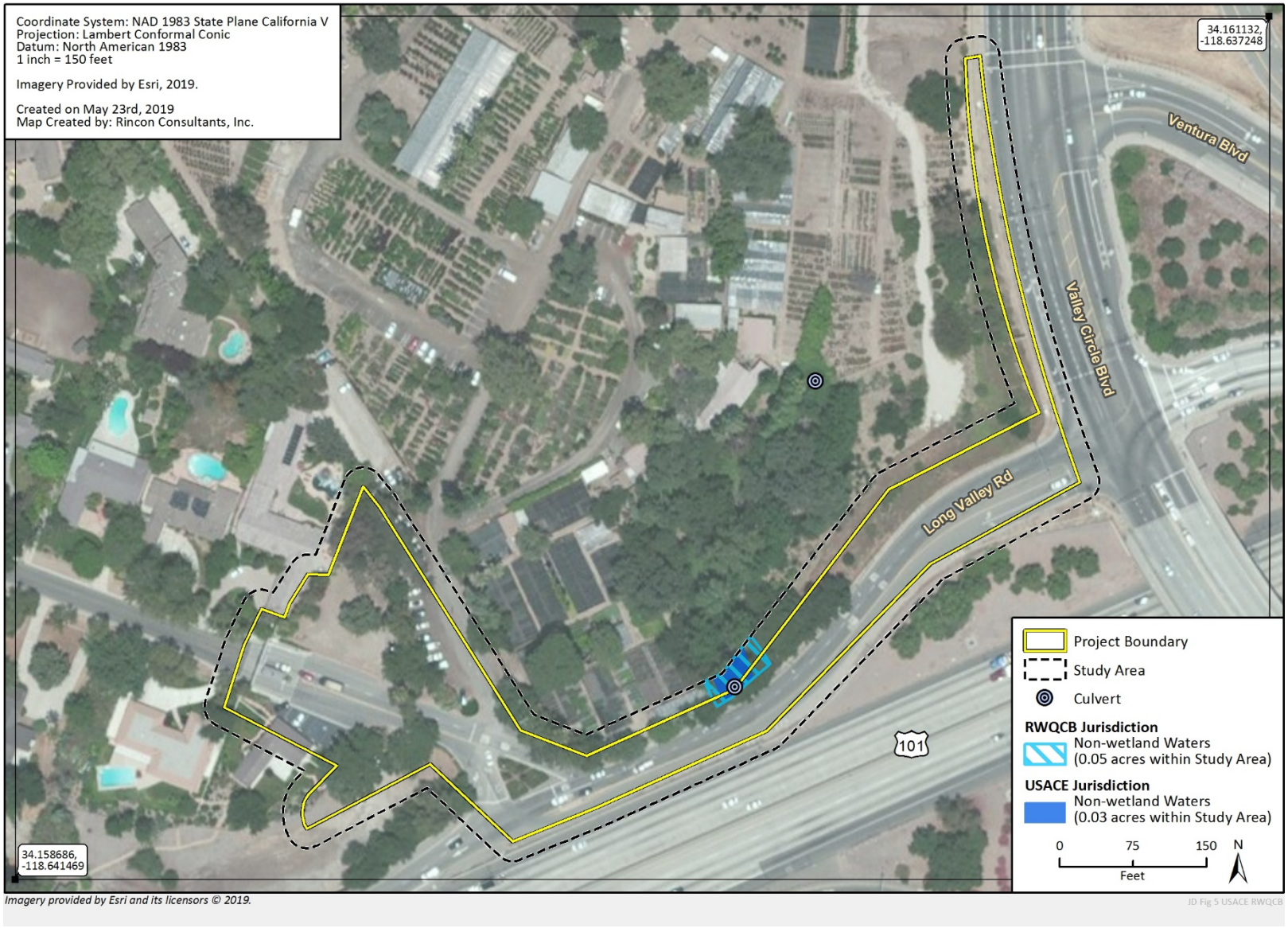
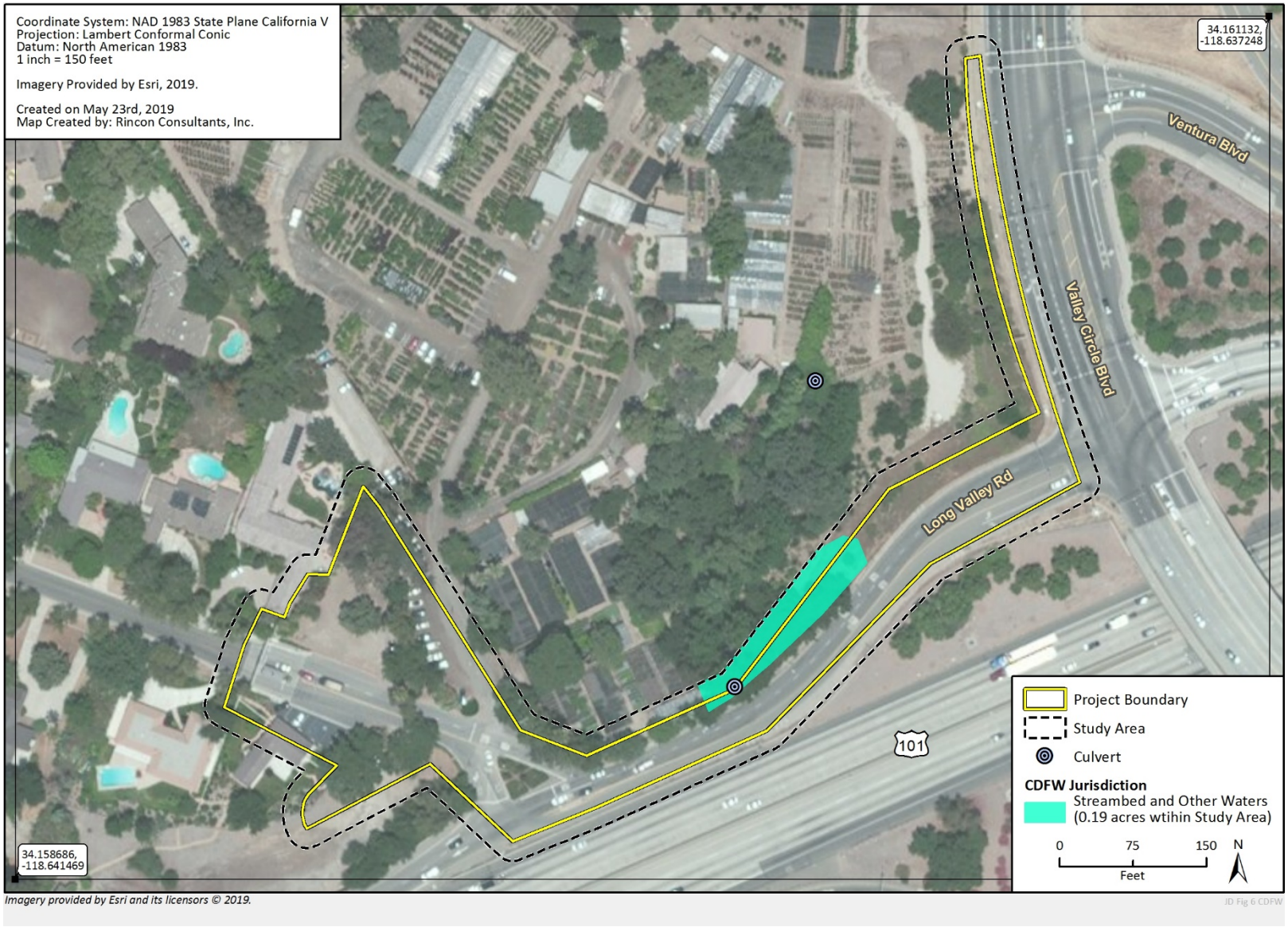


Figure 7 CDFW Jurisdiction



Appendix C

Representative Site Photographs

Photograph 1. View of culvert outlet underneath the U.S. 101 Freeway.

Photograph 2. View of stream channel upstream from culvert outlet under U.S. 101 Freeway.

Photograph 3. View of culvert inlet upstream from the U.S. 101 Freeway and north of the study area.

Photograph 4. View of dense vegetation within the channel.