



APPENDIX C.

CORPS WETLAND DELINEATION MANUAL DATA FORM 3 FOR ATYPICAL SITUATIONS

Corps Wetland Delineation Manual Data Form 3 - Atypical Situations

Applicant Name: Western Pacific Housing/Paramount Pictures

Application Number: _____

Project Name: Lyons Canyon Ranch

Characterized By: David Magney Environmental Consulting;
David Magney, Cher Batchelor, and Kenneth Niessen

Location: Newhall/Santa Clarita, Los Angeles County, California

Date(s):

Transects	Survey Date
A through E	10 December 2003
F through H	17 December 2003
I through P	19 December 2003
Q through U	21 January 2004
V through BG	23 January 2004
BH through BS	30 January 2004
BT through CD	23 February 2004
Verification	20 May 2004

A. VEGETATION

- Type of Alterations:** Entire project site burned by the "Simi Wildfire" (October 2003); and human activities within the wetlands and drainages onsite have resulted in fill or habitat degradation.
- Effect on Vegetation:** Vegetation is the only parameter affected by the fire. All vegetation is burned and/or unidentifiable. All herbaceous species are completely burned off. Several new herb and grass seedlings are sprouting onsite, but most were unidentifiable during the time of the wetland delineation. All shrubs were burned to stumps; however, some species were resprouting and identifiable. Most burned trees retained much of their foliage and were identifiable. Since all vegetation was burned, and most of that burned vegetation is unidentifiable, positive indicators of hydrophytic vegetation could not be determined due to effects of the recent natural event (wildfire). If normal application of the wetland determination methods were applied for this project site, it would lead to the conclusion that many areas of the property are not a wetland because positive wetland indicators for at least the vegetation parameter is absent. Vegetation was also affected by human (grading/clearing) activities in some portions of the project site. The fire affected the area's vegetation significantly more than any human activities; however, in several areas the plant species were cut off at the base from heavy equipment.
- Previous Vegetation:** See the attached documents for (1) an aerial view of the pre-disturbance and pre-fire vegetation inhabiting the Lyons Canyon Ranch (Figure 2, Aerial Photograph of Lyons Canyon Ranch Prior to Wildfire); and (2) a description of the pre-disturbance vegetation inhabiting the Lyons Canyon Ranch wetland delineation plots that are in question (Table C1, Summary of Atypical Situation Hydrophytic Vegetation Determinations for Plots Surveyed at Lyons Canyon Ranch).
- Hydrophytic Vegetation?** Yes ____ No ____
(See Table C1 for the Atypical Situation vegetation determinations for the 234 wetland delineation plots surveyed at Lyons Canyon Ranch.)

B. SOILS

1. **Type of Alteration:** Human activities within the wetlands and drainages onsite have resulted in fill or habitat degradation.
2. **Effect on Soils:** Several soil pits showed evidence of fill material recently deposited; however, only two plots' soil determinations were changed based on the Atypical Situation analysis, BS4 and BT2. BS4 soil was not determinable due to the recent fill activities and since hydrophytic vegetation and indicators of hydrology were determined at Plot BS4, hydric soils were also determined to be present as well. BT2 soil was a confirmed map type; however, due to grading activities, this soil was filled in over recent fluvial deposits. Since fluvial deposits were evident and because hydrophytic vegetation and indicators of hydrology were already present, plot BT2 was determined to have hydric soils as well.
3. **Previous Soils:** The mapped soil for both BS4 and BT2 is Yolo Loam, 2 to 9 percent slopes. This soil was not confirmed at BS4, but was confirmed at BT2. BT2 also showed evidence of recently deposited fluvial materials recently filled over by the mapped soil unit.
4. **Hydric Soils?** Both plots (BS4 and BT2) were determined to have hydric soils based on the Atypical Situation analysis.

C. HYDROLOGY

1. **Type of Alteration:** Wildfire (Simi Wildfire) and human activities.
2. **Effect on Hydrology:** Fire and grading activities had no imminent effect on hydrology at the project site.
3. **Previous Hydrology:** N/A
4. **Hydrology Present?** N/A



**Table C1. Summary of Atypical Situation Hydrophytic Vegetation Determinations
 for Plots Surveyed at Lyons Canyon Ranch**

Transect ⁸	Plot	Veg. Determination Based on Plot Survey Data	Vegetation Existing Onsite Prior to Fire & Human Disturbances	Atypical Situation Veg. Determination Based on Pre-Fire Vegetation
A	1	No	Does not apply	Not an Atypical Situation
A	2	No	Does not apply	Not an Atypical Situation
B	1	No	-	Confirmed
B	2	No	-	Confirmed
B	3	No	-	Confirmed
C	1	Yes	-	Confirmed
C	2	No	-	Confirmed
C	3	No	-	Confirmed
D	1	Yes	-	Confirmed
D	2	Yes	-	Confirmed
D	3	Yes	-	Confirmed
D	4	Yes	-	Confirmed
E	1	Yes	-	Confirmed
E	2	Yes	-	Confirmed
E	3	Yes	-	Confirmed
E	4	Yes	-	Confirmed
F	1	Yes	-	Confirmed
F	2	Yes	-	Confirmed
F	3	No	-	Confirmed
F	4	Yes	-	Confirmed
F	5	No	-	Confirmed
G	1	No	-	Confirmed
G	2	Yes	-	Confirmed
G	3	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
G	4	Yes	-	Confirmed
G	5	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
G	6	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
G	7	No	-	Confirmed
H	1	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
H	2	Yes	-	Confirmed
H	3	Yes	-	Confirmed
H	4	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
H	5	Yes	-	Confirmed
H	6	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
H	7	No	-	Confirmed
H	8	No	-	Confirmed
H	9	Yes	-	Confirmed
H	10	No	-	Confirmed

⁸ Transect letter designations were intended to be alphabetically sequential; however, the sequence skips AA through AZ after Transect Z and jumps to Transect BA. No transect data are missing.



Transect ⁸	Plot	Veg. Determination Based on Plot Survey Data	Vegetation Existing Onsite Prior to Fire & Human Disturbances	Atypical Situation Veg. Determination Based on Pre-Fire Vegetation
I	1	No	-	Confirmed
I	2	No	-	Confirmed
I	3	Yes	-	Confirmed
I	4	Yes	-	Confirmed
I	5	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
I	6	No	Arroyo Willow Riparian Woodland with Mulefat-Blue Elderberry Riparian Scrub	Yes
I	7	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
I	8	Yes	-	Confirmed
I	9	Yes	-	Confirmed
I	10	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
I	11	No	-	Confirmed
J	1	No	-	Confirmed
J	2	No	-	Confirmed
J	3	Yes	-	Confirmed
J	4	Yes	-	Confirmed
J	5	Yes	-	Confirmed
J	6	Yes	-	Confirmed
J	7	Yes	-	Confirmed
J	8	Yes	-	Confirmed
J	9	Yes	-	Confirmed
J	10	No	Mulefat Riparian Scrub	Yes
K	1	No	-	Confirmed
K	2	No	-	Confirmed
K	3	Yes	-	Confirmed
K	4	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
K	5	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
K	6	Yes	-	Confirmed
K	7	No	-	Confirmed
K	8	No	-	Confirmed
L	1	No	-	Confirmed
L	2	Yes	-	Confirmed
L	3	No	-	Confirmed
L	4	No	-	Confirmed
L	5	Yes	-	Confirmed
L	6	No	-	Confirmed
M	1	No	-	Confirmed
M	2	Yes	-	Confirmed
M	3	Yes	-	Confirmed
M	4	Yes	-	Confirmed
M	5	No	-	Confirmed
N	1	No	-	Confirmed



Transect ⁸	Plot	Veg. Determination Based on Plot Survey Data	Vegetation Existing Onsite Prior to Fire & Human Disturbances	Atypical Situation Veg. Determination Based on Pre-Fire Vegetation
N	2	No	-	Confirmed
N	3	No	-	Confirmed
N	4	No	-	Confirmed
N	5	No	-	Confirmed
O	1	No	-	Confirmed
O	2	Yes	-	Confirmed
O	3	No	-	Confirmed
O	4	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
O	5	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
P	1	No	-	Confirmed
P	2	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
P	3	No	-	Confirmed
P	4	No	Mulefat Riparian Scrub	Yes
Q	1	No	-	Confirmed
Q	2	No	Mulefat Riparian Scrub	Yes
Q	3	No	Mulefat Riparian Scrub	Yes
Q	4	No	-	Confirmed
R	1	No	-	Confirmed
R	2	No	-	Confirmed
R	3	No	-	Confirmed
R	4	No	-	Confirmed
R	5	No	-	Confirmed
R	6	No	-	Confirmed
S	1	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
S	2	No	Mulefat Riparian Scrub	Yes
S	3	No	Mulefat-Saltgrass Riparian Scrub understory to Coast Live Oak Riparian Woodland	Yes
T	1	No	-	Confirmed
T	2	No	-	Confirmed
T	3	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
U	1	No	-	Confirmed
U	2	No	-	Confirmed
U	3	No	-	Confirmed
U	4	No	-	Confirmed
V	1	No	-	Confirmed
V	2	No	-	Confirmed
V	3	No	-	Confirmed
W	1	No	-	Confirmed
W	2	Yes	-	Confirmed
W	3	Yes	-	Confirmed
W	4	No	-	Confirmed
X	1	No	-	Confirmed



Transect ⁸	Plot	Veg. Determination Based on Plot Survey Data	Vegetation Existing Onsite Prior to Fire & Human Disturbances	Atypical Situation Veg. Determination Based on Pre-Fire Vegetation
X	2	Yes	-	Confirmed
X	3	No	-	Confirmed
Y	1	No	-	Confirmed
Y	2	No	-	Confirmed
Y	3	No	-	Confirmed
Z	1	No	-	Confirmed
Z	2	No	-	Confirmed
Z	3	No	-	Confirmed
BA	1	No	-	Confirmed
BA	2	No	-	Confirmed
BA	3	No	-	Confirmed
BB	1	No	-	Confirmed
BB	2	No	Saltgrass Emergent Wetland	Yes
BB	3	No	Saltgrass Emergent Wetland	Yes
BB	4	No	Saltgrass Emergent Wetland	Yes
BC	1	No	-	Confirmed
BC	2	No	Mulefat-Saltgrass Riparian Scrub	Yes
BC	3	No	Mulefat-Saltgrass Riparian Scrub	Yes
BD	1	No	-	Confirmed
BD	2	No	Mulefat-Knotweed Riparian Scrub	Yes
BD	3	No	Mulefat-Knotweed Riparian Scrub	Yes
BD	4	No	Mulefat-Knotweed Riparian Scrub	Yes
BE	1	No	-	Confirmed
BE	2	Yes	-	Confirmed
BE	3	No	-	Confirmed
BF	1	No	-	Confirmed
BF	2	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
BF	3	No	Mulefat-Saltgrass Riparian Scrub	Yes
BG	1	No	-	Confirmed
BG	2	Yes	-	Confirmed
BG	3	No	-	Confirmed
BG	4	No	-	Confirmed
BH	1	Yes	-	Confirmed
BH	2	No	Mulefat-Saltgrass Riparian Scrub	Yes
BH	3	No	-	Confirmed
BI	1	No	-	Confirmed
BI	2	No	Mulefat-Saltgrass Riparian Scrub	Yes
BI	3	No	Mulefat Riparian Scrub	Yes
BI	4	No	-	Confirmed
BJ	1	No	-	Confirmed
BJ	2	Yes	-	Confirmed
BJ	3	No	-	Confirmed



Transect ⁸	Plot	Veg. Determination Based on Plot Survey Data	Vegetation Existing Onsite Prior to Fire & Human Disturbances	Atypical Situation Veg. Determination Based on Pre-Fire Vegetation
BK	1	No	-	Confirmed
BK	2	No	-	Confirmed
BK	3	No	-	Confirmed
BL	1	No	-	Confirmed
BL	2	No	Mulefat Riparian Scrub	Yes
BL	3	No	-	Confirmed
BM	1	Yes	-	Confirmed
BM	2	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
BM	3	No	-	Confirmed
BN	1	No	-	Confirmed
BN	2	No	-	Confirmed
BN	3	No	-	Confirmed
BO	1	No	-	Confirmed
BO	2	No	-	Confirmed
BO	3	No	-	Confirmed
BO	4	No	-	Confirmed
BP	1	No	-	Confirmed
BP	2	No	-	Confirmed
BP	3	No	-	Confirmed
BQ	1	No	-	Confirmed
BQ	2	No	-	Confirmed
BQ	3	No	-	Confirmed
BR	1	No	-	Confirmed
BR	2	No	Mulefat Riparian Scrub	Yes
BR	3	No	Mulefat Riparian Scrub	Yes
BR	4	No	-	Confirmed
BS	1	No	-	Confirmed
BS	2	No	Mulefat-Blue Elderberry Riparian Scrub	Yes
BS	3	No	Mulefat-Saltgrass Riparian Scrub	Yes
BS	4	No	Mulefat-Saltgrass Riparian Scrub	Yes
BS	5	Yes	-	Confirmed
BS	6	Yes	-	Confirmed
BS	7	No	Mulefat-Saltgrass Scrub	Yes
BS	8	No	-	Confirmed
BS	9	No	-	Confirmed
BT	1	No	-	Confirmed
BT	2	No	Mulefat Scrub	Yes
BT	3	No	Mulefat Scrub	Yes
BT	4	No	-	Confirmed
BT	5	No	-	Confirmed
BT	6	No	-	Confirmed
BU	1	No	-	Confirmed



Transect ⁸	Plot	Veg. Determination Based on Plot Survey Data	Vegetation Existing Onsite Prior to Fire & Human Disturbances	Atypical Situation Veg. Determination Based on Pre-Fire Vegetation
BU	2	No	-	Confirmed
BU	3	No	-	Confirmed
BU	4	No	-	Confirmed
BV	1	No	-	Confirmed
BV	2	No	-	Confirmed
BV	3	No	-	Confirmed
BV	4	No	-	Confirmed
BW	1	No	-	Confirmed
BW	2	No	-	Confirmed
BW	3	No	-	Confirmed
BW	4	No	-	Confirmed
BX	1	No	-	Confirmed
BZ	1	No	-	Confirmed
BZ	2	No	Mulefat Scrub	Yes
BZ	3	No	Mulefat Scrub	Yes
BZ	4	No	-	Confirmed
CA	1	Yes	Does not apply	Not an Atypical Situation
CB	1	No	Does not apply	Not an Atypical Situation
CB	2	No	Does not apply	Not an Atypical Situation
CB	3	No	Does not apply	Not an Atypical Situation
CB	4	No	Does not apply	Not an Atypical Situation
CC	1	No	Does not apply	Not an Atypical Situation
CC	2	No	Does not apply	Not an Atypical Situation
CC	3	No	Does not apply	Not an Atypical Situation
CC	4	No	Does not apply	Not an Atypical Situation
CD	1	No	Does not apply	Not an Atypical Situation
CD	2	No	Does not apply	Not an Atypical Situation
CD	3	No	Does not apply	Not an Atypical Situation
CD	4	No	Does not apply	Not an Atypical Situation
CD	5	No	Does not apply	Not an Atypical Situation