



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 28, 2011

MAY 2 - 2011

Mr. John M. Glover
39833 90th Street West
Leona Valley, CA 93551

Dear Mr. Glover:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

c: Department of Regional Planning

CAS294

John M. Glover
39833 90th Street West
Leona Valley, CA 93551

April 20, 2011

Re: Valley Vineyards Tract Home Project

To Whom It May Concern:

I have been a resident of Leona Valley for over nine years, and I moved here to live in an environment that was unique to Leona Valley, namely a small town agrarian and equestrian community. I am strongly opposed to the proposed Valley Vineyards Tract Home Project for a number of reasons.

First, I believe that in the current economic condition of our region, and our country, with housing developments failing and lying vacant (as many are in the greater Antelope Valley area), attempting to develop yet another project makes little sense to me. It seems a large waste of resources, a great risk and detriment to the landscape and ecology, and an unnecessary and single-minded objective that has no guarantee of success. The risks outweigh the benefits, and stand only to serve the financial gain of the developer.

Secondly, I believe that compromising the quality of life of residents of the Leona Valley community and surrounding areas based primarily on the potential for financial gain for the developer, with a great risk of failure, is unjustified. There is no demonstrable need for such housing development in this area. The impact on the local community, in terms of increased traffic flow and population congestion, is unwarranted given that there is no local population increase, and that adequate housing is already falling unused within the greater Antelope Valley area.

Finally, I feel that as a general rule, local citizens should have the final say when significant changes of this type are proposed; and under conditions where there is no greater good served to the community (such as developing housing when there is an overpopulation issue).

Thank you for your diligent consideration of this issue.



John M. Glover



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 27, 2011

Ms. Christine Stoddard
40155 95th Street West
Leona Valley, CA 93551

Dear Ms. Stoddard:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

c: Department of Regional Planning

L.A. County Dept. of Regional Planning

ATTN: Jodie Sackett

320 West Temple Street, Room 1382

Los Angeles, CA 90012

RE: Project No.:TR066952-(5) aka: Valley Vineyards project, Leona Valley, CA

Dear Mr. Sackett:

As a resident of Leona Valley for over seven (7) years, I feel it necessary to state my concerns regarding the proposed development in our area apparently being considered by your department.

While I realize a property owner cannot be prevented from making "highest and best use" of his property, whether for his own use or for profit, I have some serious reservations regarding the proposed Valley Vineyards development in Leona Valley.

As the general area is a rift zone with the San Andreas fault line running through major consideration should be given to population density and infrastructure development .

I do not feel that enough research has been done in investigating the sewage treatment facilities proposed. It is my understanding that there have been major problems with similar facilities in other areas that have similar geological structures.

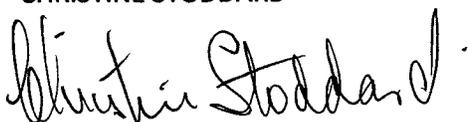
The proposed development is currently planned as a gated community which is not in keeping with the general rural/semi-agricultural layout of Leona Valley. With the gating of the area access to so-called riding/walking trails will be denied to people in the current community. While the developer assured local residents that access to 87th Street would be restricted. I do not believe this will be true very shortly after the gate is closed. It seems obvious to me that the gate will be left open and that 87th Street will be used consistently for traffic going to and from facilities in the area, such as the school and stores, as well as by those desiring to use Elizabeth Lake Road to access San Francisquito and Lake Hughes roads. 87th Street is not built to handle the increased amount of traffic and in an area where children, dogs and horses abound the safety risks increase exponentially.

I also have concerns regarding the availability of water and adding to that the handling of sewage by the proposed individual facilities impacting the high water table in the entire area. I can also add concerns regarding the increase in insecticides and pesticides reaching and contaminating that table.

While these are only my main concerns I know that you have received formal detailed and in-depth reasons for giving further consideration to this proposed project.

Yours sincerely,

CHRISTINE STODDARD



Cc: Michael D. Antonovich

Supervisor 5th District



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 27, 2011

Mr. Rick Butler
9656 Lost Valley Ranch Road
Leona Valley, CA 93551

Dear Mr. Butler:

Thank you for your letters regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

✓ Department of Regional Planning

L.A. County Dept. of Regional Planning

ATTN: Jodie Sackett

320 West Temple Street, Room 1382

Los Angeles, CA 90012

RE: Project No.:TR066952-(5) aka: Valley Vineyards project, Leona Valley, CA

Dear Mr. Sackett:

As a property owner on Lost Valley Ranch Road I have access to the easement through the property known as Valley Vineyards project that connects Lost Valley Ranch Road/87th Street West with Bouquet Canyon.

I do not want to lose this ability.

The easement between Lost Valley Ranch Road and Bouquet Canyon must also be developed.

With Best Regard,

RICK BUTLER

Rick Butler

* Cc: Michael D. Antonovich

Supervisor 5th District

MDA

L.A. County Dept. of Regional Planning
ATTN: Jodie Sackett
320 West Temple Street, Room 1382
Los Angeles, CA 90012

RE: Project No.:TR066952-(5) aka: Valley Vineyards project, Leona Valley, CA

Dear Mr. Sackett:

My concern regarding the proposed Valley Vineyard project is with their proposed in home waste water collection and treatment system.

The system requires regular onsite maintenance by a qualified service provider. The service provider should be on site during installation. The system has numerous limitations, for example:

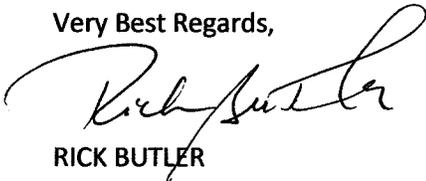
Do not use excessive body and bath products; do not use chlorine bleach; limited use of a garbage disposal; it recommends a second lint filter on washing machines; do not put eggshells down the garbage disposal; do not flush baby wipes; moist towellette; do not use Windex; do not use disinfectants like Lysol; do not use drain cleaner such as Drano, do not use scouring powders like Comet; do not use carpet cleaners including Hoover products; no toilet cleaning products; do not use furniture or floor polishes such as Pledge.

All of these are common household products and practices that families use and do habitually. It is very doubtful that 117 families will change their habits because they moved into the Valley Vineyard housing project. In short, if it's difficult to do, people will not do it.

According to the Orenco System's Homeowner's Manual, not following these limitations will lead to excessive maintenance costs. Excessive expense means abandonment of use.

In conclusion, I am seriously convinced that the proposed use of home wastewater collection and treatment will not work.

Very Best Regards,



RICK BUTLER

Attachment: Orenco System Homeowner's Manual

cc: Michael D. Antonovich

Supervisor 5th District



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 27, 2011

Ms. Elizabeth Mitchell
8510 Elizabeth Lake Road
Leona Valley, CA 93551-7208

Dear Ms. Mitchell:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

c: Department of Regional Planning

April 20, 2011

L.A. County Dept. of Regional Planning

ATTN: Jodie Sackett

320 West Temple Street, Room 1382

Los Angeles, CA 90012

RE: Project No.:TR066952-(5) aka: Valley Vineyards project, Leona Valley, CA

Dear Mr. Sackett:

I do not want those homes out there. They would make too much trouble for everyone in Leona Valley. Build them somewhere else but not here in Leona Valley.

Sincerely, *Elizabeth M. Mitchell*

ELIZABETH M. MITCHELL

cc: Michael D. Antonovich

Supervisor 5th District



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 27, 2011

Dean and Lisa Collinson
9211 Elizabeth Lake Road
Leona Valley, CA 93551

Dear Mr. and Mrs. Collinson:

Thank you for your letters regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

c: Department of Regional Planning

April 20, 2011

L.A. County Dept. of Regional Planning

ATTN: Jodie Sackett

320 West Temple Street, Room 1382

Los Angeles, CA 90012

RE: Project No.:TR066952-(5) aka: Valley Vineyards project, Leona Valley, CA

Dear Mr. Sackett:

I am strongly opposed to Valley Vineyards development as it would completely ruin the valley. The roads, water and infrastructure are not built to handle this size of development. The increased in traffic will be overwhelming for this quiet and pleasant valley. Also there are strong dangers of ground water contamination from poorly maintained sewage systems as I believe the residents of these houses are going to be responsible for maintaining their own sewage systems.

In closing this development is totally wrong for Leona Valley.

Sincerely,

Dean Collinson

DEAN COLLINSON

cc: Michael D. Antonovich

Supervisor 5th District

April 20, 2011

L.A. County Dept. of Regional Planning

ATTN: Jodie Sackett

320 West Temple Street, Room 1382

Los Angeles, CA 90012

RE: Project No.:TR066952-(5) aka: Valley Vineyards project, Leona Valley, CA

Dear Mr. Sackett:

I am concerned about the Valley Vineyards project in the following manner:

I am extremely opposed to it because of the traffic concerns, there is definitely not enough capacity for the all the vehicles. I am also concerned regarding the ground water and the use of the water in the valley. There's too many homes that they are wanting to build which will bring too many people. I believe that will aesthetically affect the valley in a negative way. I am concerned that they want a gated community. This will also affect the school's possibly bringing so many more children. That will affect the children already enrolled.

The people that walk their dogs or want to ride horses will be directly affected in a negative way. Again referring to the extreme addition of people to the area, the traffic scares me.

According to the Antelope Valley Area Wide Plan clustering cannot occur under 2 acres in a seismic hazard area. Which again is something that scares me. Which makes it even unsafe to build these houses here.

Sincerely,



LISA COLLINSON

cc: Michael D. Antonovich

Supervisor 5th District



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 26, 2011

John and Deanna Cosola
7817 Elizabeth Lake Road
Leona Valley, CA 93551-7526

Dear Mr. and Mrs. Cosola:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

c. Department of Regional Planning

4-18-11

To: L.A. County Dept. of Regional planning

Attn. Jodie Sackett

From: John & Deanna Cosola

7817 Elizabeth Lake Rd., Leona Valley, Ca. 93551

Subject: Reference Project No. TR066952-(5)

We want to go on record as definitely opposing this project.

This project will add unwanted traffic to a rural two lane road

That was not designed for the traffic that it has to accommodate

now, do to commuter traffic flowing morning and evening from the greater Antelope Valley. It will also require a traffic signal at the

intersection of Bouquet Canyon Rd. and Elizabeth Lake Rd. that

we would be forced to look down on from our home.

The main issue also being that it will change the rural nature of

Leona Valley that we all moved here for.



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 26, 2011

Mr. John Seymour
39909 86th Street West
Leona Valley, CA 93551

Dear Mr. Seymour:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

c: Department of Regional Planning

Department of Regional Planning
Jodie Sackett
320 W. Temple Street
Los Angeles, CA 90012

April 16, 2011

Re: Valley Vineyards, TR066952

I have lived on 86th St. for over 30 years. During that time, I have seen a moderate increase in the traffic on 87th St. Most of the people who drive in my area are neighbors and familiar with the area. They are careful to watch out for pedestrians, dogs, and especially horses. The 4-H kids frequently walk their steers, lambs or goats along the street as part of the training for the animals. The road is not currently in condition for substantially increased traffic.

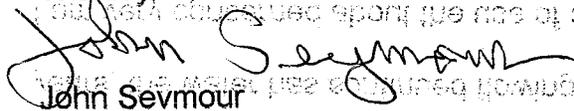
When it rains, so much water and dirt wash down 87th St. that, at times, the street has been covered with over a foot of dirt. This makes it dangerous to drive on. The water also floods Vientos Drive which is the only access to the houses on 86th St. There are over twenty residences that are affected. In wet years, the water has continued flowing even through the summer.

I am very concerned about the use of a new and untried septic system for this project. It relies too heavily on proper maintenance by the homeowners, who cannot be relied on to be properly educated and concerned about the system. At the least, the county should require a properly formed agency to monitor the system. I also understand that these systems cannot be used in freezing temperatures. We have freezing temperatures every night all winter long. Sometimes it even freezes late in the spring. The project developer says he wants to plant vineyards, but open undeveloped space would be preferred.

Cal Water issued a will serve letter over two years ago, but I don't know where they will get the water for this project. We consistently have problems with water pressure, but Cal Water says they don't need to improve the main lines, even with an additional 100+ houses. They originally said they would not connect at 87th St., but now they want to do that, instead of making it an independent system.

I have concerns also about the added traffic on Bouquet Canyon Road, the overcrowding of our town and the gated aspect of the project.

Thank you,


John Sevmour

cc: Michael D. Antonovich



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 26, 2011

Rich and Mary Thomas
9250 Elizabeth Lake Road
Leona Valley, CA 93551

Dear Mr. and Mrs. Thomas:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

✓ Department of Regional Planning

Rich and Mary Thomas
9250 Elizabeth Lake Road
Leona Valley, CA 93551

Department of Regional Planning
Jodie Sackett
320 W. Temple Street
Los Angeles, CA 90012

April 16, 2011

Re: Valley Vineyards, TR066952

Jodie Sackett:

During the various meetings we have had in past few years, I think you would agree with me that Lauren Development has been less than cooperative in complying with the applicable regulations. Still of concern are:

Density - Calculations show that the number of homes should be significantly less than requested by Valley Vineyards.

Traffic - There will be too much of an increase in local traffic without improvements to the local infrastructure.

Water Supply - AVEK had told residents that water supply is a problem, but Cal Water said they can supply water to Valley Vineyards even though they buy 80% of their water from AVEK.

Schools - Capacity is a problem if we have a 20% increase in population. Valley Vineyards has not come up with a plan to cover this issue. Will current local taxpayers be stuck with this bill?

Septic system - Cal Water has informed us that the amount of nitrates in the ground water due to septic systems is becoming a serious problem. So many new homes will only add to this problem regardless of the system used. Since Valley Vineyards has still not specified which system they intend to use, no one, including the Departments of Public Health and Public Works, can properly evaluate the impact on our groundwater.

Gated community - This will divide the town and destroy the rural atmosphere of our community.

Clustering - The design results in so many of the houses being on long and narrow lots that they would be lined up next to the road. This would give the appearance of a typical tract home development which does not represent the community character that residents considered in moving here.

Seismic - No major development should be allowed to be built on top of the largest earthquake fault in the continental United States. Approval of this project by the Commission, with full knowledge of the risk to human life and property, is unconscionable. The scientific community has agreed that a major earthquake will happen along this fault - it is only a matter of when.

Furthermore, the Antelope Valley Area Wide Plan calls for less density in our area. This project violates the letter and intent of all the County land use regulations and should not be allowed on the basis of density alone.

Thank you,


Rich Thomas, Past President, LVTC

cc: Michael D. Antonovich
Leona Valley Town Council



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 21, 2011

Vance and Juanita Kirkpatrick
40011 Valle View Lane
Leona Valley, CA 93551-7518

Dear Mr. and Mrs. Kirkpatrick:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

c: ✓ Department of Regional Planning

MDA

536192

JCB
EV

Department of Regional Planning
Jodie Sackett
320 West Temple Street, 13th Floor
Los Angeles, California 90012

March 23, 2011

Re Valley Vineyards, TR066952

Leona Valley is a very rural community, made up of custom homes, mostly on large parcels of land. Horses, cows, sheep, pigs, chickens crowing, and other farm animals are the norm for our community. We are a close knit community that likes our life style and by allowing a developer to build homes that would equal about 1/6th of what is already here would have a great impact on the flavor of our community.

The water issue is of great concern. Yes, Cal Water has given them a will serve letter, but you must understand the issue at hand. Cal Water is presently receiving about 90% of their water from Antelope Valley East Kern Water Agency (AVEK). This last summer the residents were asked to cut their water useage because of a cut back from AVEK. For Cal water to take on more customers is not realistic under these conditions.

They plan to plant vineyards on the open space area, which will require water. Cal water is not only taking on over a hundred homes but also a large vineyard. Again this is not realistic.

One thing that our community likes is the dark skys, and yet their is a proposal for street lights. We like to look at the stars at night and do not want lights.

A gated development will only cause a division between the present homeowners and any new comers. And allowing an exit (gate) on the west side onto 87th St West is a terrible plan. Two roads leading out of the proposed development onto Bouquet Canyon Rd would be the best, but no signal. Letting traffic out the back onto 87th St West would cause great hardship to the present homeowners as far as traffic and congestion. 87th St West is a narrow road used for those living on 86th, 87th, Ventos, and in Lost Valley. Adding an additonal 100 plus cars a day would be terrible.

The Regional Planning Department should plan to travel to Leona Valley and see for themselves just what is being asked of them from the developer. When you see it in person, not just on paper, and have a chance to see our communittee, you will have a better understanding as to why we feel this way. If the developer were to just sell parcels letting the owners

build it would be a much better use of the land.

I oppose this development.

A handwritten signature in cursive script that reads "Juanita Kirkpatrick". The signature is written in black ink and is positioned above the typed name and address.

Juanita Kirkpatrick
40011 Valle View Lane
Leona Valley, CA 93551

CC. Michael D. Antonovich,
Supervisor 5th District

Department of Regional Planning
Jodie Sackett
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

March 24, 2011

Re: Valley Vineyards, TR066952

I oppose the Valley Vineyards Development in Leona Valley. The development is incompatible with this community from several aspects, however two are of great concern to me.

My sole supply of water is directly from Antelope Valley East Kern Water Agency (AVEK). The water for Valley Vineyards would come from Cal water which buys 90% of their water from AVEK.

A year ago AVEK informed me that my allotted water would probably be substantially reduced. AVEK is obviously concerned that they cannot supply the existing community let alone another 100 plus homes.

Another concern is traffic. The roads can barely handle the existing community. What will happen with probably a 20% increase in traffic in this rural area?



Vance G. Kirkpatrick
40011 Valle View Lane
Leona Valley, CA 93551-7518
661-270-0588

cc: Supervisor Michael Antonovich
Leona Valley Town Council



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 21, 2011

Marcy A. Watton
P.O. Box 816
Leona Valley, CA 93551

Dear Ms. Watton:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

c: ✓ Department of Regional Planning

Marcy A. Watton
P.O. Box 816
Leona Valley, CA 93551
661-270-0333
HorsingRound@aol.com

March 26, 2011

Department of Regional Planning
Jodie Sackett, Project number TR066952
320 West Temple Street, 13th Floor
Los Angeles, California, 90012
zoningldcc@planning.lacounty.gov

Michael D. Antonovich
Supervisor 5th District
500 West Temple Street, Room 869
Los Angeles, CA 90012
fifthdistrict@lacbos.org

Re: Proposed Valley Vineyards Development
Vested Tentative Tract Map TR066952

Dear Mr. Sackett and The Honorable Supervisor Antonovich,

I am opposed to the above-referenced gated tract development proposed by Lauren Development for the following reasons:

1. Loss of Trails and Trail Access. Los Angeles County has a trail easement through the property, but Lauren Development has proposed to move the trail easement from its current alignment, through the development and connecting with existing community trails and roads, to the perimeter of the development. The developers state that trails exist throughout the development, but the proposed "trails" are no more than the canted "permeable" rock berms alongside the streets which would not be suitable for use as trails. Furthermore, the development cuts off access to the Granite Mountain Trail which is an important, rare and much-needed access point leading to the Angeles National Forest from Leona Valley. The closure of the Granite Mountain Trail will close off the only trail into the Angeles National Forest from Leona Valley. Access to another popular community trail leading to the ridge between Leona Avenue and Lost Valley Ranch Road would be lost behind the gates of this tract development goes forward as it is proposed now.

2. Threat to Livestock and Horse Keeping. With regard to animal keeping, the development, as proposed, would make horse-keeping and livestock-keeping difficult if not impossible. The lots (1) do not have enough space in the form of level ground set aside, and (2) most of the lots lack adequate access around the dwellings to the back of the lots. In order to facilitate the keeping of livestock, each lot needs to have at least 5,000 sq. ft. of level ground with access at least 20' wide around the dwelling so that hay trucks, horse trailers, tractors and other equipment commonly used in keeping livestock can be brought behind the dwellings. Additionally, each lot must have access to a trail, not a

paved road, in order to preserve the rural lifestyle. Regardless of the final determination of the zoning of the parcels within the development, a lack of safe trails and trail access would bring about the demise of horse keeping in what is now an agriculturally zoned area.

3. Project Density. The project, as currently proposed, would increase the population of Leona Valley by over 20% and would create a density of homes unlike any other area in Leona Valley. This project represents the first time a development of tract homes has been proposed for what is now a rural area with large animal-keeping allowed on all parcels. In fact, apparently the developer has made an error in its calculation of slope density, incorrectly using "1 dwelling unit per 2 acres" was used instead of the actual "1 dwelling unit per 5 acres" required within the 0-25 percent slope range which has been used to increase the density by 100 percent to in excess of 80 units over the actual low density threshold of 40 or fewer dwellings on the development. This high density development is not in keeping with the surrounding parcel densities, including the Ritter Ranch development, which will have level horse keeping properties on two or more acre parcels along Bouquet Canyon and directly across from the proposed Valley Vineyard tract houses.

4. Impact on Traffic. A development of this magnitude necessitates the planning of stop lights and other traffic controls which would be in contradiction to the rural nature of Leona Valley. Because of the density of the population of the proposed project, two traffic lights would be required to be installed in Leona Valley in order to handle the 20 percent, or greater, increase in the number of cars. The developer has planned the traffic such that the existing residents of Leona Valley would not be allowed to enter the gated exclusive development, yet the future residents of the development would be able to access all of the roads into and out of the development. As proposed, hundreds of new residents of the development would be traveling on narrow rural roads without sidewalks, but the developer has not proposed to widen roads or improve the road conditions because this proposal would be met with fierce opposition from people who moved here to enjoy the rural life.

5. Sewage Disposal. Lauren Development proposes to employ a system of sewage treatment that has never been used in Los Angeles County and is destined to fail in this development for a number of reasons. First, according to the U.S. Environmental Protection Agency, because of the freezing conditions found in Leona Valley, the "evapotranspiration" method will not work. Second, it is unreasonable to expect homeowners or a homeowners association to have the expertise to adequately and safely maintain a complex sewage system with a function critical to the health and well being of everyone living in the development and within the ground water table of the development. In other counties, the same "package sewage treatment" methods have proven unaffordable and complicated beyond the abilities of homeowners associations to maintain. Entire developments (in San Diego County) have been abandoned and turned to "ghost towns" because of the thousands of dollars per year this method of sewage treatment and disposal cost per parcel. The ineffectiveness and/or failure of the sewage treatment as proposed could jeopardize the groundwater quality relied upon by many in our community and leave a scar of a development with empty, vandalized homes next to people trying to hang on to a disappearing lifestyle.

6. Ridgeline Destruction and Non-Conformity with County's SEA Requirements. The developer proposes to completely change the ridgelines of the property by excessively grading to maximize the number of tract houses. The grading will destroy the character of Leona Valley by changing the landscape one sees, when driving into the valley, from wide open spaces with chaparral covered ridges to hills plastered with tract houses stacked one atop the other. Additionally, the proposed

Mr. Jodie Sackett
The Honorable Supervisor Michael D. Antonovich
March 27, 2011
Page 3

grading of the hilltops, and high density of the tract houses, does not conform to Los Angeles County's restrictions on this property within the "Significant Ecological Area" ("SEA"), as defined in the Municipal Code at 22.56.215, which provides for the preservation of open space left in its natural, untouched state, and for the protection of the endangered and at risk animal and plant species and habitat found on this property.

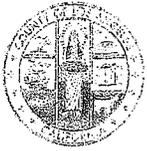
7. Loss of Rural Community. Creating gated tract houses, separate from the rest of Leona Valley, will divide Leona Valley into city folk and the rural community and begin the erosion of the close knit community people have moved here to enjoy. Rural America is under attack by developers more interested in squeezing maximum profit out of a development and moving on. This development is the quintessential example of what is wrong with absentee land ownership. A consortium of partners, none of which have a place of business within 100 miles of Leona Valley, own this parcel as a real estate investment with the only interest being the amount of money made for the partners. The partnership has shown no "investment" in the community other than "glad handing" around town so it can push through the development with as high of a density as possible to make as much money as possible. If this gated tract development is allowed to go forward in its present form, Leona Valley would begin to cease to exist as a rural agricultural area where most of the children participate in 4-H or ride their horses to their friends' houses. It would be the beginning of the end for Leona Valley as us rural, horse owning folks know it. Twenty percent of our neighbors would live in a separate, gated community that we couldn't even drive through. I've seen it happen before in Altadena and Shadow Hills: they will bellyache about horse manure on the streets and dust from the trails and arenas getting their cars dirty, they will not like the sounds and smells of chickens or pigs or cows, and will complain about it all until everyone is rezoned to their liking.

Does Leona Valley need another abandoned tract development with streets and driveways scarring what used to be poppy fields, but now leading to nowhere, as has happened at Ritter Ranch or the ironically named "Joshua Ranch," where an entire joshua forest was completely bulldozed? Does the Antelope Valley need more streets lined with terraced, weed-choked vacant lots and empty vandalized houses? Or if this development managed to sell a paved, cramped fantasy of "rural life," have we not learned from the congested and unsightly grid that completely paves the San Fernando Valley what the unchecked destruction of rural communities can wreak? Suburbanization is like a cancer destroying open space. Gated tract developments are not conducive to creating communities of neighbors who share their lives and interests. In a tract development, with cookie cutter floor plan houses, "Homer Simpson" will park in his garage, enter his home without so much as a wave to his neighbor, and sit down to eat dinner in front of the big screen. He won't have cherry trees to prune or horses to feed.

Thank you for allowing me to address my concerns. I may have additional comments regarding the proposed development as more information becomes available.

Sincerely,





Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 21, 2011

Mr. Phil Spangenberg
P.O. Box 753
Leona Valley, CA 93551

Dear Mr. Spangenberg:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

cc. Department of Regional Planning

PHIL SPANGENBERGER
P. O. BOX 753, LEONA VALLEY, CA 93551
PHONE/FAX: (661) 270-1875
philspang@roadrunner.com

April 3, 2011

Department of Regional Planning
Jodie Sackett, Project number TR066952
320 West Temple Street, 13th Floor
Los Angeles, California, 90012
zoningldcc@planning.lacounty.gov

Michael D. Antonovich
Supervisor 5th District
500 West Temple Street, Room 869
Los Angeles, CA 90012
fifthdistrict@lacbos.org

Re: Proposed Valley Vineyards Development
Vested Tentative Tract Map TR066952

Dear Mr. Sackett and The Honorable Supervisor Antonovich,

I am strongly opposed to the above-referenced gated tract development proposed by Lauren Development because:

As a Western history writer and a film consultant/entertainer who frequently works with my horses, I moved to Leona Valley in order to have clean, open spaces to keep and work my horses on. Because they have been specially trained to handle gunfire, bright lights, and other unusual distractions to horses, my animals are often used by the film industry. I also perform professional and charity shows and other entertainment venues several times a year throughout the greater Los Angeles area, thus much of my living is derived through the use of my horses.

On numerous occasions, I have persuaded film companies to come out to Leona Valley to shoot for Western productions and other genres, where the largely untouched land has served for several locations including medieval Spain, 19th century Israel, Wyoming, Texas, and several other old and modern western locations. We've herded cattle across the plains, staged cavalry and Indian battles, captured images of early Texas Rangers riding across the frontier and many other historic and colorful scenes—all in Leona Valley.

Companies that have found Leona Valley an ideal and affordable location for filming such vast outdoor scenes as I've related include: the History Channel; Discovery Network; the Outdoor Channel; as well as several independent film production companies. In fact, later this month, we have a two-day film schedule set for a stagecoach holdup scene for a television production, which will be shot in Leona Valley!

If this land is disrupted by the proposed Lauren Development project, a good part of my ability to earn a living will be negatively affected, not to mention the joy of living in this pristine, natural environment that my wife and I, along with my neighbors, paid goodly sums of money to purchase and set up homes here and enjoy, not to mention our giving up of the convenience of living closer to many of Los Angeles' businesses and social activities.

There are a number of other reasons I oppose the above-referenced gated tract development proposed by Lauren Development, such as:

1. Loss of trails and trail access: Los Angeles County has a trail easement through the property, but Lauren Development has proposed to move the trail easement from its current alignment, through the development and connecting with existing community trails and roads, to the perimeter of the development. The developers state that trails exist throughout the development, but the proposed "trails" are no more than the canted "permeable" rock berms alongside the streets which would not be suitable for equestrian use as trails. Furthermore, the development cuts off access to the Granite Mountain Trail which is an important, rare and much-needed access point leading to the Angeles National Forest from Leona Valley.

The closure of the Granite Mountain Trail will close off the only trail into the Angeles National Forest from Leona Valley. Access to another popular community trail leading to the ridge between Leona Avenue and Lost Valley Ranch Road would be lost behind the gates of this tract development goes forward as it is proposed now.

2. Threat to livestock and horse keeping: With regard to animal keeping, the development as proposed, would make horse-keeping and livestock-keeping difficult, if not impossible. The lots (1) do not have enough space in the form of level ground set aside, and (2) most of the lots lack adequate access around the dwellings to the back of the lots. In order to facilitate the keeping of livestock, each lot needs to have at least 5,000 square feet of level ground with access at least 20-foot wide around the dwelling so that hay trucks, horse trailers, tractors and other equipment commonly used in keeping livestock, can be brought behind the dwellings. Additionally, each lot must have access to a trail, not a paved road, in order to preserve the rural lifestyle. Regardless of the final determination of the zoning of the parcels within the development, a lack of safe trails and trail access would bring about the demise of horse keeping in what is now an agriculturally zoned area.

3. Project Density: The project, as currently proposed, would increase the population of Leona Valley by over 20% and would create a density of homes unlike any other area in Leona Valley. This project represents the first time a development of tract homes has been proposed for what is now a rural area with large animal-keeping allowed on all parcels. In fact, apparently the developer has made an error in its calculation of slope density, incorrectly using "1 dwelling unit per 2 acres" was used instead of the actual "1 dwelling unit per 5 acres" required within the 0-25 percent slope range which has been used to increase the density by 100 percent to in excess of 80 units over the actual low density threshold of 40 or fewer dwellings on the development. This high density development is not in keeping with the surrounding parcel densities, including the Ritter Ranch development, which will have level horse keeping properties on two or more acre parcels along Bouquet Canyon and directly across from the proposed Valley Vineyard tract houses.

4. Impact on Traffic: A development of this magnitude necessitates the planning of stoplights and other traffic controls which would be in contradiction to the rural nature of Leona Valley. Because of the density of the population of the proposed project, two traffic lights would be

of our neighbors would live in a separate, gated community that we couldn't even drive through. I've seen it happen before in Altadena and Shadow Hills: they will bellyache about horse manure on the streets and dust from the trails and arenas getting their cars dirty, they will not like the sounds and smells of chickens or pigs or cows, and will complain about it all until everyone is rezoned to their liking.

I ask you, does Leona Valley need another abandoned tract development with streets and driveways scarring what used to be beautiful poppy fields, but now are leading to nowhere, as has happened at Ritter Ranch or the ironically named "Joshua Ranch," where an entire Joshua forest was completely bulldozed? Does the Antelope Valley need more streets lined with terraced, weed-choked vacant lots and empty vandalized houses? Or if this development managed to sell a paved, cramped fantasy of "rural life," have we not learned from the congested and unsightly grid that completely paves the San Fernando Valley what the unchecked destruction of rural communities can wreak? Suburbanization is like a cancer destroying open space. Gated tract developments are not conducive to creating communities of neighbors who share their lives and interests. In a tract development, with cookie cutter floor plan houses, "Homer Simpson" will park in his garage, enter his home without so much as a wave to his neighbor, and sit down to eat dinner in front of the big screen. He won't have cherry trees to prune or horses to feed. Thank you for allowing me to address my concerns, and those shared by my fellow Leona Valley neighbors. I may have additional comments regarding the proposed development as more information becomes available.

Respectfully,


Phil Spangenberg



Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
MAYOR

April 18, 2011

Barbara Heins
40741 Giamello Drive
Leona Valley, CA 93551

Dear Ms. Heins:

Thank you for your recent letter regarding the Valley Vineyards development.

As you may know, this project is currently being considered through public hearing(s) by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH
Mayor

APR 20 2011

MDA:cbm

c: Department of Regional Planning

April 11, 2011

Dear Supervisor Antonovitch,

I am writing to you concerning the proposed development of Valley Vineyards, No. TR066952, a project that I fear will overwhelm our community.

I moved to Leona Valley from a crowded suburb where my neighbors were strangers. I feel so welcome here, encountering friends wherever I go in this little town. This is a town where everybody knows everybody. Our community center is filled to capacity when holiday events are celebrated there.

Increasing our population by nearly twenty five percent would rob us of our small town atmosphere. Our traffic would increase, our utilities would be strained, and both noise and air pollution would increase.

It was revealed at a recent town hall meeting that other developers have proposed projects in the surrounding area using one residence per ten acres, and another project is aiming at one residence per five acres. If this precedence is set at one residence per two and a half acres, with the homes crowded on much smaller parcels to allow area for the vineyard, where will it end

I retired here on a ten acre horse ranch, and due to the economy and depreciated home prices, are unable to relocate. With increased traffic, we won't even be able to ride our horses outside our own fence lines.

I moved here so I could enjoy living in a country atmosphere. All of our kids are heavily involved in 4—H projects. This rural, family oriented community is virtually crime and gang free. It's a great place for a child to grow up and we want to keep it that way.

Respectfully,

A handwritten signature in cursive script that reads "Barbara Heins". The signature is written in dark ink and is positioned below the word "Respectfully,". A horizontal line is drawn across the page just below the signature.

Barbara Heins
40741 Giamello Dr.
Leona Valley, CA 93551



Board of Supervisors County of Los Angeles

GP
Some
to response
necessary

MICHAEL D. ANTONOVICH
MAYOR

April 15, 2011

Theodora Gable
10650 Leona Avenue
Leona Valley, CA 93551-7307

Dear Ms. Gable:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

MICHAEL D. ANTONOVICH
Mayor

MDA:cbm

cc: Department of Regional Planning

L. A. County Dept. of Regional Planning
Attn: Jodie Sackett
320 W. Temple St. room 1382
Los Angeles, CA. 89912

April 7, 2011

RE: TR066952 aka: Valley Vineyards project Leona Valley, CA 93551

I stand opposed to this project for at a minimum the following comments:
Opposition issues and comments:

1. Lot size. A minimum of 2 ½ acres per actual individual buildable parcel, would NOT keep the properties equal to what the area is designed but would keep it within the guidelines outlined in our (proposed) CCSD's. Those currently living in our area are here because of the low density of homes/properties and our rural way of life.

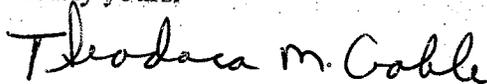
2. Traffic that would be able to travel on 87th St. West.
How many of you have actually driven on this road? Drive on it and you will see why this is NOT a viable access for increased traffic. 87th street West would have to be totally redesigned and still not be adaptable to people riding horses, walking dogs or other livestock and children who now feel safe walking home on a rural country road.

3. Traffic light on Elizabeth Lake road at Bouquet Canyon Rd.
How many of you have actually driven on Elizabeth Lake Road approaching Bouquet Canyon Rd. from either direction? A traffic signal here, forcing the traffic to stop at this corner would be a dangerous situation because you have just exited a curve (East side) or have come down a grade (West side) and would adversely affect the traffic currently traveling this hilly, winding road, especially during winter weather conditions.
Erecting a signal here would only benefit the addition of this project.

Allowing this project to move forward as it is currently proposed will establish a precedent for other builders to follow and change a unique area into an urban dwelling place.

I did not go into detail on other concerns I have, but they are: infrastructure issues, availability of water, and school issues.

Sincerely yours,



Theodora M. Gable
10650 Leona Avenue
Leona Valley, Calif. 93551
661 270-9533
sevenwildwomen@yahoo.com