Dr. Steven and Anne Breight
40047 97th Street West
Leona Valley, CA 93551
(661) 270-9015

April 30, 2011

MAY - 4 2011

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

RE: Project #TR066952

Dear. Ms. Sackett,

We have been in Leona Valley for over 14 years. Both of us have been active in the community in numerous ways, because we love the community and the place that it is for all those who live here, as well as those who visit our community from time to time. The community of Leona Valley as described in the Antelope Valley General Plan, is " . .very low density, rural village which is worthy of protection. (It is) uniquely identifiable from its surroundings. The residents express a sense of community pride and local identity." Leona Valley truly is a place of rural charm, where people know each other and are ready and willing to help one another in all ways. The Antelope Valley General Plan further describes Leona Valley as a "rural community, (whose) future growth should be of an "infill" nature, consistent with existing community character and service levels."

We are writing you regarding the proposed "Valley Vineyards" project. Having reviewed much of the available information regarding this project, and having attended various meetings at which the developer has made presentations, we have 3 concerns that we hope will be considered in your department's review of this project. Our concerns are in the areas of allowable dwellings determined using the clustering method, the gated private nature of the proposed community, and the potential for the start of the project without guarantee of completion. We will address each of these concerns separately.

First, we understand that the developer has used the clustering method for determining the allowable dwelling units appropriate for the land being developed. We believe we understand the developer's method of calculating the clustering figures, and that according to their method, their project meets the minimum requirements of the Antelope Valley General Plan and the Leona Valley CSDs. However, we would like to bring to your attention the method of calculation that has been used. The development plan proposes "Vineyard Greenbelts" throughout their project (as referenced in the Open Space calculation prepared by Pacific Coast

Civil, Inc. and submitted to your department by the developer). At a public meeting we were told by the developer that these vineyards will be owned by the homeowners, yet leased to a commercial enterprise for the purpose of commercial grape production. We believe that for some or much of the vineyard designated land, the property will be an easement that is on the homeowners' individually owned parcels. The developer's plan indicates 108 acres designated for these commercial vineyards. According to the Antelope Valley General Plan, '"Open Spaces" are "...areas considered to be lands under public or private ownership that are essentially free of structures and roads, and are projected to be maintained in an open or natural state on a long-term basis. These areas are primarily managed for recreational purposes, the protection of natural resources, and/or for purposes of safeguarding public health and safety." Further, according to the Antelope Valley General Plan, "...open space is separated into three categories: Public, Private and National Forest areas." The definitions of each of these three categories clearly indicates the intention for uses such as parks, nature preserves, recreational uses, picnic areas, and land that is part of the Angeles or Los Padres National Forests. As defined in the Technical Appendix to the Los Angeles County General Plan, a clustered development is "(a) development in which the number of dwelling units are placed in closer proximity than usual
. . .with the purpose of retaining an open-space area." It is our opinion that the developer's vineyard designated land included in this project does not meet the definition of "open space" within Los Angeles County and the Antelope Valley as used for clustering purposes. If the commercial vineyard acreage is removed from the clustering calculation for this project, which we believe is the correct calculation, the number of allowable dwelling units is substantially less than as currently proposed by the developer. We appeal to the Regional Planning Department to review the calculation of the allowable dwelling units for this project, taking into consideration the definition of "open space" as we feel is well documented in the applicable General Plans.

Second, the development plan proposes secure gated entrances at the two roadway accesses to the Valley Vineyards development. These gated entrances would limit access to that of property owners (using a remote signaling device) or guests of property owners (using an access signal through residential phone connections). We have been told by the developer, also at a public meeting, that the purpose of the gates is to limit the cross traffic through the project that could result from existing Leona Valley homeowners using the newly developed roads to access Bouquet Canyon Road to the east. It is our belief that the proposed gated entrances to the development will created a sense of separation and exclusion from the community. This would be directly in opposition to the "...express sense of community pride and local identity" that is described for Leona Valley in the Antelope Valley General Plan. The General Plan further provides, as stated earlier in this letter, that "...future development should be of an "infill" nature...". The proposed Valley Vineyards Development with its gated entrance feature is in direct opposition to this description and provision.

Third, as is widely and well known, there have been previous project development proposals in the vicinity of Leona Valley, started by other developers that never have been completed. These other projects have been started, stalled, sold to other developers, re-started and re-

stalled. Anyone driving into the community from the east is met with the residue of the partial and incomplete developments that directly affect our community. It is based on this previous experience, that many in our community have a concern that other new developments proposed in or adjacent to Leona Valley could fall victim to this same outcome. This same impact could be experienced if the current developer were to design the project, start the development, and sell it to another developer to complete. Based on our research, it appears that Lauren Development, Inc., the developer for Valley Vineyards, has done exactly this for other projects listed as having been under their development, start a project and sell it to another developer. We believe requiring the developer to obtain a reclamation bond for the development of the project, should it be approved in some form, would be the only protection the community would have from our hillsides, trails and surroundings being altered without the completion of the development plan. When asked about this at an open community meeting, the developer avoided the question, never answering the homeowner who was asking about a reclamation bond. We ask the Regional Planning Department to consider requiring this type of bond coverage of the developer.

Leona Valley residents take pride in our rural community. We are asking you to consider our deep and genuine concerns with regard to the negative impact this proposed project would have on Leona Valley. Thank you for your consideration.

With Regards,

Dr. Steven Breight

Dr. Steven Breight

Anne Breight

Anne Breight

Cc: Supv. Michael Antonovich

5-2-11

Sal S. Vasquez
3457 Bromley CT.
Palmdale, Ca 93551
661 236-6399
sal4art@sbcglobal.net

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 Track 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.

I am a artist and have been painting the High Desert, Antelope Valley for the past twelve years. The area that has been proposed for tract homes is an area that artists have been painting spring wild flowers for many years and fall colors of the surrounding hills. The past few years I have made friends with families that live in Leona Valley and have come to understand why these families moved to the beautiful rural community. I have been welcomed as one of their own and enjoy the community events. Much like in the movies rural America is fast disappearing by so called progress.

In my twenties, I painted in the Coachella Valley along site well-know California artists. Many of the places include Indian Wells, La Quinta and a place called Latin Lady Ranch, are now golf courses and tract homes, much of the beautiful desert flora, like the smoke tree are no longer part of the desert landscape. Development has destroyed the once scenic landscape.

I painted the great live oaks in Santa Clarita. Now the many oaks that could be seen along the rolling hills are forever gone, only tract houses and shopping centers line the once majestic hills.

I am currently painting the high desert of the Antelope Valley it is also disappearing, The native wild-flowers are giving way to the developers. Developers have destroyed the once great landscape and left behind abandoned unfinished projects, including Ritter Ranch and Anaverde just to name a few unsuccessful projects forever destroying the native flora and leaving behind a devastated landscape.

Please do not allow this to happen in Leona Valley!

Sincerely

4-29-11

Vineyard Housing Developement,
Tract TR 066952

I am deeply conserned over the area proposed for developement. Taking a large hilly area and removing the vegetation will cause an enormous water runoff problem. Everything on the west 1/3 of the property will flood down 86th St. W.

Leona Valley roads are not designed to handle traffic increases on 86th St. W. and Leona Avenue. I question the wisdom of adding so many houses on a piece of property that realisticly should have a few.

My family has lived in Leona Valley 20 years. Leona Valley is a small town with good values not a gated community.

Of the last large land housing developements in the area all I see is destroyed natural vegitation, weeds and bankrupt developers.

Respectfully,
Bill Weller

4-29-11

April 20, 2011

Re: Valley Vineyards
Leona Valley, Ca

To Whom It May Concern:

I am writing to you to express my concern over the proposed development. I believe it is going to change the quality and character of Leona Valley. The project is non conforming to the town and will change it from a small town to a city. There will be a terrible traffic impact on 87th Street as this is the primary access to the commercial district and school. It will be terrible for the safety of children. We have a fully volunteer fire station and the money from this group of homes will not take care of the extra burden resulting from this project. The density if far too great for a section of Leona Valley that is a draft significant ecological area. According to the Antelope Valley Area Wide Plan, a Draft Significant Ecological Area must be treated as if it is a Significant Ecological Area. Furthermore, the property is part of a seismic hazard area and by County Code cannot be clustered to a density less than 2 acres. Even so, this is still far too dense. The majority of homes along Lost Valley Ranch Road, contiguous to this property, are situated on ten or more acres. In order to conform to the surrounding uses, I recommend a minimum five to ten acres.

I am an active horseback rider and I am concerned about safe accessibility to the project as well as the topography of the equestrian trails. Some of the topography is inappropriate and does not properly connect to the existing trail system. The project is catered to urban type buyers who will be unfamiliar with equestrian habits and protocol when living and driving around horses and livestock.

In closing, I understand that they have a right to develop this project. But there are rules that they must comply with including State laws in terms of rural management and development as well as compliance with the Antelope Valley Area Wide Plan and the proposed Town and Country update.

Sincerely,

Emilie Martens

Emilie Martens

4-29-11

To whom it Concerns,
#TR066952,

I'm writing this letter to protest the proposed development of a tract housing development here in beautiful Lena Valley. The area in which this would take place is currently used and enjoyed by people and animals, alike. People use it by taking walks and riding their horses through it. The area is also habitat to native wildlife including deer, coyotes, rabbits, various bird species, etc.

We moved here to Lena Valley because of all its beautiful open space. The natural beauty and serenity of the land gives us peace of mind and pleasure. Please dont destroy it by "developing" it with tract houses. There needs to be limits.

Sincerely,
Tamar Wells
Tamar Wells

7-29-11

April 20, 2011

Regarding Valley Vineyards, Leona Valley

To Whom It May Concern:

I live near the proposed project and I am terribly worried about the adverse impact to this town. I regularly travel on Leona Avenue as well as 87th Street and both streets are too small to accommodate traffic from such a large number of homes. The increased traffic will result in an increase in accidents and a decrease in safety. Our volunteer firestation may shut-down because there are not enough volunteers. The closest fire department is in Quartz Hill and it can take up to ½ hour to travel to this area. More people results in more risk and danger to the public.

I have lived her for many years and enjoy the beautiful dark skies and bright stars. I even had a street light removed from our area when I first moved to town. The proposal includes new traffic lights on Bouquet Canyon Road and an urban scale project which will damage our dark sky community.

I am concerned about the water table being drained and no water left except that which is controlled by water commodity sellers. The drainage of the water table will adversely affect the wildlife that are dependent upon our watershed, as part of the San Andreas Rift Zone, a Significant Ecological Area. California Water Service has agreed to sell water to the Developer, but water restrictions in our area are still in place. With global warming, more draught conditions will occur. It will be impossible to continue to supply water to this remote community.

The project is too dense, too large and does not match Leona Valley. Leona Valley is like a park and we don't need a gated city. I am opposed to this project.

Sincerely,

Marcella Mahan

Marcella Mahan

4-29-11

Re: Vested Tentative Tract Map TR066952

To Whom It May Concern,

I am writing this letter to protest against the houses you are planning on building in Leona Valley.

I really think this an un-necessary decision because it will ruin our countryside view, and will minimize our ability to see the stars.

Please reconsider.

Sincerely,

Olivia Lauer

Olivia Lauer

1-29-4

Re: Vested Tentative Tract Map TR066952

To Whom It May Concern,

I am writing the letter to protest about the building of Valley Vineyards in Leona Valley.

I am concerned about how building these homes will ruin the beautiful country view that so many people enjoy, and how it will bring city noises and traffic. People come to Leona Valley to escape from that.

I am also concerned about the water. These homes will need a lot and water and Leona Valley has water problems already.

Please reconsider your decision to build in Leona Valley.

Respectfully,

Emily Lauer

Emily Lauer

April 25, 2011

APR 2 7 2011

Mr. Jodie Sackett
County of Los Angeles Department of Regional Planning
320 West Temple St., 13th Floor
Los Angeles, CA. 90012

Reference: Tentative Tract 0066952
Valley Vineyards
Leona Valle, California

Dear Mr. Sackett;

I am a Leona Valley resident who does not oppose the project. However, I do have some issues that I hope have been, or will be, investigated and resolved to my satisfaction, and to the satisfaction of local residents before the final approvals for this project are granted. Those questions are as follows:

TRAFFIC ON 87TH STREET WEST: I, as do many local residents, utilize that street to get access across the tract property for recreation purposes and for access to Lonesome Valley Ranch Road. We have been told traffic studies show that residents of the new development will travel to Bouquet Canyon Road and Elizabeth Lake Road to access the school and businesses of our community. I do not believe that is correct and I believe the County should provide a traffic study. I believe new residents will take the shortest and quickest route to get to their destinations. Obviously that will affect 87th Street West. What provisions will be required of Valley Vineyards to handle the added traffic? What provisions will be required of Valley Vineyards to allow safe access to animals, mainly horses and riders, to utilize the street? What provisions will be required of Valley Vineyards to improve the blind ninety degree turn at 87th Street West and Leona Ave?

TRAFFIC SIGNALS ON BOQUET CANYON AND ELIZABETH LAKE ROAD: We have been told that a traffic signal will be added at the above intersection. All residents with whom I have discussed this issue with are adamantly opposed to adding a signal at this intersection. We need to know if this project will actually require such an abomination to our rural setting, and is so, what can be required of Valley Vineyards to mitigate such an eyesore.

WASTEWATER DISPOSAL FROM INDIVIDUAL PROPERTIES: We have been told of plans to utilize evapotranspiraiton systems, a generally new technology, to handle the wastewater from individual properties. If they can be shown to work efficiently and remain effective for many years under the soil and weather conditions that will be encountered, wonderful. However, has that been established? If not, will a sewage processing plant be required? We must protect our groundwater systems, as many of

us are on wells, and adding a large sum of wastewater to the local groundwater may be a problem. Please make sure this project will not cause current or future problems.

OBTAINING WATER FOR THE PROJECT: Although we have had a large rainfall this last winter the possibility of future droughts and a reduction in the amount of water that will be available to Cal Water Service Co., and also infiltration into our groundwater, is a concern. We were facing possible water shortages this year before the winter season, and must understand that a drought can easily occur again. Although Valley Vineyards apparently has a "will serve" letter from Cal Water, will this have an effect on our fragile groundwater systems? If Cal Water is installs wells in our valley to obtain the needed water to serve Valley Vineyards all other wells may suffer, and in case of a drought, become unusable. How can the County protect us from such a disastrous event? What can you require so that our groundwater is not affected, and that Cal Water will serve the future needs of Valley Vineyards with water obtained beyond our area? Perhaps restricting Cal Water from drilling new wells in our area? Vineyards take a lot of water. If Valley Vineyards is allowed to plant grape vineyards on open space, as suggested, and which I believe would add beauty to the project, will their "will serve" letter from Cal Water Service Co., apply to that consumption need?

I thank you for your consideration of my concerns.

Sincerely,

Larry Tyler
40255 98th Street west
Leona Valley, CA. 93551-7315

April 20, 2011

APR 25 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

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

April 20, 2011

APR 25 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

LISA COLLINSON

cc: Michael D. Antonovich

Supervisor 5th District

April 20, 2011

APR 25 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

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.

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

APR 20 2011

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

RICK BUTLER

Attachment: Orenco System Homeowner's Manual

cc: Michael D. Antonovich

Supervisor 5th District

HOMEOWNER'S MANUAL

Onsite Wastewater Collection & Treatment Systems

How to Take Care of Your Wastewater System

Orenco Systems®
Incorporated

Changing the Way the World Does Wastewater®

800-348-9843
541-459-4449
www.orenco.com
www.vericomm.net

How to Take Care of Your Wastewater System

Congratulations!
Your home includes reliable, carefully engineered equipment — manufactured by Orenco Systems®, Inc. — for the collection and/or treatment of household wastewater.

And your service provider should have a copy of this manual. It's available on our Document Library, at www.orenco.com. Or call 800-348-9843 (541-459-4449) and we'll send you another.

When properly designed and installed, onsite wastewater treatment does a terrific job of decomposing household waste and recycling precious water resources. Our systems use little energy and frequently outperform municipal sewage treatment plants. The treated effluent is often returned harmlessly to the soil, where it receives final polishing and filtration for groundwater recharge. There's no degrading of our nation's rivers and oceans . . . which is so often the case with municipal sewage.

As with any engineered system, such as your car or your heat pump, your onsite wastewater system will work better and last longer if it is regularly maintained by a qualified service provider. Your service provider should be present during installation, so he or she is familiar with your system, especially those service lines, conduits, and connections that get buried.

Your system will also work better and last longer if you learn what can go into it — and what can not. Little effort is required. Just read and practice the "do's and don'ts" that follow. Every member of your household should be familiar with these. And if you have guests who want to "help out in the kitchen," be sure to tell them, too. With this preventive maintenance, along with periodic inspections, your onsite wastewater system should function for decades. And you'll save water, energy and pumpout costs, too!

There's a place on the back of this Homeowner's Manual to record "Important System Facts." If those have not been filled in for you, please record those now, before you file or shelve this manual. And give a copy of these facts to your service provider, especially if your service provider changes. You'll be glad you did.

Do's and Don'ts for INSIDE the House

There are a number of do's and don'ts that will help ensure a long life and minimal maintenance for your system. As a general rule, nothing should be disposed into any wastewater system that hasn't first been ingested, other than toilet tissue, mild detergents, and wash water. Here are some additional guidelines.

Don't flush dangerous and damaging substances into your wastewater treatment system. (Please refer to the "Substitutes for Household Hazardous Waste," on the next panel.) Specifically, do not flush . . .

- Pharmaceuticals
- Excessive amounts of bath or body oils
- Water softener backwash
- Flammable or toxic products
- Household cleaners, especially floor wax and rug cleaners
- Chlorine bleach, chlorides, and pool or spa products
- Pesticides, herbicides, agricultural chemicals, or fertilizers

Don't ignore leaky plumbing fixtures; repair them. A leaky toilet can waste up to 2,000 gallons (7500 liters) of water in a single day. That's 10-20 times more water than a household's typical daily usage. Leaky plumbing fixtures increase your water bill, waste natural resources, and overload your system.CVZ

Don't leave interior faucets on to protect water lines during cold spells. A running faucet can easily increase your wastewater flow by 1,000 to 3,000 gallons (4,000 to 12,000 liters) per day and hydraulically overload your system. Instead, properly insulate or heat your faucets and plumbing.

Don't use special additives that are touted to enhance the performance of your tank or system. Additives can cause major damage to other areas in the collection system. The natural microorganisms that grow in your system generate their own enzymes that are sufficient for breaking down and digesting nutrients in the wastewater.

Do collect grease in a container and dispose with your trash. And avoid using garbage disposals excessively. Compost scraps or dispose with your trash, also. Food by-products accelerate the need for septage pumping and increase maintenance.

Do keep lint out of your wastewater treatment system by cleaning the lint filters on your washing machine and dryer before every load. Installing a supplemental lint filter on your washing machine would be a good precautionary measure. (This normally takes just a few minutes. Lint and other such materials can make a big difference in the frequency and cost of pumping out your primary treatment tank.)

Do use your trash can to dispose of substances that cause maintenance problems and/or increase the need for septage pumping. Dispose of the following with your trash:

- Egg shells, cantaloupe seeds, gum, coffee grounds
- Tea bags, chewing tobacco, cigarette butts
- Condoms, dental floss, sanitary napkins, diapers
- Paper towels, newspapers, candy wrappers
- Rags, large amounts of hair
- "Flushable" wipes, baby wipes, medicated wipes, cleaning wipes

DON'T plumb water softener discharge brine into your wastewater system. (The softened WATER is OK, just not the BRINE that's produced during the regeneration cycle.)

DO route the brine around your wastewater system so it discharges directly into the soil. This is a cost-effective solution that ensures the long-term performance of your system and the biological processes that occur inside it.

Water softener brine interferes with nitrogen removal. And it degrades treatment by interfering with the settling process inside the tank. Without proper settling, solids, grease, and oils are carried through your system, clogging components. This increases your costs by...

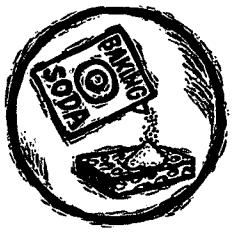
- requiring the tank to be pumped more often (at hundreds of dollars per pumpout)
- requiring filters to be cleaned more often
- fouling drainfields and other downstream equipment

Do's and Don'ts for INSIDE the House

Don't use excessive amounts of water. Using 50 gallons (200 liters) per person per day is typical. If your household does not practice any of the "water conserving tips" below, you may be using too much water.

Do conserve water:

- Take shorter showers or take baths with a partially filled tub. Be cautious about excessive use of large soaking tubs.
- Don't let water run unnecessarily while brushing teeth or washing hands, food, dishes, etc.
- Wash dishes and clothes when you have a full load.
- When possible, avoid doing several loads in one day.
- Use water-saving devices on faucets and showerheads.
- When replacing old toilets, buy low-flush models.



Do use substitutes for household hazardous waste. Replace the following hazardous products with products that are less environmentally harmful. The hazardous cleaners are listed below, followed by the suggested substitute.

Ammonia-based cleaners:

- For surfaces, sprinkle baking soda on a damp sponge.
- Or for windows, use a solution of 2 tbs (30 mL) white vinegar to 1 qt (1 L) water. Pour the mixture into a spray bottle.

Disinfectants:
Use borax: 1/2 cup (100 g) in a gallon (4 L) of water; deodorizes also.

Drain decloggers:
Use a plunger or metal snake, or remove and clean trap.

Scouring cleaners & powders:
Sprinkle baking soda on a damp sponge or add 4 tbs(50 g) baking soda to 1 qt (1 L) warm water. Or use Bon Ami® cleanser; it's cheaper and won't scratch.

Carpet/upholstery cleaners:
Sprinkle dry cornstarch or baking soda on, then vacuum. For tougher stains, blot with white vinegar in soapy water.

Toilet cleaners:
Sprinkle on baking soda or Bon Ami; then scrub with a toilet brush.

Furniture/floor polishes:
To clean, use oil soap and warm water. Dry with soft cloth. Polish with 1 part lemon juice and 2 parts oil (any kind), or use natural products with lemon oil or beeswax in mineral oil.

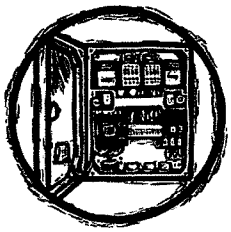
Metal cleaners:

- Brass and copper: scrub with a used half of lemon dipped in salt.
- Stainless steel: use scouring pad and soapy water.
- Silver: rub gently with toothpaste and soft wet cloth.

Oven cleaners:
Quickly sprinkle salt on drips; then scrub. Use baking soda and scouring pads on older spills.

Laundry detergents:
Choose a liquid detergent (not a powder) that doesn't have chlorine or phosphates.

At the Control Panel



Do locate your electrical control panel where it will be protected from potential vandalism and have unobstructed access.

Do familiarize yourself with the location of your wastewater system and electrical control panel. Refer to the panel's model and UL number (inside the door panel) when reporting a malfunction in the system.

Do take immediate action to correct the problem in the event of an alarm condition. Call your system operator or maintenance company immediately whenever an alarm comes on. (It sounds like a smoke alarm.)

Do remember that the audible alarm can be silenced by pushing the lighted button located directly above the "Push to Silence" label on the front of the electrical control panel. With normal use, the tank has a reserve storage capacity good for 24-48 hours.

Don't turn off the main circuit breaker to the wastewater pumps when going on vacation. If there is any infiltration or inflow into the system, the pumps will need to handle it.

IMPORTANT! CAUTION!

Only a qualified electrician or authorized installer/operator should work on your control panel. Before anyone does any work on either the wiring to the level control floats and pumps in the vault or on the control panel itself, it is imperative to first switch the isolation fuse/breaker and the circuit breakers in the panel to the "Off" positions, then switch "Off" the power to the system at the main breaker!

Do's and Don'ts for OUTSIDE the House

Don't enter your tank. Entering an underground tank without the necessary confined space entry training and procedures can result in death from asphyxiation or drowning. Keep children away from tank openings if lids are off or lid bolts are removed.

Do keep the tank access lid fastened to the riser at all times with stainless steel lid bolts. If the lid or riser becomes damaged, BLOCK ACCESS TO THE TANK OPENING, IMMEDIATELY.

Then call your service provider to repair it. If you or your service provider needs replacement bolts, call Orenco at 800-348-9843 or 541-459-4449.

Don't dig without knowing the location of your wastewater system. As much as possible, plan landscaping and permanent outdoor structures before installation. But easily removable items, such as bird baths and picnic tables, are OK to place on top of your system.

Don't drive over your tank or any buried components in your system, unless it's been equipped with a special traffic lid. If the system is subject to possible traffic, put up a barricade or a row of shrubs.

Don't dump RV waste into your wastewater system. It will increase the frequency of required septage pumping. When dumped directly into the pumping vault, RV waste clogs or fouls equipment, causing undue maintenance and repair costs. (Also, some RV waste may contain chemicals that are toxic or that may retard the biological digestion occurring within the tank.)

Don't ever connect rain gutters or storm drains to the sewer or allow surface water to drain into it. And don't discharge hot-tub water into your system. The additional water will increase costs, reduce the capacity of the collection and treatment systems, and flood the drainfield. It can also wash excess solids through the tank.

Do make arrangements with a reliable service person to provide regular monitoring and maintenance. Place the service person's phone number on or in your control panel!

Do keep a file copy of your service provider's sludge and scum monitoring report and pumpout schedule. This information will be beneficial for real estate transactions or regulatory visits.

Do keep an "as built" system diagram in a safe place for reference.

HOMEOWNER'S MANUAL

Onsite Wastewater Collection & Treatment Systems

Do keep accurate records of maintenance and service calls. Make sure whoever services your tank keeps a complete record, and ask for a copy for your records.

Orenco Systems®
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541-459-4449
www.orenco.com
www.vericomm.net

IMPORTANT SYSTEM FACTS

Distributor or Dealer:

Please fill out the following important information before giving out this Homeowner's Manual:

Distributor/Dealer Name

Distributor/Dealer Address

Distributor/Dealer Phone Number(s)

Authorized Service Provider Name

Authorized Service Provider Phone Number(s)

Authorized Installer Name

Authorized Installer Phone Number(s)

Engineer Name (if applicable)

Engineer Phone Number(s)

Regulatory Agency

Regulatory Contact Name

Regulatory Contact Phone Number(s)

Permit # (if applicable)

Property Address

Property Owner Name(s)

Start-Up Date

Control Panel Model # and UL #

AdvanTex® Model # (if applicable)

AdvanTex® Serial # (if applicable)

NSF
NSF/ANSI STANDARD 40

AdvanTex® Treatment System AXN Models meet the requirements of NSF-ANSI Standard 40 for Class I Systems.

ABR-OM-1
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Orenco Systems®, Inc.

L.A. County Dept. of Regional Planning

APR 20 2011

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

Cc: Michael D. Antonovich

Supervisor 5th District

L.A. County Dept. of Regional Planning

APR 20 2011

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

Christine Stoddard

Cc: Michael D. Antonovich

Supervisor 5th District

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

RECEIVED
APR 19 2011

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 Viineyards 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 Vallley 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

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

RECEIVED
APR 19 2011

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 currentlly 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' 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

DONNA L. EVANS

8845 Penhaven Lane
Leona Valley, CA 93551

Phone (661) 270-1716
Fax (661) 270-9778

April 11, 2011

To: Los Angeles County Dept. of Regional Planning

From: Donna L. Evans, Leona Valley resident for 23+ years

Dear Commissioners:

I am writing you , not only because I am worried about the Valley Vineyard Development, but because I am totally against it. This development will be just another unsuccesdsful project. Those that will profit from the distruction of the proposed land to be used will only be L.A. County, City of Palmdale, and the developers or whom ever reaps the permit dollars. The "Ritter Ranch" project is a prime example. People today do not have the funds designated to purchase, not only the tract lot, and that's all it is, and then also put up the funds to build a house on that expensive tract lot. Todays economy, specially in the A.V. Valley, does not warrant the proposed price of these homes.

Our community here in Leona Valley is peaceful and "rural living" is the #1 factor for our families. The 4-H and raising of animals, ranch life, many trails to ride horses on, open land and space, that's what it's all about here. Traffic signals, over populating our school, too much traffic on our streets will only destroy our peace and way of life here.

Please take a long look at what is being proposed and how this development will destroy our way of life.

Sincerely,

Donna L. Evans

Donna L. Evans

APR 13 2011

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

APR 11 2011

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

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

From: Elaine Macdonald
Antelope Valley ETI Trail Coordinator
43031 40th Street East
Lancaster, CA 93535
661-946-1976 emac@antelecom.net

Barrel Springs Riders
ETI Corral 138

To: Department of Regional Planning
Jodie Sackett, Project number TR066952
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Supervisor 5th District Michael Antonovich
500 West Temple Street, Room 869
Los Angeles, California 90012

Re: Proposed Valley Vineyards Development
Vested Tentative Tract Map TR066952

April 7th, 2011

Dear Mr. Sackett and Supervisor Antonovich,

I am writing this letter on behalf of the Equestrian Trails Inc. My position in the ETI organization is acting Area Trail Coordinator for the Antelope Valley. For the last 25 years I have been the representative voice for our equine communities. ETI is dedicated to the acquisition and preservation of trails.

There is unfinished business with the Lauren Developer regarding trails through the proposed development. In our past meetings with Mr. Robert Ettleman- County Parks & Recreation, we pointed out the elimination, by the developer, of a historically used trail that is identifiable on a map of the area. The trail is the "Granite Mountain Trail." This trail is an important connection from Leona Valley to the Angeles National Forest trails. The Granite Mountain Trail also permits access to another historically used trail leading to the ridge between Leona Avenue and Lost Valley Road. Along with the "Granite Trail," there is a couple of other long established "Community Trails" that are in danger of being lost in the proposed development. Surely some other agreement can be negotiate to keep the "Communities' Trails," and "Granite Mountain Trail."

Equestrians Trails Inc. is also concerned with the possible rural life-style loss if the Lauren Development proposal is passed as it is now presented. It would be difficult to keep horses and other livestock. Each lot should have enough backyard space to keep corrals, barns, horse trailers and farm type equipment. The ideal situation would be to accommodate each lot to connect with the community trails. Preservation of the rural life -style in Leona Valley is a must. Please keep the density low, similar/or the same as the surrounding parcel densities.

Thank you for your consideration,

Elaine Macdonald

Elaine Macdonald
ETI Antelope Valley Trail Coordinator

APR 11 2011

PHIL SPANGENBERGER

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

April 3, 2011

APR - 6 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

required to be installed in Leona Valley in order to handle at least 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 the 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 far 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 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 who are far more interested in squeezing maximum profit out of a development and moving on, than in actually improving the exiting community. 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 residents as rural, horse-owning folks now 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.

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 Spangenberger

Phil Spangenberger

April 4, 2011

Regional Planning Commission
c/o Mr. Jodie Sackett, Project Manager
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Dear Planning Commission:

Subject: Valley Vineyards Development, Tentative Tract Map No. 066952
Project No. TRO66952 –(5), For Continued Public Hearing Date of June 29

I am opposed to the Valley Vineyards Project as it is currently proposed by Lauren Development for the following reasons:

Project Density:

The number of lots or homes is at 117. The project is not compatible with the surrounding community character of large spacious lots. The project increases the population by over 20% and places them in the middle of the valley with tract homes. Leona Valley is a rural community with large animal-keeping parcels that allow horses, etc. This project becomes an unsightly mass of homes uncharacteristic of this beautiful, rural valley. The project is also stating that it would be a GATED community, unaccessible by other residents, separating the rural residents from 'them'.

Do not allow this uncharacteristic mass of clustered homes to erode this close knit rural community in an attempt to city-ize this area whose residents will ultimately complain about horse manure, dust emanating from unpaved, rural streets 'outside' of their gated enclave.

The low-density threshold for this project is 40 lots on 292 acres. Twenty large lots would be better with the rest of the area, or what would be deemed compatible with the remaining acreage as accessible public open space with hiking and riding trails for the horses that would be able to abide on these lots.

The project would then be compatible with rural Leona Valley.

Threat to Horsekeeping/Livestock:

With regard to animal keeping, this project's lots do not have enough space in the form of level ground set aside such as a primary animal keeping area for horses, corrals, stalls, etc. 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. feet. of level ground with access of at least 20 feet wide around the dwelling to allow for hay trucks, horse trailers, tractors, and other equipment commonly used in keeping livestock or horses to come onto the property and leave the property.

Each lot must have access to a dirt pathways in front of each lot wide enough for horses and people to walk on and free public access and connectivity to existing trails outside of the project's boundaries.

Regional Planning was instructed to preserve, enhance, promote, and protect the equestrian lifestyle per Supervisor Michael D. Antonovich's motion and unanimous support in February 2003.

Does the project do this? What will it take to make sure that this project follows this motion?

Access to Angeles Forest and other Trails

An access trail to a trail known as Granite Trail to the Angeles Fores has been dismissed by Parks Planning and must be restored as a connective link from this project . This project proposes to move a trail easement, but must connect to the community trail leading to the ridge between Leona Valley and Lost Valley Ranch Road.

The project has other issues with sewage disposal, impact on traffic patterns, and its effect on Leona Valley's rural environment.

This project needs and must be reduced from 117 lots to a reasonable and acceptable amount that this community feels will enhance this valley and retain compatible agriculatural uses, promote and protect horsekeeping, trals and access, and blend in with and enhance Leona Valley.

Sincerely,

Sherrie Stolarik 25241 Carson Way, Stevenson Ranch, C 91381

Sherrie Stolarik
Santa Clarita Trails Advisory Committee member
Equestrian Trails, Inc.,member

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

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,

March 27, 2011

LA County Department of Regional Planning
320 W Temple St, Rm 1382
Los Angeles CA 90012
Attn: Jodie Sackett
Sr. Regional Planning/Land Division Section
Project #: TR066952-(5)

Dear Ms. Sackett,

We moved to Leona Valley more than 20 years ago to enjoy the peace, quiet, and slower pace of living. We have enjoyed living here very much and look forward to many more years in this community Recently the Valley Vineyards developers proposed to build a gated community with 117 homes on 272 acres located in Leona Valley. Currently we have about 600 homes spread out over several miles of open space so building 117 homes on 272 acres will be very crowded and will ruin our small town atmosphere.

Our rural community lifestyle will be severely impacted. Our country roads will need to be widened to accommodate at least 100 more cars per day commuting to and from work, etc. As residents we are also concerned about hillside grading, the need for increased fire protection, water availability, septic issues, habitats for the animal life, and the natural beauty of the area.

We have had other developers grade hillsides in order to build roads etc, and then abandon the project leaving us with the unsightly mess.

Leona Valley is one of the last rural communities in Los Angeles County. Please help us preserve the "slower pace of life" and wide open spaces of our town.

Thank you for your attention to this matter,

Linda Pearcy

Linda Pearcy

MAR 30 2011

NANCY SMITH, JD
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Leona Valley, CA 93551
(818) 822-6469

March 25, 2011

Jodie Sackett
LA County Depatment of Regional Planning
320 W. Temple St., Rm. 1382
Los Angeles, CA 90012

RE: VALLEY VINEYARDS DEVELOPMENT, LEONA VALLEY, CA

Dear Mr. Sackett:

As a resident of Leona Valley, I am writing to oppose approval of the development of Valley Vineyards in Leona Valley. After attending the two-hour Leona Valley Town Council Meeting on the subject February 14, 2011, I reviewed in detail the public documents in the County Library presentation and became increasingly concerned that approval of Valley Vineyards would be detrimental to our local community.

On reviewing the public documentation, I noted considerable differences between the verbal representations made by Bill Ford at the February 14 meeting and the actual documents. Mr. Ford indicated that all but one of the County departments had approved the plans, yet the documentation demonstrated department after department that had found deficiencies that barred approval. This suggested a serious credibility issue with the developer, who seemed to misrepresent the status of the project, seemingly to garner local residents' support.

I am particularly concerned about traffic issues. I reside at the corner of Leona Avenue and 90th St. W, kitty-corner from the school. Although the report states only that 87th Street will see a traffic increase of 100 cars per day, 87th Street ends at Leona Avenue. This traffic will, of necessity, increase traffic to the Leona Avenue/90 St. W intersection.

I believe that the 100 cars may well be under-estimated, especially in light of the fact that the Valley Vineyards proposed rear gate exit at 87th Street would be the shortest route from Valley Vineyards to both the school and the commercial establishments at Elizabeth Lake Road and 90 St. W.

Even if 100 cars is accurate, this is a substantial increase in the traffic at this intersection. Such an increase would not only detrimentally impact the quality of life of those living along 87th and Leona Avenue east of 90 St. W, it would also create additional hazards to neighborhood children who walk to school along this route. The traffic increase would create both a safety issue and congestion issue at the four-way stop that exists at that corner.

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2011, and another very serious attack on a small rural town in LA county.

My wife and I grew up in Lancaster when the population was 15 - 20 thousand. I'd still be there today less the hundreds of tracts that made a mockery of progress, and millions of developer dollars in the process. In my 20+ years in Leona Valley, I have learned that this farm/Ag. town is really a refuge camp of people who have been pushed out of small towns, - by overdevelopment. This town is growing, and the pace hasn't been affected by any market downturns. I've witnessed a constant 2-4 new homes being built per year since moving here. This has established a unique personality where most new residents are tied to the process of property selection, design and building of the homes. All homes are unique, and no part of town suffers a quick influx.

At a town council meeting in 2008 Bill Ford introduced his Valley Vineyards project. When asked, he projected the homes to be completed in a year, and sold out within 2 years. My question to him then, and to this day is "why not sell 5 & 10 acre lots to individuals and continue the established growth pattern?" I have to agree that property owners should not be condemned from development, but a gated community certainly does not belong in this town.

The vision of a grape orchard is another issue I'l like to cover. The annual spring freezing has caused the other grape orchard, as well as a nearby cherry orchard to install windmill size fans to break the cold temperatures. When this began in about 2004 there was an outcry from residents angry about the noise from 3AM to around 6:30 on cold mornings, (sounds like a helicopter convention). Well the county sided with the rights of the agriculture designation to allow the occasional nuisance. This has not been addressed by the proposed developer, and my next question is how long will the attempted grape venture survive with people interested in a gated retreat?

As well as the rights of property owners, I also recognize the county is under pressure from Sacramento to provide tons of housing to the masses. Well in several areas, the thoughts of our leaders to the North are later discovered to be flawed. Your decisions control the destiny of our town, as well as the extinction of a curious minority of US citizens who will pack up and leave an overpopulated town. Please consider protecting one of the last remaining rural towns where we can survive.

Karl Pearcy
9710 North Side Drive
Leona Valley, Ca.

MAR 23 2011