



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 26, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. TR066952-(5)
VALLEY VINEYARDS PROJECT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The Valley Vineyards project site is located at the intersection of Bouquet Canyon Road and 87th Street West in the Leona Valley Zoned District. The project site is 292 gross acres and within the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) Zone.

On May 4, 2016, the Regional Planning Commission (RPC) reversed a Hearing Officer's decision to deny the above-referenced Valley Vineyards development project due to inactivity, reinstated the project application, and referred the matter to the Department of Regional Planning (Department) for further processing.

The Leona Valley Town Council has appealed RPC's decision to reinstate the project application to the Board of Supervisors (Board).

This letter provides the Board with a background on the Valley Vineyards development project, and makes recommendations to the Board to affirm RPC's decision.

IT IS RECOMMENDED THAT THE BOARD:

1. Find, based on the entire record before the Board, that the applicant has presented sufficient additional information to warrant setting aside the Hearing Officer's denial for inactivity and to allow the applicant to continue to process their application;
2. Affirm the decision of RPC and reinstate the project; and
3. Remand the project to the Department for continued processing.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Board should affirm RPC's decision reinstating the project application due to the following:

1. The applicant submitted map revisions on April 27, 2016, as required;
2. Based on the applicant's revised submittal, on May 4, 2016, RPC reversed the Hearing Officer's decision of denial due to inactivity and reinstated the case to allow for continued processing;
3. The applicant's revised plans have reduced the project size from 117 residential units, including 83 single-family lots and two multi-family lots with 34 units, six open space lots, and one recreation area, to a total of 84 single-family lots, eight open space lots, one water tank lot, two basins, and two private driveway lots. The revised project scope does not include any multi-family lots; and
4. The Subdivision Committee Meeting took place on June 2, 2016.

FISCAL IMPACT/FINANCING

There are no fiscal impacts and no request for financing is being presented.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Leona Valley Estates Limited (owner/applicant) filed the project with the Department on February 13, 2007. RPC held a public hearing on June 29, 2011, at which time RPC denied the project. The applicant filed an appeal of RPC's decision to the Board on July 11, 2011, and on October 23, 2012, the Board referred the matter back to RPC and instructed the applicant to work with staff on an appropriate redesign of the project prior to RPC's reconsideration.

Since no such work with staff had ensued, Hearing Officer meetings were held on April 15, 2014, July 15, 2014, and November 4, 2014, for denial due to inactivity. Prior to the November 4, 2014, Hearing Officer meeting, the applicant submitted map revisions, and the item to deny for inactivity was taken off calendar.

The County Subdivision Committee, which consists of Public Works, Fire, Parks & Recreation, Public Health, and the Department met on December 4, 2014, to review the applicant's recently submitted map and plans. The Subdivision Committee issued a report to the applicant listing items on the map and plans which must be addressed or corrected. The applicant did not submit anything in response to the Subdivision Committee's report.

Accordingly, during the Hearing Officer's regular public meeting on August 4, 2015, the Hearing Officer denied the project due to inactivity. On August 13, 2015, the applicant appealed the Hearing Officer's decision to RPC.

RPC considered the appeal on December 2, 2015. The applicant's representatives and a representative of the Leona Valley Town Council commented in support of and in opposition to the appeal, respectively. RPC continued the appeal to May 4, 2016, to allow the

The Honorable Board of Supervisors
July 26, 2016
Page 3

applicant to work with staff and the Subdivision Committee on the outstanding issues identified in the Subdivision Committee's report.

The Department's staff met with the applicant's engineer (Stantec) on January 26, 2016, and thereafter had ongoing discussions with Stantec regarding outstanding issues. On April 27, 2016, Stantec submitted map revisions, including an updated tentative map and other associated information and plans as required.

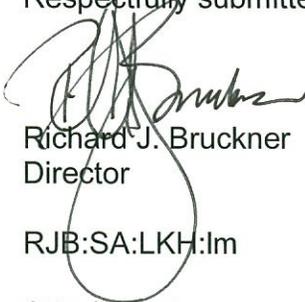
Based on the applicant's revised submittal, on May 4, 2016, RPC reversed the Hearing Officer's decision of denial due to inactivity and reinstated the case to allow for continued processing. On May 13, 2016, the Leona Valley Town Council appealed RPC's decision to the Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed action is not anticipated to have a negative impact on current services.

For further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov.

Respectfully submitted,



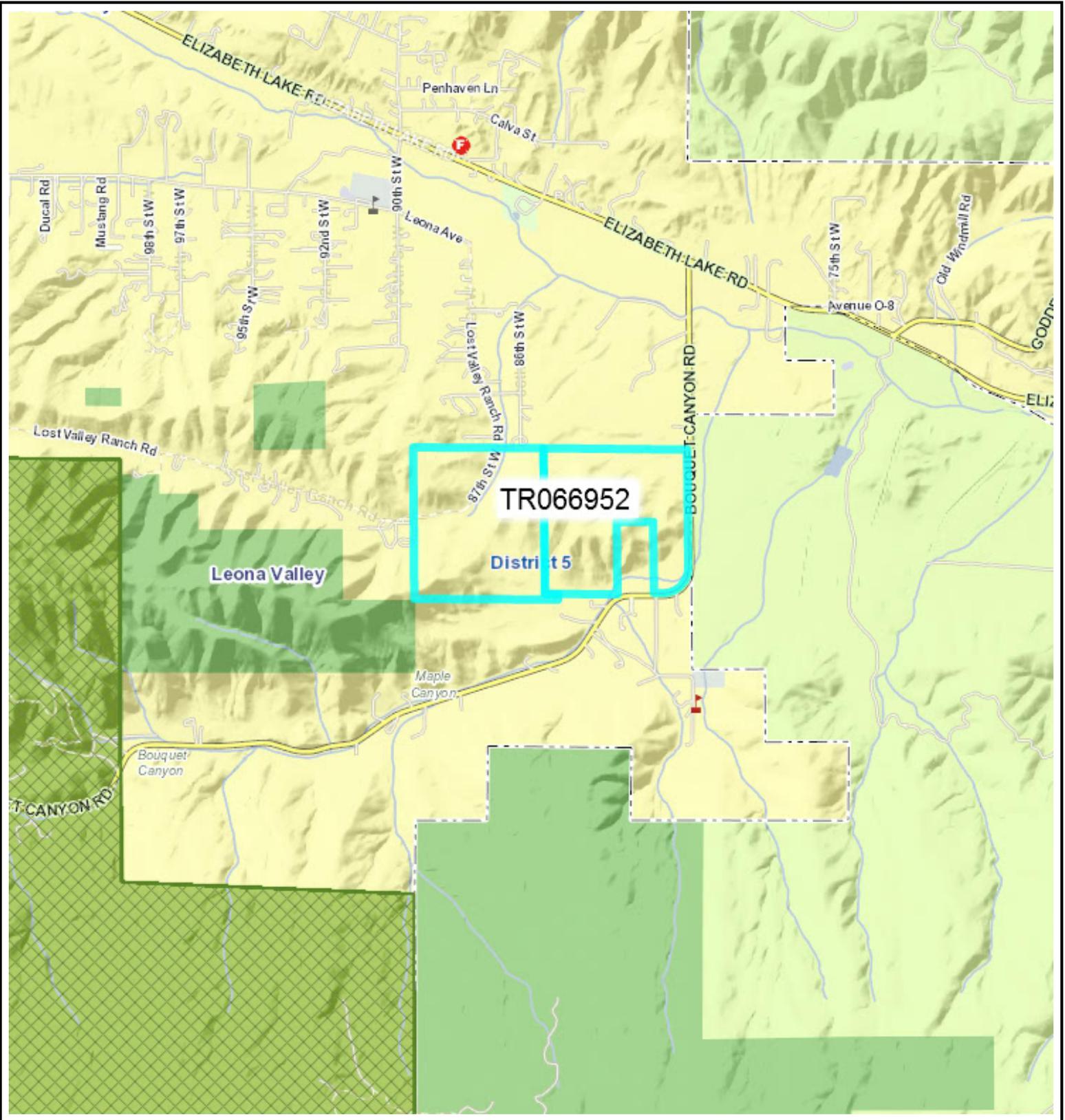
Richard J. Bruckner
Director

RJB:SA:LKH:lm

Attachments:

1. Appeal Request
2. Tentative Tract Map and Exhibit "A" dated April 27, 2016
3. RPC Package of May 4, 2016 (memo dated April 28, 2016)
4. RPC Package of May 4, 2016 (memo dated April 21, 2016)
5. RPC Package of Dec. 2, 2015 (dated November 19, 2015)

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Department of Public Works



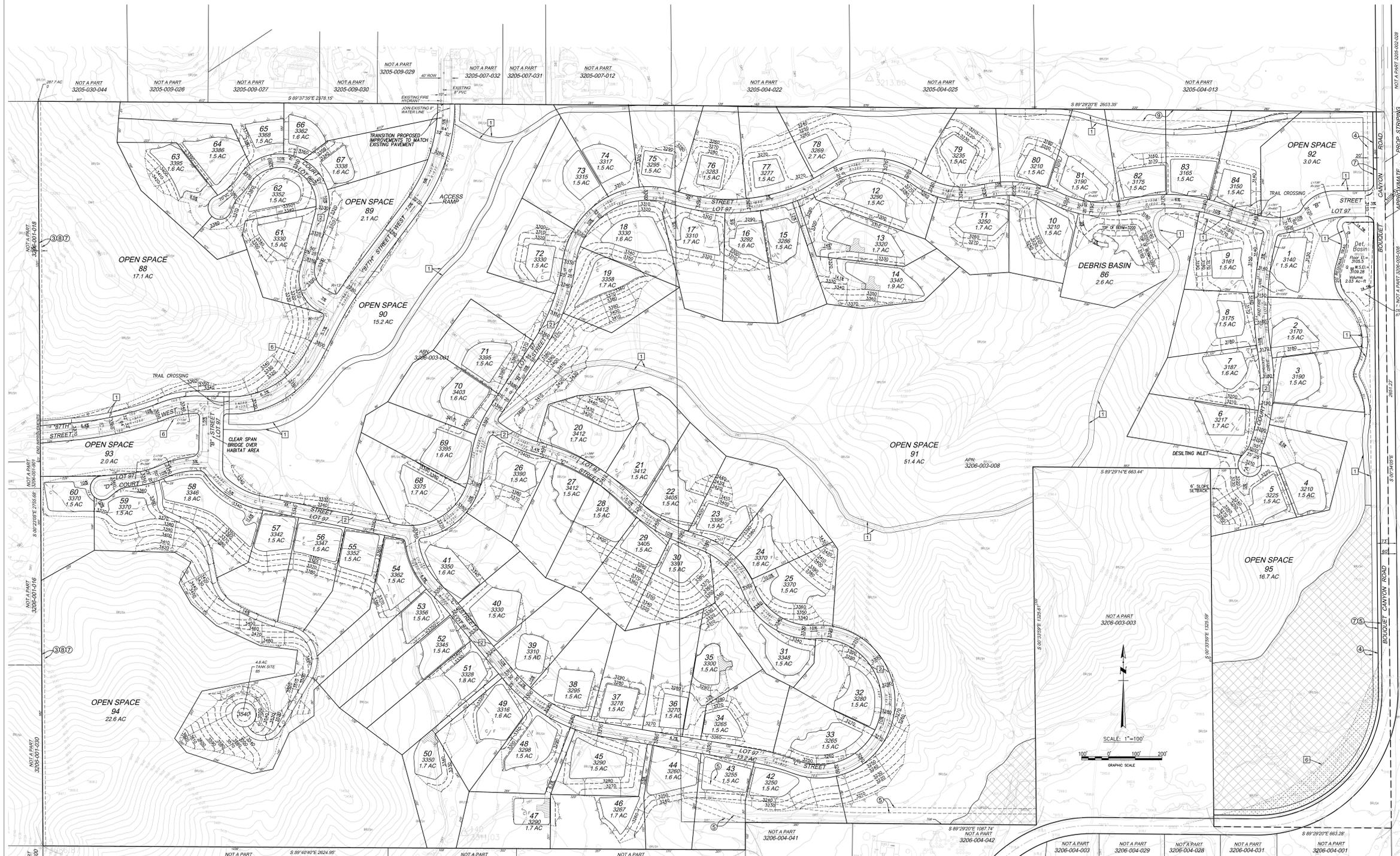
Created in GIS-NET3

TR066952 - Vicinity Map

Printed: May 31, 2016

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GENERAL NOTES:

- ASSESSOR PARCEL NUMBERS 3206-001-01, 3206-003-08
- GROSS AREA: 292.5 ACRES
- GENERAL PLAN: ANTELOPE VALLEY AREA WIDE GENERAL PLAN AND CHANGE PROPOSED GENERAL PLAN DESIGNATION: "MEDIUM DENSITY (M-D) ALLOWING 0.5 DWELLING UNITS PER ACRE"
- BASE ZONING DESIGNATION: "HEAVY AGRICULTURE-TWO ACRE MINIMUM REQUIRED LOT AREA (A-2-2)"
- SUPPLEMENTAL ZONING DESIGNATION: "LEONA VALLEY COMMUNITY STANDARDS DISTRICT" ALLOWING 1 UNIT PER 2.5 ACRES (GROSS) DENSITY ON FLAT SITES. OR, IF THE SITE IS WITHIN A HILLSIDE AREA, LOTS MAY BE CLUSTERED TO A 1.5 ACRE MINIMUM LOT SIZE AND CHANGE PROPOSED.
- PROJECT SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
- PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
- PROPOSED GAS SYSTEM: PROPANE.
- ESTIMATED GRADING QUANTITIES: 98,000 CY UNQUALIFIED FOR BLK OR DRUM ANTICIPATED TO BE BALANCE ON SITE.
- PERMISSION GRANTED TO ADJUST PAD ELEVATION UP TO 2' TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
- THERE ARE NO STRUCTURES ON THE PROPERTY.
- THERE ARE NO OAK TREES ON THE PROPERTY.
- PROPOSED STREET AREAS: (A) PRIVATE DRIVE AND FIRE LANE LOTS 81-91 AND PRIVATE DRIVEWAY = 14.5 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) = 6.6 ACRES
- LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
- PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
- AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 18'
- HEREBY REQUEST PERMISSION TO HAVE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS FOR LOTS 1 - 86, 91 AND 94.
- REFER TO STRIPING PLAN, APPROVED AND DATED 11/30/15 BY DPW, FOR DETAILS.
- ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
- ALL SLOPES SHALL BE UNGRADED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
- ALL SLOPES TO BE PLANTED/IRRIGATED, ELIMINATING THE NEED FOR DEBRIS CATCHMENTS STRUCTURES. SEE SOLE REPORT FOR SPECIFIC REQUIREMENTS.
- WATER TANK (LOT 85) TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.
- ENTRY AT "B" STREET AND "E" COURT OFF OF THE PUBLIC RIGHT OF WAY IS WIDENED TO ACCOMMODATE FUTURE OPTIMAL GATMS.
- LOTS TO BE INDIVIDUALLY SERVED VIA SEPTIC SYSTEM LOCATION TO BE DETERMINE PRIOR TO FINAL MAP RECDATION.
- RECIPROCAL EASEMENTS ARE REQUIRED FOR LOTS SHARING PRIVATE DRIVEWAYS AND FIRE LINES.

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

- ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN TITLE 24, 1504.1. WOOD SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BUILDING CODE 6403.2.
- TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 6403.2.
- PROVIDE SPARK ARRESTORS USED WITH CHIMNEYS OR HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED. OPENINGS SHALL NOT EXCEED 1/2" FIRE CODE 1118.12, BUILDING CODE 3102.3.8.
- ACCESSORY STRUCTURES, SUCH AS CARPORTS, DECKS, OR PATIO COVERS, WHICH ARE ATTACHED TO OR WITHIN 20' OF A RESIDENTIAL BUILDING MUST BE ONE-HOUR FIRE RESISTIVE, HEAVY TIERER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9.
- DETACHED PATIO COVERS, DECKS, CARPORTS, TRELLISES AND OTHER SIMILAR ACCESSORY STRUCTURES LOCATED 20' OR MORE FROM A HABITABLE STRUCTURE, AND OF WOOD CONSTRUCTION, SHALL UTILIZE LUMBER NOT LESS THAN 2" NOMINAL IN WIDTH AND DEPTH. BUILDING CODE 6403.9.
- A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED TO, AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL FOR FINAL OCCUPANCY. SUBMIT THREE COPIES OF A COMPLETED FUEL MODIFICATION PLAN TO THE FUEL MODIFICATION UNIT, FIRE STATION #302, 805 N. ANGELES AVENUE, ADUSA, CA 91703-2904. TELEPHONE 626-969-3205 FIRE CODE 1117.2.1.
- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
- ALL ACCESS SHALL COMPLY WITH TITLE 21, COUNTY OF LOS ANGELES SUBDIVISION CODE AND SECTION 902 OF THE FIRE CODE.

EXISTING EASEMENT NOTES:

- EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER 86130, PAGE 175 OF O.R. TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.
- FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.
- SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2974 RECORDED 11-21-74 TO BE ABANDONED.
- EXISTING NATURAL DRAINAGE COURSE EASEMENT OF O.R. 2974, BOOK 6-642, PAGE 289 RECORDED ON NOVEMBER 21, 1974.
- EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER 06875 O.R. 888 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
- EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER 06875 O.R. 888 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
- EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK WIEGER AND MONIQUE WIEGER PER INST. 2003-386021 O.R. TO REMAIN.

PROPOSED EASEMENT NOTES:

- PROPOSED IMPROVED 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.
- PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREET(S) TO BE DEDICATED.
- PRIVATE DRIVES AND FIRE LINES TO BE CONDIMANENTED BY THE HOA.
- ALL PROPOSED PRIVATE DRIVES AND FIRE LINES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.
- PROPOSED LINE OF SIGHT EASEMENTS.

LOT SUMMARY TABLE														
LOT NO.	LOT SIZE (GROSS)	LOT USE	LOT NO.	LOT SIZE (GROSS)	LOT USE	LOT NO.	LOT SIZE (GROSS)	LOT USE	LOT NO.	LOT SIZE (GROSS)	LOT USE	LOT NO.	LOT SIZE (GROSS)	LOT USE
1	1.5 AC	SINGLE-FAMILY	21	1.5 AC	SINGLE-FAMILY	41	1.5 AC	SINGLE-FAMILY	61	1.5 AC	SINGLE-FAMILY	81	1.5 AC	SINGLE-FAMILY
2	1.5 AC	SINGLE-FAMILY	22	1.5 AC	SINGLE-FAMILY	42	1.5 AC	SINGLE-FAMILY	62	1.5 AC	SINGLE-FAMILY	82	1.5 AC	SINGLE-FAMILY
3	1.5 AC	SINGLE-FAMILY	23	1.5 AC	SINGLE-FAMILY	43	1.5 AC	SINGLE-FAMILY	63	1.5 AC	SINGLE-FAMILY	83	1.5 AC	SINGLE-FAMILY
4	1.5 AC	SINGLE-FAMILY	24	1.5 AC	SINGLE-FAMILY	44	1.5 AC	SINGLE-FAMILY	64	1.5 AC	SINGLE-FAMILY	84	1.5 AC	SINGLE-FAMILY
5	1.5 AC	SINGLE-FAMILY	25	1.5 AC	SINGLE-FAMILY	45	1.5 AC	SINGLE-FAMILY	65	1.5 AC	SINGLE-FAMILY	85	1.5 AC	SINGLE-FAMILY
6	1.7 AC	SINGLE-FAMILY	26	1.5 AC	SINGLE-FAMILY	46	1.7 AC	SINGLE-FAMILY	66	1.6 AC	SINGLE-FAMILY	86	2.6 AC	DEBRIS BASIN
7	1.6 AC	SINGLE-FAMILY	27	1.5 AC	SINGLE-FAMILY	47	1.5 AC	SINGLE-FAMILY	67	1.6 AC	SINGLE-FAMILY	87	1.5 AC	G9 AC DETENTION BASIN
8	1.5 AC	SINGLE-FAMILY	28	1.5 AC	SINGLE-FAMILY	48	1.5 AC	SINGLE-FAMILY	68	1.7 AC	SINGLE-FAMILY	88	17.1 AC	OPEN SPACE
9	1.5 AC	SINGLE-FAMILY	29	1.5 AC	SINGLE-FAMILY	49	1.5 AC	SINGLE-FAMILY	69	1.6 AC	SINGLE-FAMILY	89	2.1 AC	OPEN SPACE
10	1.5 AC	SINGLE-FAMILY	30	1.5 AC	SINGLE-FAMILY	50	1.7 AC	SINGLE-FAMILY	70	1.6 AC	SINGLE-FAMILY	90	15.2 AC	OPEN SPACE
11	1.7 AC	SINGLE-FAMILY	31	1.5 AC	SINGLE-FAMILY	51	1.8 AC	SINGLE-FAMILY	71	1.5 AC	SINGLE-FAMILY	91	51.4 AC	OPEN SPACE
12	1.5 AC	SINGLE-FAMILY	32	1.5 AC	SINGLE-FAMILY	52	1.5 AC	SINGLE-FAMILY	72	1.5 AC	SINGLE-FAMILY	92	3.0 AC	OPEN SPACE
13	1.7 AC	SINGLE-FAMILY	33	1.5 AC	SINGLE-FAMILY	53	1.5 AC	SINGLE-FAMILY	73	1.5 AC	SINGLE-FAMILY	93	2.0 AC	OPEN SPACE
14	1.9 AC	SINGLE-FAMILY	34	1.5 AC	SINGLE-FAMILY	54	1.5 AC	SINGLE-FAMILY	74	1.5 AC	SINGLE-FAMILY	94	22.6 AC	OPEN SPACE
15	1.5 AC	SINGLE-FAMILY	35	1.5 AC	SINGLE-FAMILY	55	1.5 AC	SINGLE-FAMILY	75	1.5 AC	SINGLE-FAMILY	95	16.7 AC	OPEN SPACE
16	1.5 AC	SINGLE-FAMILY	36	1.5 AC	SINGLE-FAMILY	56	1.5 AC	SINGLE-FAMILY	76	1.5 AC	SINGLE-FAMILY			
17	1.7 AC	SINGLE-FAMILY	37	1.5 AC	SINGLE-FAMILY	57	1.5 AC	SINGLE-FAMILY	77	1.5 AC	SINGLE-FAMILY			
18	1.6 AC	SINGLE-FAMILY	38	1.5 AC	SINGLE-FAMILY	58	1.8 AC	SINGLE-FAMILY	78	2.7 AC	SINGLE-FAMILY			
19	1.7 AC	SINGLE-FAMILY	39	1.5 AC	SINGLE-FAMILY	59	1.5 AC	SINGLE-FAMILY	79	1.5 AC	SINGLE-FAMILY			
20	1.7 AC	SINGLE-FAMILY	40	1.5 AC	SINGLE-FAMILY	60	1.5 AC	SINGLE-FAMILY	80	1.5 AC	SINGLE-FAMILY			

LEGEND:

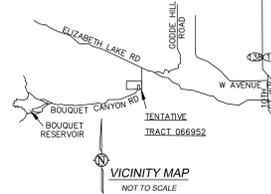
- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PAD
- EASEMENT
- EXISTING FIRE HYDRANT
- PROPOSED RETAINING WALL
- PROPOSED WATER LINE
- BLANKET EASEMENT FOR TRAIL PURPOSES
- EXISTING DRAINAGE PATTERN
- PROPOSED LINE OF SIGHT EASEMENT

BENCHMARK DATA

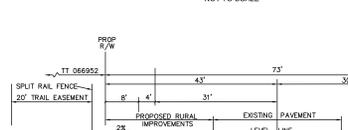
B.M. 1386 USCGAS MONUM 11M W/O CL. GODDE HILL RD & 1 1/4 MI. W/O ELIZABETH LAKE RD. 3.4M S/O CL. DRIFT RD & 0M S/O S. 200 GUARD RAIL. MWD. (F. 1045 1900) 6.5M S/O & OPP. M. W. 82.46 E.O.C.E. EL. 3,277.43 METERS = 10,885 FEET

B.M. 4298 RD MON W/ WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CANYON RD 3M W/O CL. W/ 900MM DIA W/ 650000 P. MWR POST 600MM E/O MON. EL. 3,008.108 METERS = 9,867.69 FEET

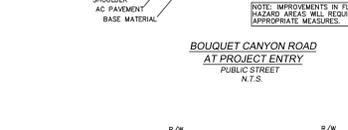
B.M. 5628 OPW BM TAG IN END CONC HWY. 8.8M W/O CL. ELIZABETH LAKE RD & 1 1/4 MI. E/O GODDE HILL RD @ M. W. 87.16 EL. 3,032.818 METERS = 9,947.06 FEET



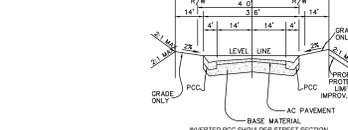
CUL-DE-SAC DETAIL



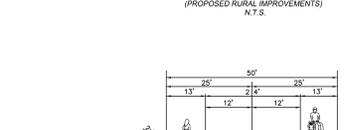
BOUQUET CANYON ROAD AT PROJECT ENTRY



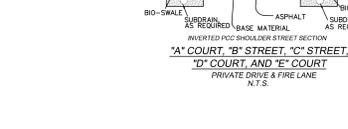
BIO-SWAILE SYSTEM



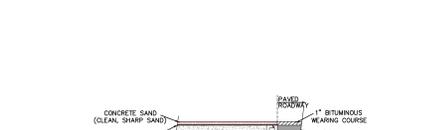
87TH STREET WEST



"A" COURT, "B" STREET, "C" STREET, "D" COURT, AND "E" COURT



CONCEPTUAL LOT DETAIL



CUP NO. 2007-0038 EXHIBIT "A" MAP

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

APRIL 26, 2016

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 IN SECTION 20, TOWNSHIP 6 NORTH RANGE 13 WEST, SAN BERNARDINO COUNTY, IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA TOGETHER WITH PARCELS NO. 4 AND 8 OF PARCEL MAP NO. 4657 IN SAID UNINCORPORATED COUNTY AND STATE, PER MAP FILED IN BOOK 64, PAGE 24 AND 26 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

From: Lynda Hikichi
Sent: Monday, June 27, 2016 4:54 PM
To: 'dgaley@bos.lacounty.gov'; 'driccitiello@bos.lacounty.gov'; 'nenglund@bos.lacounty.gov'; Moore, Julie; 'Vizcarra, Edel'
Cc: Rosy Alaniz; Mike Cieplik (mcieplik@bos.lacounty.gov); Kim Szalay; Sorin Alexanian; Francisco Garibay (fgaribay@bos.lacounty.gov)
Subject: Board of Supervisors Meeting: July 26, 2016 - Valley Vineyards Project No. 066952

Good afternoon,

I want to provide notice that Regional Planning is requesting to place one consent item on the Board agenda for the July 26, 2016 Board meeting:

On May 4, 2016, the Regional Planning Commission (RPC) reversed a Hearing Officer's decision to deny the Valley Vineyards (Project No. 066952) development project due to inactivity, reinstated the project application, and referred the matter to the Department of Regional Planning for further processing. The Leona Valley Town Council has appealed RPC's decision to the Board of Supervisors. The following is a link to the project information:

http://planning.lacounty.gov/case/view/project_no_tr066952-5/

Please feel free to contact me for any questions.

Thank you,

Lynda Hikichi, AICP
Land Divisions Section
Department of Regional Planning
(213) 974-6433

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NON-APPLICANT

Date May 12, 2016

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

2016 MAY 13 AM 8:29

FILED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

PROJECT
NO./CUP NO.: VTTM 066952, CUP 200700038

APPLICANT: Leona Valley Estates, Ltd., Valley Vineyards

LOCATION: Leona Valley, CA

Antelope Valley

**Zoned
District**

Related zoning matters:

CUP(s) or VARIANCE No.

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

The cost of Denial of this request: 866.00*

The cost of Approval of this request: 866.00*

*Except for Subdivision appeals: \$130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing



LEONA VALLEY TOWN COUNCIL

P.O. BOX 795 • LEONA VALLEY • CA 93551

Zoning Section

Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple St.
Los Angeles, CA 90012

Re: VTTM 066952, CUP 200700038

This appeal is a request to the Board of Supervisors to reverse the decision of the Regional Planning Commission (RPC) made on May 4, 2016 on the Valley Vineyards project.

On that date, the RPC voted to reinstate the case and allow the project to move forward. They reversed the earlier decision made by their Hearing Officer to deny the project due to inactivity. The Hearing Officer had heard the case on August 4, 2015 and denied it based on the following evidence of inactivity:

2007

02/13 - Project filed

April - Subdivision committee meeting - multiple holds listed

November - Subdivision committee meeting - multiple holds listed

2008

March - Subdivision committee meeting - multiple holds listed

2009

March - Subdivision committee meeting - multiple holds listed

2010

08/10 - New tentative map filed

2011

03/02 - RPC hearing continued after hearing testimony

March - Subdivision committee meeting - multiple holds listed

06/01 - Applicant requested continuance of 6/29 hearing, denied

06/29 - Regional Planning Commission denied project on merits

2012

10/23 - Board of Supervisors heard applicant's appeal and referred the project back to the RPC



LEONA VALLEY TOWN COUNCIL

P.O. Box 795 • LEONA VALLEY • CA 93551

2013

No activity

2014

04/15 - Scheduled for denial hearing, continued at applicant's request

07/15 - Scheduled for denial hearing, continued at applicant's request

10/28 - New tentative map filed

11/04 - Scheduled for denial hearing, continued at applicant's request, to clear holds

2015

03/05 - Applicant requested another continuance to clear holds

06/09 - Letter to applicant scheduling denial hearing

07/21 - Applicant requested another 90 day continuance

08/04 - Denied due to inactivity

This review of the past nine years of the proposed Valley Vineyards project clearly reveals that the applicant has been dragging their feet. They have made multiple requests for extensions of time (usually at the very last minute), most of which were generously granted by the County. The Department of Regional Planning has bent over backwards to accommodate the applicant and given them every opportunity to clear the multiple holds on the project. At the August 4, 2015 hearing, the Hearing Officer found substantial evidence to deny the project based on nine years of no real activity.

The applicant filed an appeal from the denial. At the RPC appeal hearing on December 2, 2015, applicant argued that they needed still more time to clear the holds that have been in place for nearly a decade. Commissioner Modugno suggested, and the Commission voted, to give applicant another six months "to resolve the 70 plus holds...and...meet with the Town Council." (Unofficial transcript of 5/4/16 RPC hearing).

The RPC met again on May 4, 2016 to hear evidence on the applicant's progress. The Staff Memo filed before the hearing made no reference to holds being cleared. In response to questions, Staff said there had been discussions of the holds with applicant and the applicant claimed to have met with various departments. The applicant described changes made in the tentative tract map, all of which were minor and did not adequately address the holds. There was no evidence that any holds had been cleared - not even one. The appellant here, Leona Valley Town Council, pointed out during testimony at the hearing that no evidence had been presented regarding holds being cleared. It was also obvious that no meetings with the Town Council had taken place.



LEONA VALLEY TOWN COUNCIL

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The RPC found that there was apparently a lack of communication, but did not address the lack of progress on holds. At the December hearing, RPC had questioned staff about the number of holds, but no such inquiry was made at the May hearing. Commissioner Modugno tried to provide excuses for applicant's lack of progress, such as, the drought and the recession, but overlooked the fact that the applicant had not addressed any of the holds as required by the RPC ruling in December. Instead, he suggested that there needed to be a serious commitment from the owners and better communication with staff and the community. The RPC reversed the denial and reinstated the case so that the project can have further processing. No time limit was imposed. This allows applicant to continue their pattern of delaying tactics.

Despite filing several versions of tract maps (with only minor revisions), and spending countless hours meeting with staff and other departments, the applicant is no closer to resolving their issues with this property than they were nine years ago. The Department of Regional Planning, the Leona Valley Town Council and the RPC have devoted hundreds of hours to this project while the owners have repeatedly failed to address the most important holds, such as water, sewage, and grading. The fact that there have been over 70 holds on the project for nearly a decade is a clear indication that this is not a viable project and should not be allowed to drag on for however many more years.

Leona Valley Town Council requests that the Board of Supervisors reverse the decision of the Regional Planning Commission made on May 4, 2016 on the Valley Vineyards project, which reversed the decision of the Hearing Officer made on August 4, 2015, denying the project due to inactivity. There was substantial evidence to support the denial and it should have been upheld by RPC.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

April 28, 2016

Richard J. Bruckner
Director

TO: Doug Smith, Vice Chair
David W. Louie, Commissioner
Laura Shell, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Lynda Hikichi *LH*
Land Divisions Section

SUBJECT: **Project No. TR066952-(5)**
Tentative Tract Map No. 066952
Conditional Use Permit No. 200700038
RPC Meeting: May 4, 2016
Agenda Item: 6

PROJECT BACKGROUND

The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. The Los Angeles County Regional Planning Commission ("Commission") denied the project on June 29, 2011. The applicant filed an appeal of the Commission's decision to the Board of Supervisors ("Board") on July 11, 2011, and on October 23, 2012, the Board referred the matter back to the Commission and instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.

Hearing Officer meetings were held on April 15, 2014, July 15, 2014, and November 4, 2014 for denial due to inactivity. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions on October 28, 2014, the item was taken off calendar.

The Subdivision Committee met on December 4, 2014 to discuss the project's latest submittal and provided the applicant a list of holds. On August 4, 2015, the Hearing Officer denied the project due to inactivity. On August 13, 2015, the applicant filed an appeal of the Hearing Officer's decision from the August 4, 2015 Hearing Officer public hearing.

On December 2, 2015, the Commission continued the public hearing to May 4, 2016 to allow the applicant to work with staff and the Subdivision Committee to address the project holds.

SUPPLEMENTAL MATERIALS

The owner has hired a new engineer (Stantec), and staff met with Stantec on January 26, 2016. Stantec has provided staff with an ongoing progress report via emails and phone. On April 27, 2016, Stantec submitted the map revisions including an updated tentative map, Exhibit "A", open space calculations, slope map, and flag lot supplemental information. The project scope has been revised from 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area on 292 gross acres within the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) Zone to 84 single-family lots, eight open space lots, one water tank lot, two basins, and two private driveway lots. The revised project scope does not include any multi-family lots.

Staff is recommending that the owner/applicant be given the opportunity to continue the project.

RECOMMENDED MOTION

I move that the Regional Planning Commission reverse the Hearing Officer's decision of denial due to inactivity of Tentative Tract Map No. 066952 and reinstate the case to allow for continued processing.

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

KKS:LKH



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

April 21, 2016

Richard J. Bruckner
Director

TO: Stephanie Pincetl, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Lynda Hikichi *LH*
Land Divisions Section

SUBJECT: **Project No. TR066952-(5)**
Tentative Tract Map No. 066952
Conditional Use Permit No. 200700038
RPC Meeting: May 4, 2016
Agenda Item: 6

PROJECT BACKGROUND

This project is a request to create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area on 292 gross acres within the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) Zone.

The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on June 29, 2011, at which time the Commission denied the project. The applicant filed an appeal of the Commission's decision to the Board of Supervisors ("Board") on July 11, 2011, and on October 23, 2012, the Board referred the matter back to the Commission. On October 23, 2012, the Board instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.

Since no such work with staff had ensued, Hearing Officer meetings were held on April 15, 2014, July 15, 2014, and November 4, 2014 for denial due to inactivity. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions on October 28, 2014, the item was taken off calendar.

The Subdivision Committee met on December 4, 2014 to discuss the project's latest submittal and provided the applicant a list of holds. On August 4, 2015, the Hearing Officer denied the project due to inactivity. On August 13, 2015, the applicant filed an appeal of the Hearing Officer's decision from the August 4, 2015 Hearing Officer public hearing.

DECEMBER 2, 2015 PUBLIC HEARING

After opening the public hearing on December 2, 2015 and taking public testimony from Stephen Boren (owner's attorney) and Richard Doss (engineer) in opposition to the denial, and Peggy Fuller (representative from the Leona Valley Town Council) in support of the denial, the Commission continued the public hearing to May 4, 2016 to allow the applicant to work with staff and the Subdivision Committee to address the project holds.

SUPPLEMENTAL MATERIALS

The owner has hired a new engineer (Stantec), and staff met with Stantec on January 26, 2016. Stantec has provided staff with an ongoing progress report via emails and phone. The applicant scheduled a submittal appointment to submit map revisions on April 27, 2016. Staff will provide your Commission with the recommendation on April 28, 2016, one week in advance of the May 4, 2016 public hearing.

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

KKS:LKH

April 21, 2016