



Elaine and Karlo Johnson
9149 Elizabeth Lake Rd.
Leona Valley, CA 93551
T (786)201-3257

February 15, 2011

Jodi Sackett
Department of Regional Planning
Project# TR 066952
320 West Temple St., 1st floor
Los Angeles, CA 90012

Dear Jodie,

My husband and I recently purchased our new home on June 2010 in Leona Valley. When we were searching for a new home our dream was to find a property with some acreage in a rural community. Specifically, not near a tract home area, because one, it lowers the property value of your home, and two the community gets to crowded, also it obstructs the beautiful Leona Valley view. Since we already have a beautiful winery, we do not need to add another one in a small rural community like Leona Valley. One winery and vineyard is enough, especially adding these tract homes in a new vineyard, I do not agree with that. The beauty of the vineyard is not the homes, it is the vineyard itself. We love having privacy, that was our dream to have, that is why we wanted to choose a rural community to live in. We looked and looked and put offers in Acton, Green Valley and Leona Valley. Finally, after a year of searching our offer was accepted on our new dream home here in Leona Valley. Leona Valley is a great place to start our new family, a great rural community and not in an area near tract homes. It is everything we ever wanted. It has a country home feeling, it feels like you are away from the commotion from Lancaster/Palmdale and the city. It is an amazing place to live and start a family. The community always seems to come together for different events including holiday parties or wine stomping at the vineyard. The community is very welcoming and helpful. Leona Valley is special the way it is, and everyone in the community loves their rural area and privacy as well. That is why we all chose to buy or build our home here. Tract homes would ruin this wonderful community in many ways and we do not want them to build in our community which is our home. It would invade our privacy and take away from the beauty and uniqueness of Leona Valley. For example, it is like someone building dozens of sheds in your front and back yard without your permission.

In addition, we also disagree with the new red light construction on Lake Elizabeth Rd. This would cause traffic and there is no need for it. It is literally a waste of tax payers money which California cannot afford anyways with the deficit situation. This money should go towards improving the Los Angeles county school system or to our firefighters who are getting their hours cut when we need them the most. It makes us very upset that we move in to this great rural community and outsiders try to change something that is not broken. Besides, the real estate market is going to take years to recover, building more for no reason is only going to cause more trouble when people cannot even afford to buy homes that are available now. For example, just a couple minutes away in the Quartz Hill area there are dozens of new tract homes that cannot even sell still since people are currently losing their jobs. This whole situation of building more and more without the demand is really ridiculous.

In conclusion, we disagree with the building of tract homes in our beautiful community that is under attack. Also, we disagree with the red light installation on the corner of Bouquet Canyon Rd. and Elizabeth Lake Rd. Our vote is NO for both of these developments. Please, don't take away our dream that we have started. Thank you.

Sincerely,

Elaine and Karlo Johnson

February 15, 2011

To: Jodie Sackett,

From: Sandra Sue Lott
39670 87th Street West
Leona Valley, Calif. 93551

Dear Jodie,

I am writing you because I am worried about the Valley Vineyard being built in Leona Valley. It looks like another design for disaster to me. I have lived in Leona Valley since 1972, and during that time I have witnessed several unsuccessful projects being tried in our area.

The latest fiasco was the second failure of the Ritter Ranch development. When Lehman Brothers collapsed, leaving Sun Cal unable to complete their homes, the construction on Lake Elizabeth Road ended abruptly. We were left with the main access to our homes unfinished, lined with huge tractors, barricades, a reduced speed section, and blowing dust. Also, a multistoried building stands uncompleted just east of the Lazy T Ranch, another victim of this operation. We suffered this eyesore and inconvenience for many years because the existing bond was not sufficient to allow completion.

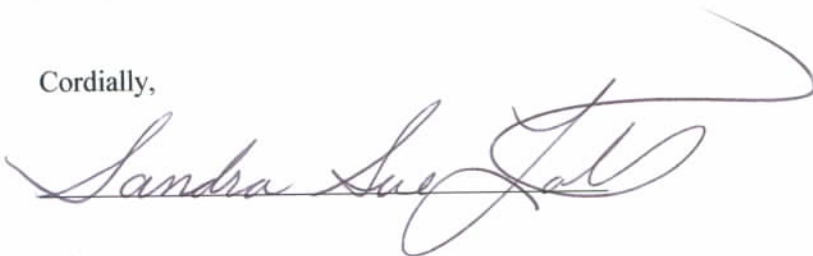
At the February 14th meeting with the Valley Vineyard developers, they admitted that they would not post a bond large enough to keep this from happening to them. They said that they planned to sale their vacant lots for \$750,000 each. The buyer would then be responsible for building a home, plus paying the homeowner dues. I ask you, in this economy, does this sound feasible?

Another development just east of here, the City Ranch doesn't seem to be moving either. I've heard that finding builders willing to commit to these projects is difficult.

At the meeting, many of the statements of fact that they presented in order to gain county approval were disputed by many knowledgeable members that were in the audience. Our small community turned out in opposition of this plan, filling our community center to overflowing.

Please take a hard look at this undertaking and its impact on our community.

Cordially,

A handwritten signature in cursive script that reads "Sandra Sue Lott". The signature is written in dark ink and is positioned below the word "Cordially,".

FEB 17 2011

February 15, 2011

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

RE: Project No. TR066952 and CUP for Grading
April 20, 2011 Hearing on Valley Vineyards

Dear Planning Commission:

I am writing to urge you to require Valley Vineyards to modify its proposed development to conform to our Leona Valley Community Standards adopted in 2008, and to the long-standing County zoning guidelines which these Standards ramify. For starters, this means no gated, cluster housing. Valley Vineyards proposes gated, cluster housing inside a community, on a terrain, and in a County regional plan and zoning that discourages, even prohibits this type of development.

As a practicing real estate broker I am required to provide a copy of the Leona Valley Community Standards to all clients who purchase land and/or improvements within the boundaries of the Leona Valley Community Standards District. These people rely on that document to mean what it says. If you approve the Valley Vineyards project as currently proposed, my clients and hundreds of other Leona Valley purchasers will have been led astray.

Valley Vineyards' conditional use permit on cut and fill involves moving forty-four times the amount of dirt deemed the maximum allowable in a hillside management area, a 4400% increase. Even at half that much grading this variance is not even remotely reasonable.

As a Leona Valley resident for twenty-two years, whose home was nearly destroyed by a brush fire in 2001, and in 2002, and since, I am keenly interested in preventing the conditions suffered in the recent 2010 Crown Fire, where thousands of residents and their clustered homes adjacent to our mountains were rendered vulnerable to nature's force. Valley Vineyards proposes cluster housing on the mountains themselves, in the middle of nature's tinderbox.

County taxpayers in our region have long been plagued by developers who abandon their too-ambitious projects. The decades-old Ritter Ranch project, repeatedly bankrupt and now an endless nightmare of unsafe infrastructure for residents and fiscal failure for our municipalities, has not generated one property-tax penny for the Los Angeles County that approved it a quarter of a century ago. And it will be at least another quarter century (a tax lifetime!) before it does.

Why is the County of Los Angeles even considering the Valley Vineyards project? In every aspect: traffic, infrastructure, grading, drainage, density, and more, it is antithetical to the County's vision for the future of our rural land, and to our community's vision of its own future.

Developing 117 homes on this 292-acre piece of land is not feasible, and the people who live in this community know it, therefore the Community Standards. The topography is too rugged, the water table too high, the fire hazard too close, the proposed grading too severe, and the public roads leading to this land parcel were not engineered for the traffic. Please demand a safe, ecologically sound project from Valley Vineyards, one that is in reasonable compliance with County zoning and its regional plan, and in keeping with the character of our community.

Julie Marshall
8769 Vientos Drive
Leona Valley, CA 93551

A REMINDER

(from your County Regional Planning mission statement)

Chapter 4: Strategic Orientation of the Department

Why are we here?

To encourage the managed growth, maintenance and sustainability of neighborhoods and healthy communities.

A significant part of our efforts include working with communities and empowering residents so that they have a voice in the planning decisions that affect their neighborhoods. Residents have a keen understanding of what is unique and special about their neighborhoods. We support them in preserving and enhancing that character by ensuring efficient and orderly development, and by fostering the provision of sufficient housing to address the needs of the County.

A central role we have in this is to lead the development of participative community plans and CSD's, codifying neighborhood values and aspirations into land-use documents. Our code enforcement reflects the need to preserve healthy and safe communities. Field offices and plan review staff keep community character issues in the forefront as they implement goals, policies and ordinances.

ANOTHER REMINDER

The Valley Vineyards project proposes a 20% increase in the population of our town.

Our Community Standards have been ignored, County planning and zoning ignored.

Although the developer has tried hard, they have garnered ZERO support for the project.

Angry residents gathered on February 14th to ask questions. The County did not attend.

Conclusion: L.A. County is in the business of issuing entitlements for their own sake.

Date: February 17, 2011

To: LA County Dept. of Regional Planning
320 W. Temple St. – Room 1382
Los Angeles, CA 90012

Attn.: Jodie Sackett, Sr. Regional Planning – AICP

Re.: Valley Vineyards Project # TR066952 – (5)

In regards to having 117 homes built on 87 St. West and Bouquet Canyon Rd., I say NO and keep Leona Valley rural. I have lived in Leona Valley for six years now and prior to that, I lived in Valencia, CA for 12 years. The same development happened to Stevenson Ranch and much of the Santa Clarita valley. Newhall Land and Farming Co. told us that there would never be any homes built to consume so much of the land. Well, in a short time the developers bulldozed every inch of the rolling hills and created wall to wall structures. The same thing happened to Sand Canyon with Crystal Springs. One developer attracts another, thus, overbuilding! Developers lie and promise you anything. They tell you “no problem” – “not to worry”. What a bunch of bull that is! The bottom line is that they take the money and run after the homes are built. Next will come the apartments for the folks that can’t afford such expensive homes **AND, THEY WILL BE BUILT, TOO.**

Now, let’s get back to how it will affect us here in Leona Valley. We all know that there is way too much traffic on Bouquet Canyon Rd. and that you can’t drive down the canyon without getting run over from the people from Palmdale and Lancaster who use this route to get home from work. Now, the developers want to add 500 more cars on the same road. Imagine that!!!!

If you think that the folks traveling home will stop to let the Valley Vineyard people on to Bouquet Canyon Rd. in an emergency, YOU ARE MISTAKEN. With that increase, the cemetery will fill up fast because there is no stopping the high speeds that the folks travel to get home. My question to you is: Why can’t Valley Vineyards and other developers simply respect the fact that Leona Valley is a rural area and consider building elsewhere to fulfill their dreams to make their money? There is so much open space in Palmdale and Lancaster where vineyards would thrive just as well. It seems that Leona Valley is being invaded by everyone, such as the recent placement of power transmission lines. And, if that isn’t enough, we have to deal with the extreme and obscene increase in the water rates. It’s an absolute shame. I thought we lived in America where the people’s voices count, but I guess the answer is “money talks”

Thank you,

Ray Mullins

Cc: Mike Antonovich, LA County Board of Supervisor

February 15, 2011

Los Angeles County
Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, Ca. 90012
Care of Jodie Sackett

RE: Project No. TR066952 - (5) - Valley Vineyard development

Dear Mz. Sackett

I am writing you in opposition to the Valley Vineyard development as currently proposed. It would adversely effect our rural community atmosphere, overburden 87th Street West with traffic, and would endanger the water supply to this agricultural area.

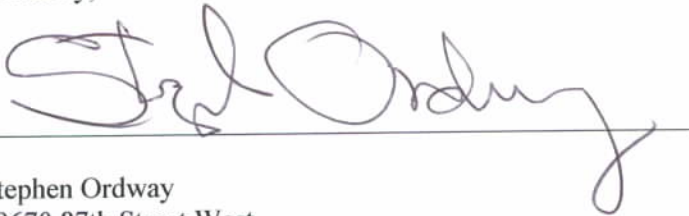
We local residents are living on this San Andreas fault line in an effort to enjoy country life. Adding an additional 117 homes to this 550 home community is an increase of more than twenty (20) percent. The stress on our community would be devastating. Last nights' meeting in opposition to this proposal over taxed our community building, resulting in standing room only for many attendees. With 117 more homes our local functions would be adversely effected. Our little town and facilities would become over crowded.

87th Street West is too narrow to accommodate the estimated additional 100 cars daily this new development would bring. This street is regularly used by horse riders and people walking, both with and without dogs, which would be endangered by the increased use. The developers stated at last nights' meeting that the west side entrance to the project is required for emergency purposes. Very well, put a gate with a fire department lock on it, a common practice that I experienced often during my twenty five years on the Los Angeles City fire Department. Access to our town and schools could still be made from the east entrance unto Bouquet Canyon.

Leona Valley has long been renowned for its agriculture. We have numerous cherry and other fruit orchards as well as our own winery and vineyard. Alfalfa cultivation in surrounding areas has been curtailed due to the falling water table and rising water costs. Adding this development with 117 additional homes plus many acres of grapes seems foolhardy when we are at the mercy of water supplies dictated by rainfall and a federal judge's capricious whims.

I am asking that you disapprove this project as it is now proposed.

Sincerely,



Stephen Ordway
39670 87th Street West
Leona Valley, CA 93551

FEB 17 2011