Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 23, 2015

TO: Gina Natoli, Hearing Officer

FROM: Lynda Hikichi
Land Divisions Section

SUBJECT: Project No. TR066952-(5)
Tentative Tract Map No. 066952
HO Meeting: August 4, 2015
Agenda Item: 10

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. A public hearing was last held by the Los Angeles County Regional Planning Commission ("Commission") on June 29, 2011, at which time the project was denied by the Commission. The applicant filed an appeal of the Commission's decision to the Board of Supervisors 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, a letter was mailed to the applicant on March 10, 2014 informing the applicant that the project would be scheduled for denial due to inactivity at the April 15, 2014 Hearing Officer meeting. The Hearing Officer meeting was continued twice to July 15, 2014 and November 4, 2014 due to applicant's request for additional time extensions. On October 28, 2014, the applicant submitted map revisions to the Land Divisions Section. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions, 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. The applicant was given a 3-month time extension to March 5, 2015 to clear the Subdivision Committee holds. Staff met with the applicant and property owner on February 24, 2015 to further discuss the project holds. Applicant requested another 3-month time extension, and granted until June 4, 2015 to clear the Subdivision Committee's holds. Since staff had not received any materials from the applicant, a letter was mailed to the applicant on June 9, 2015

stating that the case will be scheduled before a Hearing Officer for denial due to inactivity on August 4, 2015.

On July 21, 2015, staff received an email from the applicant's attorney requesting an additional 90-day time extension. As of writing of this memo, the applicant has not submitted the required revisions/materials requested by the Subdivision Committee. Staff recommends denial due to inactivity.

SUGGESTED MOTION:

I MOVE THAT THE HEARING OFFICER DENY TR066952 DUE TO INACTIVITY.

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 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

NP:LKH

Enclosure: Letter to applicant dated June 9, 2015
Email correspondence from applicant's attorney dated July 21, 2015
Draft Denial Findings
Subdivision Committee Report dated November 25, 2014

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 9, 2015

LEONA VALLEY ESTATES LIMITED
1901 AVENUE OF THE STARS SUITE 1100
LOS ANGELES CA 90067

RE: NOTICE OF DENIAL DUE TO INACTIVITY
PROJECT NO. TR066952 – (5)
VESTING TENTATIVE TRACT MAP NO. 066952
CONDITIONAL USE PERMIT NO. 200700138
ENVIRONMENTAL ASSESSMENT NO. 200700035

Dear Applicant:

A review of our records shows that a request for 117 single-family lots was originally filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. A public hearing was last held by the Los Angeles County Regional Planning Commission ("Commission") on June 29, 2011, at which time the project was denied by the Commission. An appeal of the Commission's decision was filed 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 you to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.

Since no map revisions had been submitted, Hearing Officer Meetings were held on April 15, 2014, July 15, 2014, and November 4, 2014 to consider the project's denial due to inactivity. The Los Angeles County Subdivision Committee last met on December 4, 2014 to discuss the revised request for 83 single-family lots, two multi-family lots, six open space lots, and one recreation area lot. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on June 4, 2015.

Pursuant to Los Angeles County Code ("County Code") Sections 21.16.060, 21.40.110, and 22.56.060, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **is scheduled for denial** before a Los Angeles County Hearing Officer on **August 4, 2015**.

If you wish to keep this project active, you will need to appear before the Hearing Officer to request for the time extension. The Hearing Officer Meeting will be held at 9 a.m. in Room 150, 320 West Temple Street, Los Angeles, CA 90012. If you have any questions, you may contact Lynda Hikichi at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Lynda Hikichi, AICP
Senior Regional Planning Assistant
Land Divisions Section

c: Richard Doss, 30141 Agoura Road, Suite 200, Agoura Hills, CA 91301
Valley Vineyards LLC, P.O. Box 790, Agoura Hills, CA 91376
Bill Ford, P.O. Box 790, Agoura Hills, CA 91301

BOREN & OSHER & LUFTMAN LLP

July 21, 2015

VIA U.S. MAIL AND ELECTRONIC MAIL

Ms. Lynda Hikichi
Senior Regional Planning Assistant
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012
lhikichi@planning.lacounty.gov

Re: Notice of Denial Due to Inactivity
Project No. TR 066952 – (5)
Vesting Tentative Tract Map No. 066952
Conditional Use Permit No. 200700138
Environmental Assessment No. 200700035

Dear Ms. Hikichi:

This office represents Leona Valley Estates Limited ("LVE") in connection with its request for 117 single-family lots original filed with the Los Angeles County Department of Regional Planning on February 13, 2007 (the "Project"). We are in receipt of your letter on behalf of the Los Angeles County Regional Planning Commission ("Commission") dated June 9, 2015 regarding the same.

Specifically, in your letter, you represent that the Project is scheduled for denial before a Los Angeles County Hearing Officer on August 4, 2015 at 9:00 a.m. due to inactivity. The purpose of this letter is to request an extension of time of ninety (90) days to Monday, November 2, 2015 within which LVE may submit required application materials and information to the Commission. Please kindly respond to this letter by July 23, 2015 so that my client may proceed with activity on the Project. Notably, our client left two voicemail messages for you last week to arrange meeting to discuss an extension yet did not receive a return telephone call.

Please be advised that if our office does not receive a response by 5:00 p.m. on July 23, 2015, we will have no choice but to take all steps necessary to protect our client's interests.

This letter is not a complete recitation of all of the facts in this matter. All of our clients' rights, remedies, claims and defenses are expressly reserved.

Very truly yours,
BOREN, OSHER & LUFTMAN, LLP

SZB /SFK

Stephen Z. Boren

DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. TR066952-(5)
VESTING TENTATIVE TRACT MAP NO. 066952

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Vesting Tentative Tract Map (ñTRò) No. 066952 on August 4, 2015. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, previously considered TR No. 066952 on April 15, 2014, July 15, 2014, and November 4, 2014.

2. TR 066952 is a request to create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area lot on 292 gross acres within the A-2-2 (Heavy Agricultural ï Two Acres Minimum Required Lot Area) Zone. The project site is located at the intersection of Bouquet Canyon Road and 87th Street West, Leona Valley Zoned District.

3. CUP No. 200700038 is a related request for non-urban hillside management, density-controlled development, and onsite project grading in excess of 100,000 cubic yards of combined cut/fill material.

4. The project was filed with the Los Angeles County Department of Regional Planning (ñRegional Planningò) on February 13, 2007. A public hearing was last held by the Los Angeles County Regional Planning Commission (ñCommissionò) on June 29, 2011, at which time the project was denied by the Commission. The applicant filed an appeal of the Commissionôs decision to the Board of Supervisors 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 Commissionôs reconsideration.

5. Since no such work with staff had ensued, a letter was mailed to the applicant on March 10, 2014 informing the applicant that the project will be scheduled for denial due to inactivity at the April 15, 2014 Hearing Officer meeting. The Hearing Officer meeting was continued twice to July 15, 2014 and November 4, 2014 due to applicantôs request for additional time extensions. On October 28, 2014, the applicant submitted map revisions to the Land Divisions Section. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions, the item was taken off calendar.

6. The Subdivision Committee met on December 4, 2014 to discuss the projectôs latest submittal and provided the applicant a list of holds. The Subdivision Committee Report dated November 25, 2014 stated that the proposed project had not been redesigned to meet any of the recommendations (e.g., reduce density, reduce grading, reduce disturbance to hillsides and steep slopes, etc.). All five departments of the Subdivision Committee placed holds on the proposed

project. At the December 4, 2014 Subdivision Committee meeting, the applicant was given a three-month time extension to March 5, 2015 to clear the Subdivision Committee holds.

7. Staff met with the applicant and property owner on February 24, 2015 to further discuss the project holds. Applicant requested another three-month time extension to work on clearing the holds and/or to submit materials. The applicant was granted another time extension to June 4, 2015.

8. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to determine the feasibility of the project design, general plan consistency or whether approval of the map would be in the public interest, pursuant to Section 21.40.160 (Advisory Agency Determination Authority) of the Los Angeles County Code (ñCounty Codeò). Because of this, the Subdivision Committee is unable to recommend a final action to the Advisory Agency.

9. Staff sent a letter to the applicant dated June 9, 2015 informing the applicant that pursuant to Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required to Complete Submittal and Filing) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on August 4, 2015.

10. The June 9, 2015 letter also directed the applicant to appear before the Hearing Officer to request the time extension if the applicant wished to keep the project alive.

11. On July 21, 2015, staff received an email from the applicantôs attorney requesting ñan extension of time of ninety (90) days to Monday, November 2, 2015.ò

12. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

THEREFORE, in view of the findings of fact presented above, **Vesting Tentative Tract Map No. 066952 is DENIED.**

DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. TR066952-(5)
CONDITIONAL USE PERMIT NO. 200700038

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Conditional Use Permit ("CUP") No. 200700038 on August 4, 2015. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, previously considered CUP 200700038 on April 15, 2014, July 15, 2014, and November 4, 2014.

2. CUP No. 200700038 is a request for non-urban hillside management, density-controlled development, and onsite project grading in excess of 100,000 cubic yards of combined cut/fill material within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone. The project site is located at the intersection of Bouquet Canyon Road and 87th Street West, Leona Valley Zoned District.

3. Vesting Tentative Tract Map ("TR") No. 066952 is a related request to create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area lot on 292 gross acres.

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. A public hearing was last held by the Los Angeles County Regional Planning Commission ("Commission") on June 29, 2011, at which time the project was denied by the Commission. The applicant filed an appeal of the Commission's decision to the Board of Supervisors 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.

5. Since no such work with staff had ensued, a letter was mailed to the applicant on March 10, 2014 informing the applicant that the project will be scheduled for denial due to inactivity at the April 15, 2014 Hearing Officer meeting. The Hearing Officer meeting was continued twice to July 15, 2014 and November 4, 2014 due to applicant's request for additional time extensions. On October 28, 2014, the applicant submitted map revisions to the Land Divisions Section. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions, the item was taken off calendar.

6. The Subdivision Committee met on December 4, 2014 to discuss the project's latest submittal and provided the applicant a list of holds. The Subdivision Committee Report dated November 25, 2014 stated that the proposed project had not been redesigned to meet any of the recommendations (e.g., reduce density, reduce grading, reduce disturbance to hillsides and steep slopes, etc.).

All five departments of the Subdivision Committee placed holds on the proposed project. At the December 4, 2014 Subdivision Committee meeting, the applicant was given a three-month time extension to March 5, 2015 to clear the departmental holds.

7. Staff met with the applicant and property owner on February 24, 2015 to further discuss the project holds. Applicant requested another three-month time extension to work on clearing the holds and/or to submit materials. The applicant was granted another time extension to June 4, 2015.

8. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to determine the feasibility of the project design, general plan consistency, or whether approval of the map would be in the public interest, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the Los Angeles County Code ("County Code"). Because of this, the Subdivision Committee is unable to recommend a final action to the Advisory Agency.

9. Staff sent a letter to the applicant dated June 9, 2015 informing the applicant that pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on August 4, 2015.

10. The June 9, 2015 letter also directed the applicant to appear before the Hearing Officer to request the time extension if the applicant wished to keep the project alive.

11. On July 21, 2015, staff received an email from the applicant's attorney requesting "an extension of time of ninety (90) days to Monday, November 2, 2015."

12. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

THEREFORE, in view of the findings of fact presented above, **Conditional Use Permit No. 200700038 is DENIED.**

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER TR066952

HEARING DATE TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 066952
Conditional Use Permit No. 200700038
Environmental Assessment No. 200700035

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Jeffrey Boren (White Rock Valley LLC) / Valley Vineyards LLC	10/28/14	11/25/14	12/04/2014

PROJECT OVERVIEW

Subdivision: To create 83 single-family lots, two multi-family lots, six open space lots, and one recreation area lot.

CUP: Non-urban hillside management area; density-controlled development; and onsite grading in excess of 100,000 cubic yards.

MAP STAGE

Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Exhibit ñAò Modification to : ☐ Recorded Map Other: ☐

MAP STATUS

Initial: ☐ 1st Revision: ☐ 2nd Revision: ☐ 5th Revision (requires a fee): ☒

LOCATION

West of Bouquet Canyon Road, one mile south of Elizabeth Lake Road, Leona Valley

ACCESS

Bouquet Canyon Road

ASSESSORS PARCEL NUMBER(S)

3206-003-001 & -008

SITE AREA

292 gross acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide

ZONED DISTRICT

Leona Valley

SUP DISTRICT

5th

LAND USE DESIGNATION

N1 (Non-urban 1, 0.5 du/gross acre)

ZONE

A-2-2

CSD

Leona Valley

PROPOSED UNITS (DU)	MAX DENSITY/UNITS (DU)	GRADING (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)
117	TBD	1,657,858 million cy (828,929 cy cut and 828,929 cy fill) balanced on-site

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 lhikichi@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☒
Reschedule for Subdivision Committee Reports Only: ☐

PREVIOUS CASES

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. As previously recommended, redesign to reduce density to 89 dwelling units, create separate open space lots, reduce grading, reduce disturbance to hillsides and steep slopes, and cluster the single-family lots in conformance with density-controlled development provisions. The proposed project has not been redesigned to meet any of the recommendations. Please read below for further details.

Environmental Determination:

1. Additional studies or reports may be required.
2. For any questions related to site biology, you may contact the departmental biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Tentative Map:

3. Reduce the number of proposed residential units. The proposed number of single-family (83) and the multi-family units (34) still total 117 residential units. As previously recommended, reduce the density.
4. Based on the lot area, the maximum density allowed on multi-family lot #13 is 11 dwelling units and on multi-family lot #92 is 15 dwelling units. As previously recommended, reduce the density.
5. The proposed project does not conform to the standards for Density-Controlled Development (ñDCDò). The proposed project still disperses single-family lots throughout the entire project site, not meeting the concentration provision of the DCD code. Increase the concentration of the units to a smaller area of the project site, leaving a larger portion of the hillside area undisturbed.
6. Reduce the cumulative grading impacts by reducing the building pads, reducing the road widths, and leaving a larger portion of the project site undisturbed by concentrating development onto flatter areas.
7. Reduce the amount of grading to slopes of 50 percent or greater and the overall impact to steep slopes on the project site.
8. Grading quantities still list 1.16 million cy cut and 1.16 million cy fill. Specify grading amount for the single-family residential units, roadways/streets/driveways, and multi-family lots.
9. The project grading remains the same as before: 1.16 million cy cut and 1.16 million cy fill. Application states 1.658 million cy cut and fill (combined) but this amount does not take into account of the grading proposed for the two multi-family lots. Reduce grading amount to lessen the impact to the hillsides.
10. As previously requested, provide a slope map to include the following: add proposed lot lines, streets,

building pads, and all grading.

11. The proposed project is inconsistent with the Non-Urban Hillside Management provisions. A minimum of at least 187 acres shall be dedicated to open space and only 77.5 acres are provided as open space. As previously recommended, dedicate the open space as separate open space lots and provide at least 187 acres of open space.
12. Flag lots are proposed. A flag lot analysis is required and the proposed project needs to meet the burden of proof for the proposed flag lots. Redesign to avoid flag lots.
13. Are you still proposing vineyards? Depict the location of the proposed vineyards. As previously recommended, create a separate commercial vineyard lot.
14. Waiver of street frontage is requested. Specify the lot numbers for the waiver of street frontage request.
15. Building pads shall not be depicted on the tentative map. Depict existing conditions, and proposed lots, driveways/streets.
16. Show all existing and proposed easements on the tentative map.
17. Cross section for the private driveways and fire lanes lists courts ñAòthrough ñJò Where are ñD, E, G, I, and Jòcourts?
18. The General Notes lists 117 residential units. Specify single-family and condominium units.
19. Remove ñallowing 0.5 dwelling units per acreòin #4 under the General Notes section.
20. A detention basin is proposed within a proposed single-family residential lot. Create a separate lot for the detention basin.
21. Lot numbers 8 through 12 are missing on the lot table.
22. A portion of Lot 13 (multi-family lot) is located within the ñnot a partòof the subdivision.
23. Lot 16 only has 41 ft. of street frontage. Ensure each proposed lot meets the minimum 50 feet street frontage requirement.
24. Lot 23 is noted to have a ñFire Department turn around.ò Depict the turn around and deduct the turnaround from the net area calculation.
25. Lot 26 does not meet the minimum 1.5 acre for the proposed cluster development.
26. Lot 53 (tank site) is listed as a single-family lot on the lot table.
27. Clarify lots 119 and 120, and should be included in the lot table.
28. Ensure the lot table has the total gross and net area information. Ensure to include all proposed lots (including open space, recreation, detention/debris basin, etc.).
29. The side lines of lots shall be at an approximate right angle to the street/private driveways/fire lanes upon which such lots front. Many of the lots have acute angle points. Eliminate the acute angle points.
30. The maximum road widths shall not exceed 24 feet. Redesign to comply.
31. Depict/label existing walls/fences (including retaining walls), and provide the height information.

<u>Exhibit Map/Exhibit ñAò</u>

32. The proposed project is inconsistent with the Non-Urban Hillside Management provisions. A minimum of at least 187 acres shall be dedicated to open space and only 77.5 acres are provided as open space. As previously recommended, dedicate the open space as separate open space lots.
33. Provide an open space exhibit. Ensure to provide the open space calculations. Commercial-agricultural use within the boundaries of the subdivision shall not be included in the open space calculations. Yards (front, side, and rear) shall not be included in the open space calculations. Common Recreation Area lot, tank lots, etc. shall not be included in the open space calculations.
34. The proposed project does not conform to the standards for Density-Controlled Development (ñDCDò). The proposed project still disperses single-family lots throughout the entire project site, not meeting the concentration provision of the DCD code. Increase the concentration of the units to a smaller area of

the project site, leaving a larger portion of the hillside area undisturbed.

35. The project grading remains the same as before: 1.16 million cy cut and 1.16 million cy fill. Application states 1.658 million cy cut and fill (combined) but this amount does not take into account of the grading proposed for the two multi-family lots. Reduce grading amount to lessen the impact to the hillsides. g
36. Ensure to label all proposed walls/fences (including retaining walls) and provide cross sections for the proposed walls/fences. Ensure to provide the height information.
37. Depict and label private driveways/fire lanes.
38. Cross section for the private driveways and fire lanes lists courts ñAòthrough ñJò Where are ñD, E, G, I, and Jòcourts?
39. Based on the lot area, the maximum density allowed on multi-family lot #13 is 11 dwelling units and on multi-family lot #92 is 15 dwelling units. As previously recommended, reduce the density.
40. Provide a condo exhibit for the two proposed multi-family lots. Provide two sets of floor plans and elevations for the condo units. Ensure to depict/show the building footprint, driveways, parking, amenities, grading information, etc.
41. Depict the building pads for the condo units on the Exhibit ñAò Exhibit Map and provide grading information.
42. Specify the proposed use for the Common Recreation Area lot.
43. The General Notes lists 117 residential units. Specify single-family and condominium units.
44. Remove ñallowing 0.5 dwelling units per acreòin #4 under the General Notes section.
45. A detention basin is proposed within a proposed single-family residential lot. Create a separate lot for the detention basin.
46. Lot numbers 8 through 12 are missing on the lot table.
47. A portion of Lot 13 (multi-family lot) is located within the ñnot a partòof the subdivision.
48. Lot 16 only has 41 ft. of street frontage. Ensure each proposed lot meets the minimum 50 feet street frontage requirement.
49. Lot 23 is noted to have a ñFire Department turnaround.ò Depict the turn around and deduct the turnaround from the net area calculation.
50. Lot 26 does not meet the minimum 1.5 acre for the proposed cluster development.
51. Lot 53 (tank site) is listed as a single-family lot on the lot table.
52. Clarify lots 119 and 120, and should be included in the lot table.
53. Ensure the lot table has the total gross and net area information. Ensure to include all proposed lots (including open space, recreation, detention/debris basin, etc.).
54. The side lines of lots shall be at an approximate right angle to the street/private driveways/fire lanes upon which such lots front. Many of the lots have acute angle points. Eliminate the acute angle points.
55. The maximum road widths shall not exceed 24 feet.

Community Standards District:

56. Conform to the requirements of the CSD. One of the proposed lots does not meet the minimum lot area requirement.
57. Paved roadways shall not exceed a maximum width of 24 feet.

Healthy Design Ordinance (ñHDOò):

58. The proposed multi-family lots will be subject to the HDO requirements.
59. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Tree plantings shall be required for

the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

60. Contact the Leona Valley Town Council with the proposed project and inform the council of any changes and/or updates to the project.
61. Provide copies of the slope easement documents #2973 and #2974.
62. Have you contacted the utility companies with regard to the proposed abandonment of the existing easements?
63. Provide a copy of the recorded grant deed. The application states White Rock Valley LLC/Jeffrey Boren as the owner. However, the departmental database lists Leona Valley Estates as the record owner.
64. Provide a copy of the articles of incorporation and a list of officers authorized to sign as the record owner. An authorization letter is required if Jeffrey Boren is not one of the officers authorized to sign as the record owner.
65. The application states 258.7 as total acreage for the proposed project. Ensure the gross and net lot areas on the application and maps/plans are consistent.
66. Provide any comments or correspondence received from the adjacent City of Palmdale.
67. Reciprocal easements will be required for lots sharing private driveways and fire lanes.
68. Provide two sets of floor plans and elevations for the proposed recreation area, and any other structures/buildings proposed for the project.
69. The future land use designation and zoning on the property under the proposed Town and Country Plan are RL10 and RL20, and A-2-2.5 respectively.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3rd revision and thereafter), and*
- *Other materials requested by the case planner.*

NOTE: An appointment is required for resubmittal. ***You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.*** *Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.*

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 66952 (Rev.)

TENTATIVE MAP DATED 10-28-2014
EXHIBIT MAP DATED 10-28-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3) for requirements.

(2) Please see attached Geologic and Soils Engineering review sheet for requirements.

(3) Please see attached Grading review sheets (Comments 2 to 5) for requirements.

(4) Provide an updated and current "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.

(5) Obtain and submit verification from the water purveyor regarding the location of the water tank site. Please see attached Water review sheet (Comment 2) for requirements.

(6) Provide verification that the proposed site still have rights to the Leona Valley District Service Area water bank. Please see attached Water review sheet (Comment 3) for requirements.

(7) A revised tentative map and a revised exhibit map are required to show the following additional items:

   a. Please see attached Subdivision checked plans.

   b. Please see attached Hydrology review sheet (Comments 2 and 4) for requirements.

   c. Please see attached Grading review sheets (Comments 1 and 6) for requirements.

   d. Please see attached Road review sheet (Comment 1) for requirements.

   e. Please see attached Water review sheet (Comment 4) for requirements.

(8) A revised Land Division Application to indicate the correct number's of lots proposed including "Private Driveway and Fire Lane"

Prepared by John Chin Phone (626) 458-4918 Date 11-20-2014

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 066952

TENTATIVE MAP DATED 10/28/2014
EXHIBIT MAP 10/28/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a revised hydrology report showing the revised site layout and design. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities.

2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."

3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (http://library.municode.com/index.aspx?clientId=16274).

4. Include on the Exhibit A, details (grading, building layout, etc...) to show feasibility for the development of Future Veteran Housing pads.

Reviewed by _____ Date 11/19/2014 Phone (626) 458-4921
Andrew Ross

PCA LX001129 / A867
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract	66952	**Tentative Map Dated** 10/28/14 (Rev./Exhib.)	**Parent Tract**
Grading By Subdivider? [Y]	828,929 yd^3	**Location** Leona Valley	**APN**
Geologist	GeoConcepts, Inc.	**Subdivider**	Valley Vineyards LLC
Soils Engineer	GeoConcepts, Inc.	**Engineer/Arch.**	Pacific Coast Civil

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 1/14/10, 11/6/09 (surficial debris), 9/30/08
References:

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

G1. Submit an updated geotechnical consultant report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year, to verify the validity and applicability of the original soils report. Original manual signature, wet stamp, and date of signing are required on hard copy reports and addenda. Digital reports shall include an electronically generated representation of the licensee's seal, signature, and date of signing.

S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf and http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf.

S2. Show the following on the geotechnical map:
- a. Existing and proposed grades.
- b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
- c. Location of "Restricted Use Areas", if applicable.

S3. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.

S4. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
GEOTECHNICAL
STATE OF CALIFORNIA

Jeremy Wan
Soils Section

PROFESSIONAL GEOLOGIST
Geir R. Mathisen
No. 2376
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Geir Mathisen
Geology Section

Date 11/17/14

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:

    a. Updated benchmark information.

    b. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.

    c. Earthwork volume, including cut, fill, import, and export, as applicable.

    d. Protect proposed pads and slopes against flow/debris flow from upstream natural slope.

    e. Construction note to cover the irrigation and planting of all natural slopes upstream any development up to the ridgelines.

    f. Turnabout lane width is minimum 20 feet.

    g. Remove subsurface details of the LID application to be designed with the improvement plans and after the Hydrology Study is approved.

    h. Location of all septic tanks and leach lines.

2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

3. Approved soil report supporting concept of eliminating debris production by planting and irrigating all natural slopes upstream of developed areas.

4. In case that proposed trails will be under Park and Recreations Department (P&R) jurisdiction, show only required dedications/easement location and width without proposed improvements.

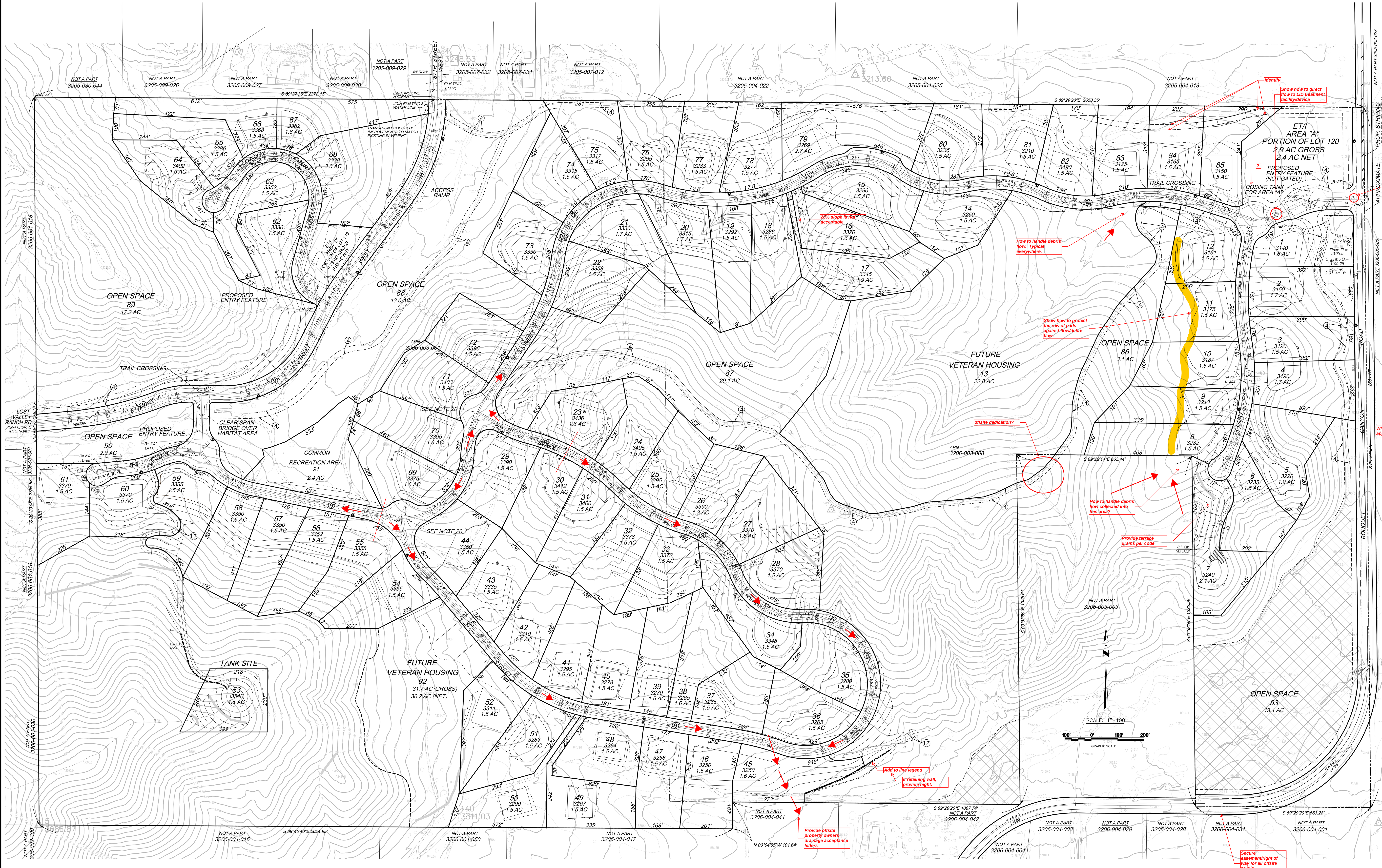
5. Drainage acceptance letters/covenants are required from all offsite property owners

will be impacted by the onsite proposed grading improvements.

6. Additional Comments on the Exhibit Map at: ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TR%2066952%20GP%20N%2011-24-14/

Name N. Said Date 11/24/2014 Phone (626) 458-4921

RECEIVED
DEPT OF REGIONAL PLANNING
TR066952 EXHIBIT
DATE: 28 OCT 2014



GENERAL NOTES:

1. ASSESSOR PARCEL NUMBERS 3206-003-001, 3206-003-008
2. GROSS AREA: 292.5 ACRES
3. GENERAL PLAN: "ANTELOPE VALLEY AREAWIDE GENERAL PLAN." (NO CHANGE PROPOSED) GENERAL PLAN DESIGNATION: "NON-URBAN I" (N-1), ALLOWING 0.5 DWELLING UNITS PER ACRE.
4. BASE ZONING DESIGNATION: "HEAVY AGRICULTURE - TWO ACRE MINIMUM REQUIRED LOT AREA" (A-2-2), ALLOWING 0.5 DWELLING UNITS PER ACRE. (NO CHANGE PROPOSED)
5. SUPPLEMENT ZONING DESIGNATION: "LEONA VALLEY COMMUNITY STANDARDS DISTRICT," ALLOWING 1 UNIT PER 2.5 ACRE (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. (NO CHANGE PROPOSED)
6. PROJECT SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
7. PROPOSED DEVELOPMENT: 117 RESIDENTIAL UNITS (1 UNIT PER 2.5 ACRES GROSS DENSITY).
8. PROPOSED SEWER SYSTEM: ADVANCED TREATMENT SYSTEMS (ATS).
9. PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
10. PROPOSED GAS SYSTEM: PROPANE.
11. RAW GRADING QUANTITIES: 1,160,000 CY CUT / 1,160,000 CY FILL - BALANCE ON SITE.
12. FLAGGED LOTS SHALL HAVE MINIMUM PAVED ACCESS OF 20'.
13. THERE ARE NO STRUCTURES ON THE PROPERTY.
14. THERE ARE NO OAK TREES ON THE PROPERTY.
15. PROPOSED STREET AREAS: (A) PRIVATE DRIVE AND FIRE LANE (LOTS 119 & 120) AND PRIVATE DRIVEWAYS = 18.8 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) = 6.6 ACRES
16. LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
17. PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
18. AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 195'.
19. PERMISSION GRANTED TO ADJUST PAD ELEVATION UP TO 3' TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
20. ROUNDABOUTS, IF UTILIZED, SHALL CONFORM TO L.A. COUNTY ROUNDABOUT POLICY GEOMETRICS.
21. HEREBY REQUEST PERMISSION TO WAIVE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS.
22. REFER TO STRIPING PLAN , APPROVED AND DATED 11-30-10 BY DPW , FOR DETAILS.
23. ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
24. ALL SHARED DRAINAGE DEVICES SHALL BE MAINTAINED BY HOA.
25. ALL SLOPES SHALL BE LANDSCAPED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
26. ALL SLOPES TO BE PLANTED/IRRIGATED, ELIMINATING THE NEED FOR DEBRIS CATCHMENTS STRUCTURES. SEE SOILS REPORT FOR SPECIFIC REQUIREMENTS.
27. WATER TANK (LOT 118) TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.

Submit a copy

Provide

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

1. 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.
2. TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 6403.2.
3. 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.
4. 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 TIMBER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9.
5. 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
6. 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 #32, 605 N. ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205 FIRE CODE 1117.2.1.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
8. ALL ACCESS SHALL COMPLY WITH TITLE 21 (COUNTY OF LOS ANGELES SUBDIVISION CODE) AND SECTION 902 OF THE FIRE CODE.

EASEMENT NOTES:

(1) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.
(2) SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2974 RECORDED 11-21-74 TO BE ABANDONED.
(3) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(4) PROPOSED ~~IMPROVED~~ 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.
(5) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6526 O.R. 538 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
(6) EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER 58130 O.R. 175 TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.
(7) EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK WEGER AND MONIQUE WEGER PER INST. 2003-3866021 O.R. TO REMAIN.
(8) ADJACENT SLOPE EASEMENT PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(9) PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREET(S) TO BE DEDICATED.
(10) PRIVATE DRIVES AND FIRE LANES TO BE OWNED/MAINTAINED BY THE HOA.
(11) PROPOSED 24' WIDE WATER LINE AND ACCESS EASEMENT TO CALIFORNIA WATER SERVICES COMPANY.
(12) ALL PROPOSED PRIVATE DRIVES AND FIRE LANES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.

To be dedicated to P&R?
only dedication and no improvements required must be notified on the map.

LOT SUMMARY TABLE

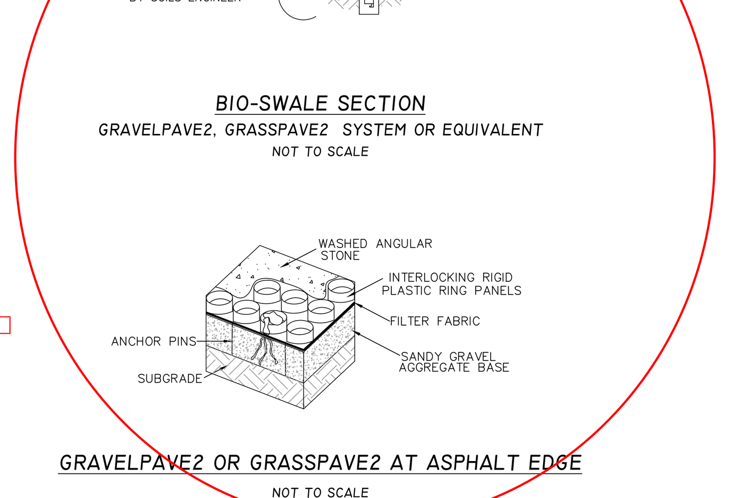
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.6 AC	1.6 AC	SINGLE-FAMILY
2	1.7 AC	1.7 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.7 AC	1.7 AC	SINGLE-FAMILY
5	1.9 AC	1.9 AC	SINGLE-FAMILY
6	1.5 AC	1.5 AC	SINGLE-FAMILY
7	2.1 AC	2.1 AC	SINGLE-FAMILY
13	22.8 AC	22.8 AC	CONDOMINIUMS
14	1.5 AC	1.5 AC	SINGLE-FAMILY
15	1.5 AC	1.5 AC	SINGLE-FAMILY
16	1.6 AC	1.6 AC	SINGLE-FAMILY
17	1.9 AC	1.9 AC	SINGLE-FAMILY
18	1.5 AC	1.5 AC	SINGLE-FAMILY
19	1.5 AC	1.5 AC	SINGLE-FAMILY
20	1.7 AC	1.7 AC	SINGLE-FAMILY
21	1.7 AC	1.7 AC	SINGLE-FAMILY
22	1.5 AC	1.5 AC	SINGLE-FAMILY
23	1.6 AC	1.6 AC	SINGLE-FAMILY
24	1.5 AC	1.5 AC	SINGLE-FAMILY
25	1.5 AC	1.5 AC	SINGLE-FAMILY
26	1.3 AC	1.3 AC	SINGLE-FAMILY
27	1.8 AC	1.8 AC	SINGLE-FAMILY
28	1.5 AC	1.5 AC	SINGLE-FAMILY
29	1.5 AC	1.5 AC	SINGLE-FAMILY
30	1.5 AC	1.5 AC	SINGLE-FAMILY
31	1.5 AC	1.5 AC	SINGLE-FAMILY
32	1.5 AC	1.5 AC	SINGLE-FAMILY
33	1.5 AC	1.5 AC	SINGLE-FAMILY
34	1.5 AC	1.5 AC	SINGLE-FAMILY
35	1.5 AC	1.5 AC	SINGLE-FAMILY

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
36	1.5 AC	1.5 AC	SINGLE-FAMILY
37	1.5 AC	1.5 AC	SINGLE-FAMILY
38	1.6 AC	1.6 AC	SINGLE-FAMILY
39	1.5 AC	1.5 AC	SINGLE-FAMILY
40	1.5 AC	1.5 AC	SINGLE-FAMILY
41	1.5 AC	1.5 AC	SINGLE-FAMILY
42	1.5 AC	1.5 AC	SINGLE-FAMILY
43	1.5 AC	1.5 AC	SINGLE-FAMILY
44	1.5 AC	1.5 AC	SINGLE-FAMILY
45	1.6 AC	1.6 AC	SINGLE-FAMILY
46	1.5 AC	1.5 AC	SINGLE-FAMILY
47	1.5 AC	1.5 AC	SINGLE-FAMILY
48	1.5 AC	1.5 AC	SINGLE-FAMILY
49	1.5 AC	1.5 AC	SINGLE-FAMILY
50	1.5 AC	1.5 AC	SINGLE-FAMILY
51	1.5 AC	1.5 AC	SINGLE-FAMILY
52	1.5 AC	1.5 AC	SINGLE-FAMILY
53	1.5 AC	1.5 AC	SINGLE-FAMILY
54	1.5 AC	1.5 AC	SINGLE-FAMILY
55	1.5 AC	1.5 AC	SINGLE-FAMILY
56	1.5 AC	1.5 AC	SINGLE-FAMILY
57	1.5 AC	1.5 AC	SINGLE-FAMILY
58	1.5 AC	1.5 AC	SINGLE-FAMILY
59	1.5 AC	1.5 AC	SINGLE-FAMILY
60	1.5 AC	1.5 AC	SINGLE-FAMILY
61	1.5 AC	1.5 AC	SINGLE-FAMILY
62	1.5 AC	1.5 AC	SINGLE-FAMILY
63	1.5 AC	1.5 AC	SINGLE-FAMILY
64	1.5 AC	1.5 AC	SINGLE-FAMILY
65	1.5 AC	1.5 AC	SINGLE-FAMILY

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
66	1.5 AC	1.5 AC	SINGLE-FAMILY
67	1.6 AC	1.6 AC	SINGLE-FAMILY
68	3.0 AC	3.0 AC	SINGLE-FAMILY
69	1.6 AC	1.6 AC	SINGLE-FAMILY
70	1.6 AC	1.6 AC	SINGLE-FAMILY
71	1.5 AC	1.5 AC	SINGLE-FAMILY
72	1.5 AC	1.5 AC	SINGLE-FAMILY
73	1.5 AC	1.5 AC	SINGLE-FAMILY
74	1.5 AC	1.5 AC	SINGLE-FAMILY
75	1.5 AC	1.5 AC	SINGLE-FAMILY
76	1.5 AC	1.5 AC	SINGLE-FAMILY
77	1.5 AC	1.5 AC	SINGLE-FAMILY
78	1.5 AC	1.5 AC	SINGLE-FAMILY
79	2.7 AC	2.7 AC	SINGLE-FAMILY
80	1.5 AC	1.5 AC	SINGLE-FAMILY
81	1.5 AC	1.5 AC	SINGLE-FAMILY
82	1.5 AC	1.5 AC	SINGLE-FAMILY
83	1.5 AC	1.5 AC	SINGLE-FAMILY
84	1.5 AC	1.5 AC	SINGLE-FAMILY
85	1.5 AC	1.5 AC	SINGLE-FAMILY
86	3.1 AC	3.1 AC	OPEN SPACE
87	29.1 AC	29.1 AC	OPEN SPACE
88	13.0 AC	13.0 AC	OPEN SPACE
89	17.2 AC	17.2 AC	OPEN SPACE
90	2.0 AC	2.0 AC	OPEN SPACE
91	2.4 AC	2.4 AC	RECREATION AREA
92	31.7 AC	31.7 AC	CONDOMINIUMS
93	13.1 AC	13.1 AC	OPEN SPACE



BENCHMARK DATA

B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L EL. 3,277.435 METERS = 998.965 FEET

3,277.447 USC&GS MON FL 36' W/O C/L GODDE HILL RD & 0.7MI N/O ELIZABETH 998.969 LAKE RD 10' S C/L DIRT RD & 26' S/O S END GUARD RAIL MKD (F 1045 1960) 20' S/O & OPP MI MRK #2.44 E/O C/L

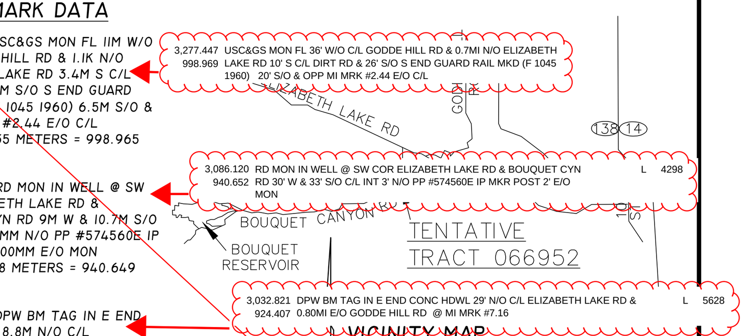
B.M. 4298: RD MON IN WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CYN RD 9M W & 10.7M S/O C/L INT 900MM N/O PP #574560E IP MKR POST 600MM E/O MON EL. 3,086.108 METERS = 940.649 FEET

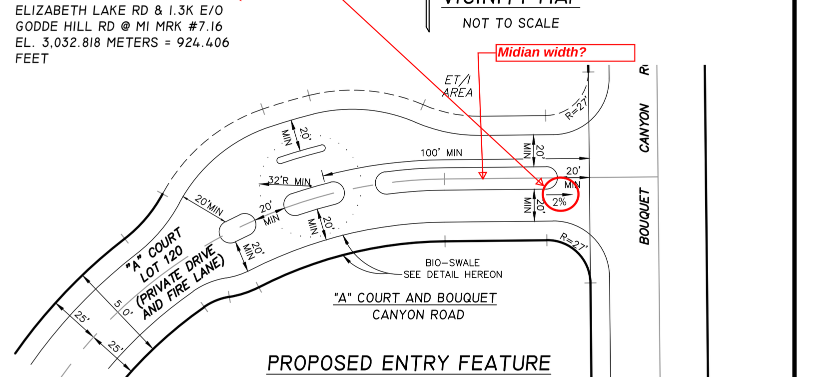
3,086.120 RD MON IN WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CYN L 4298 940.652 RD 30' W & 33' S/O C/L INT 3' N/O PP #574560E IP MKR POST 2' E/O MON

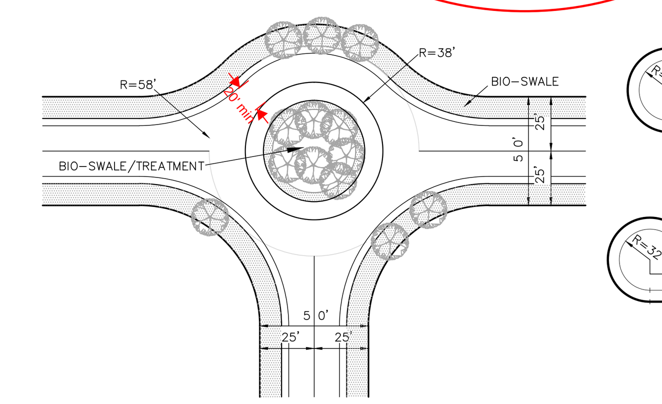
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDIE HILL RD @ MI MRK #7.16 EL. 3,032.818 METERS = 924.406 FEET

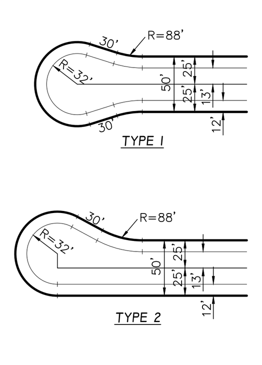
3,032.821 DPW BM TAG IN E END CONC HDWL 29' N/O C/L ELIZABETH LAKE RD & L 5628 924.407 0.80MI E/O GODDE HILL RD @ MI MRK #7.16

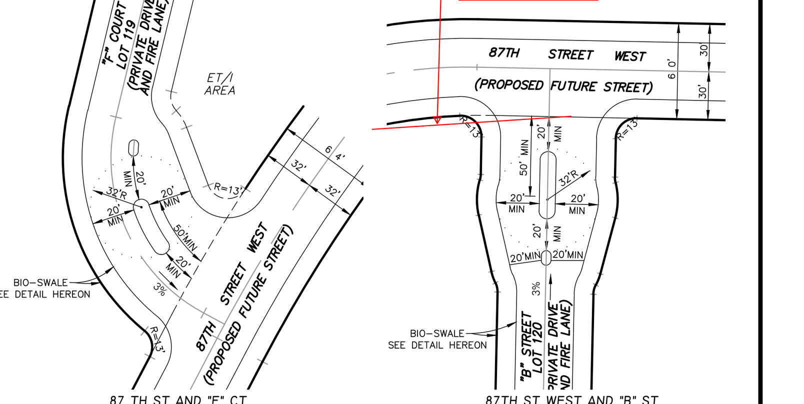
Whic is right?

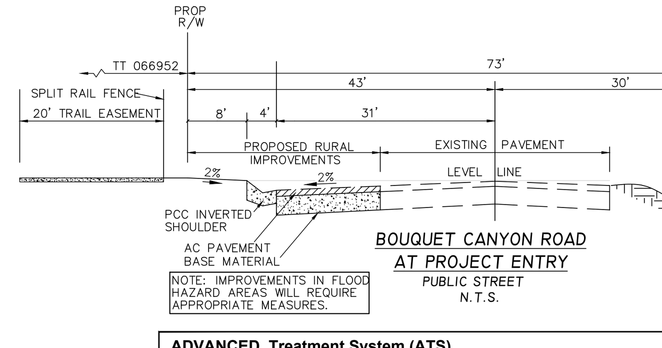


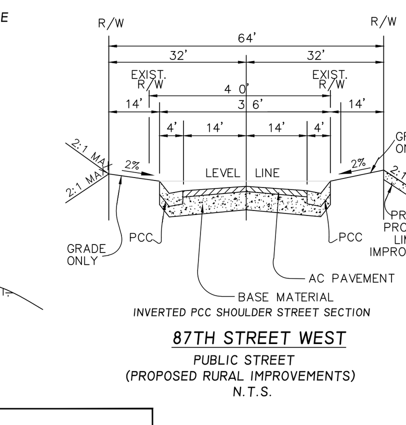


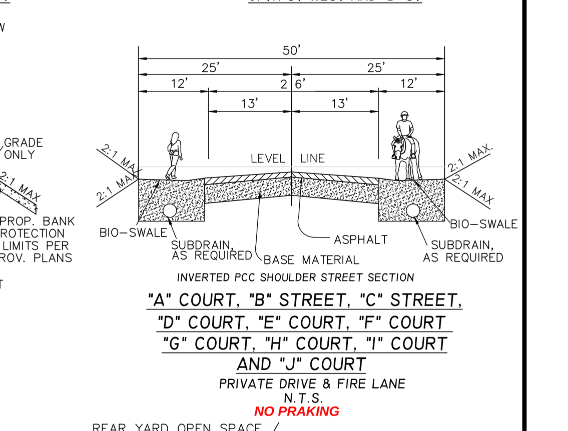


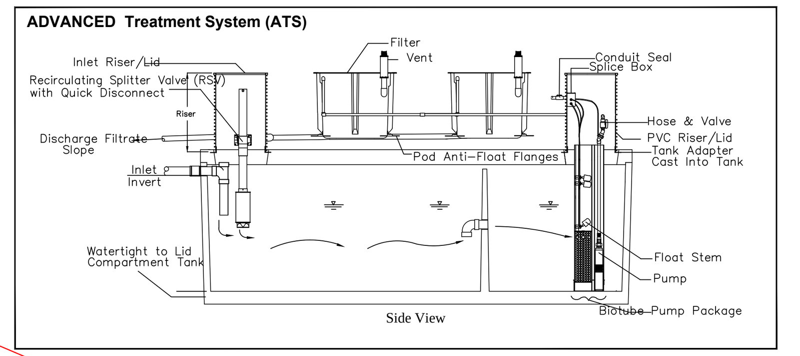




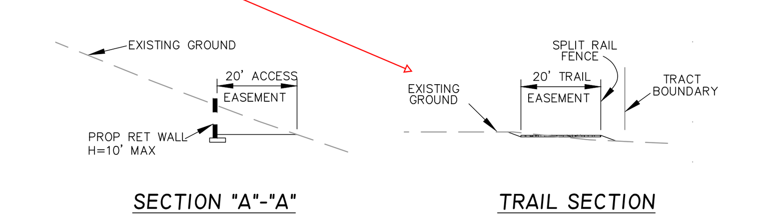






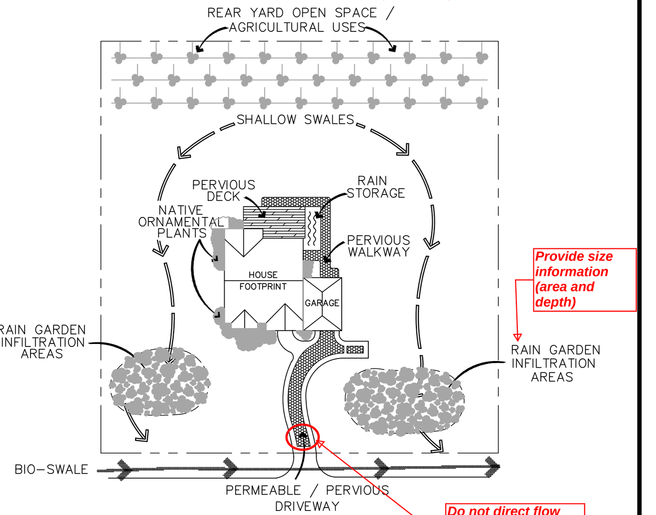


SAMPLE DETAIL
PRIVATE SELF CONTAINED WASTEWATER TREATMENT SYSTEM
NOTE: COMPARABLE STAND ALONE SYSTEM TO BE UTILIZED ON EACH LOT
NOT TO SCALE



SECTION "A"-"A"
THROUGH RETAINING WALL LOT 118
SCALE 1"=20'

TRAIL SECTION
SCALE 1"=20'



CONCEPTUAL LOT DETAIL
NOT TO SCALE

EVAPOTRANSPIRATION / INFILTRATION AREAS:

AREA "A" PORTION OF LOT 120 : 2.3 AC GROSS / 1.9 AC NET* (52 LOTS)
AREA "B" PORTION OF LOT 120 : 3.5 AC GROSS / 2.0 AC NET* (40 LOTS)
AREA "C" PORTION OF LOT 120 : 0.5 AC GROSS / 0.5 AC NET* (15 LOTS)
AREA "D" PORTION OF LOT 119 : 0.5 AC GROSS / 0.3 AC NET* (10 LOTS)
* NET = GROSS AREA MINUS AREA WITHIN 100' OF WATERCOURSE.

LEGEND

BOUNDARY LINE
LOT LINE
CENTER LINE
EXISTING CONTOUR
DAYLIGHT
PROPOSED CONTOUR
EASEMENT
* FIRE DEPARTMENT TURN AROUND LOCATION, DETAIL & CRITERIA TO BE DETERMINED PRIOR TO BUILDING PERMIT.
SIGHT DISTANCE
EXISTING DRAINAGE PATTERN
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED RETAINING WALL
PROPOSED WATER LINE
BLANKET EASEMENT FOR TRAIL PURPOSES
ET/I EVAPOTRANSPIRATION / INFILTRATION AREA
FLOOD HAZARD LIMITS
CONCEPTUAL BENCH DRAIN
CONCEPTUAL V-DITCH DRAIN

CUP NO. 2007-00038
EXHIBIT "A" MAP

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

OCTOBER 28, 2014

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-12 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 IN SECTION 20, TOWNSHIP 6 NORTH RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TOGETHER WITH PARCELS NO. 4-A AND 4-B OF PARCEL MAP NO. 4607, IN SAID UNINCORPORATED COUNTY AND STATE, PER MAP FILED IN BOOK 56, PAGES 24 AND 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198
ATTN: RICHARD E. DOSS, PE AICP

PREPARED FOR:
VALLEY VINEYARDS, LLC
PO BOX 790
AGOURA HILLS, CA 91376
PH: (818) 575-9983

TRACT MAP NO. 066952 (Rev.) TENTATIVE MAP DATE SUBMITTED 10-28-2014
EXHIBIT MAP DATE SUBMITTED 10-28-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide an updated and current "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the domestic flow, minimum fire flow, and fire hydrant requirements for the land division, and that water service will be provided to each lot.

2. Obtain and submit verification from the water purveyor regarding the location of the water tank site on a separate lot in fee title or in easement and the alignment of any proposed access driveways. All water tank sites and associated lot/easement boundaries shall be clearly delineated and called out on the tentative map.

3. Provide verification that the proposed site still have rights to the Leona Valley District Service Area water bank, as stated in the outdated will serve letter from California Water Service Company, dated October 29, 2009. Please set an appointment with Land Development Division – Water Unit to discuss the water issues.

4. A revised tentative map and a revised exhibit map is required to show the following additional items:

    a. Delineate and call out the associated lot/easement boundaries of all water tank sites.

    b. Clearly delineate and call out the boundaries of all water service areas.

    c. Label all existing water main lines with the name of corresponding water purveyor.

    d. Show and call out all proposed water tank/water facility sites and the associated lot/easement boundary lines, proposed site grading, access driveways, and proposed access driveway grading.

    e. List contact information for water purveyor on tentative map.

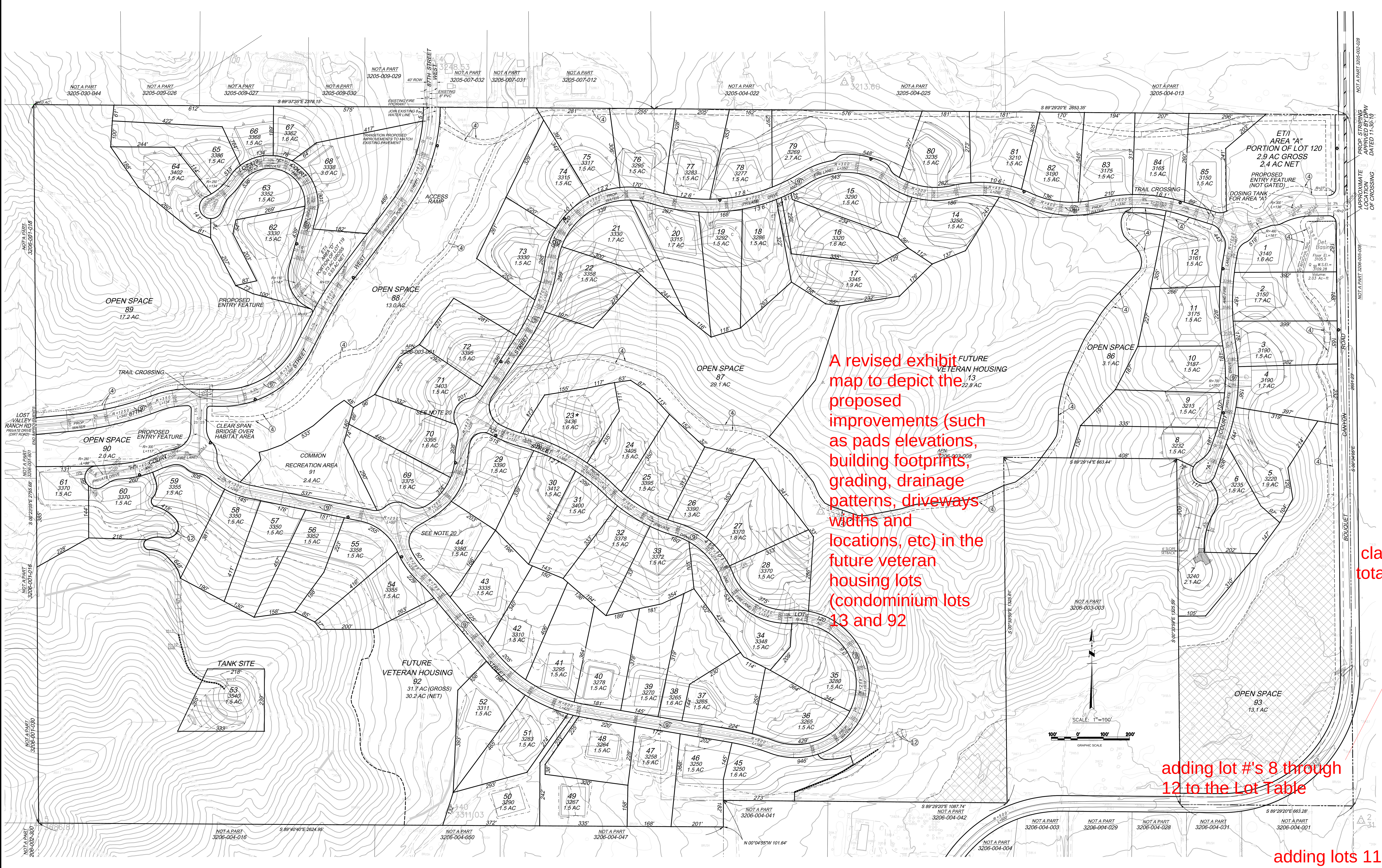
    f. Show the building footprints and attached/detached nature of the condominium units. Detail the number of buildings and the number of residential units.

g. Show and call out the number of buildings (detached or attached) and dwelling units.

h. Show proposed site conditions including building footprints.

Prepared by Vilong Truong Phone (626) 458-4921 Date 11-19-2014
tr066952w-rev5.doc

RECEIVED
DEPT OF REGIONAL PLANNING
TR066952 EXHIBIT
DATE: 28 OCT 2014



A revised exhibit map to depict the proposed improvements (such as pads elevations, building footprints, grading, drainage patterns, driveways widths and locations, etc) in the future veteran housing lots (condominium lots 13 and 92

adding lot #'s 8 through 12 to the Lot Table

adding lots 119 and 120 to the Lot Table and re-label these two lot #'s in a continuing sequence with the rest lot #'s

GENERAL NOTES:

1. ASSESSOR PARCEL NUMBERS 3206-003-001, 3206-003-008
2. GROSS AREA: 292.5 ACRES
3. GENERAL PLAN: "ANTELOPE VALLEY AREAWIDE GENERAL PLAN." (NO CHANGE PROPOSED) GENERAL PLAN DESIGNATION: "NON-URBAN I" (N-1), ALLOWING 0.5 DWELLING UNITS PER ACRE.
4. BASE ZONING DESIGNATION: "HEAVY AGRICULTURE - TWO ACRE MINIMUM REQUIRED LOT AREA" (A-2-2), ALLOWING 0.5 DWELLING UNITS PER ACRE. (NO CHANGE PROPOSED)
5. SUPPLEMENT ZONING DESIGNATION: "LEONA VALLEY COMMUNITY STANDARDS DISTRICT," ALLOWING 1 UNIT PER 2.5 ACRE (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. (NO CHANGE PROPOSED)
6. PROJECT SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
7. PROPOSED DEVELOPMENT: 117 RESIDENTIAL UNITS (1 UNIT PER 2.5 ACRES GROSS DENSITY).
8. PROPOSED SEWER SYSTEM: ADVANCED TREATMENT SYSTEMS (ATS).
9. PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
10. PROPOSED GAS SYSTEM: PROPANE.
11. RAW GRADING QUANTITIES: 1,160,000 CY CUT / 1,160,000 CY FILL - BALANCE ON SITE.
12. FLAGGED LOTS SHALL HAVE MINIMUM PAVED ACCESS OF 20'.
13. THERE ARE NO STRUCTURES ON THE PROPERTY.
14. THERE ARE NO OAK TREES ON THE PROPERTY.
15. PROPOSED STREET AREAS: (A) PRIVATE DRIVE AND FIRE LANE (LOTS 119 & 120) AND PRIVATE DRIVEWAYS = 18.8 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) = 6.6 ACRES
16. LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
17. PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
18. AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 195'.
19. PERMISSION GRANTED TO ADJUST PAD ELEVATION UP TO 3' TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
20. ROUNDABOUTS, IF UTILIZED, SHALL CONFORM TO L.A. COUNTY ROUNDABOUT POLICY GEOMETRICS.
21. HEREBY REQUEST PERMISSION TO WAIVE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS.
22. REFER TO STRIPING PLAN , APPROVED AND DATED 11-30-10 BY DPW , FOR DETAILS.
23. ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
24. ALL SHARED DRAINAGE DEVICES SHALL BE MAINTAINED BY HOA.
25. ALL SLOPES SHALL BE LANDSCAPED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
26. ALL SLOPES TO BE PLANTED/IRRIGATED, ELIMINATING THE NEED FOR DEBRIS CATCHMENTS STRUCTURES. SEE SOILS REPORT FOR SPECIFIC REQUIREMENTS.
27. WATER TANK (LOT 118) TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

1. 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.
2. TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 6403.2.
3. 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.
4. 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 TIMBER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9.
5. 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
6. 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 #32, 605 N. ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205 FIRE CODE 1117.2.1.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
8. ALL ACCESS SHALL COMPLY WITH TITLE 21 (COUNTY OF LOS ANGELES SUBDIVISION CODE) AND SECTION 902 OF THE FIRE CODE.

EASEMENT NOTES:

(1) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.
(2) SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2974 RECORDED 11-21-74 TO BE ABANDONED.
(3) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(4) PROPOSED IMPROVED 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.
(5) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6526 O.R. 538 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
(6) EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER 58130 O.R. 175 TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.
(7) EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK WEGER AND MONIQUE WEGER PER INST. 2003-3866021 O.R. TO REMAIN.
(8) ADJACENT SLOPE EASEMENT PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(9) PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREET(S) TO BE DEDICATED.
(10) PRIVATE DRIVES AND FIRE LANES TO BE OWNED/MAINTAINED BY THE HOA.
(11) PROPOSED 24' WIDE WATER LINE AND ACCESS EASEMENT TO CALIFORNIA WATER SERVICES COMPANY.
(12) ALL PROPOSED PRIVATE DRIVES AND FIRE LANES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.

clarification of the total # of proposed lots, the total # of proposed single family lots

LOT SUMMARY TABLE

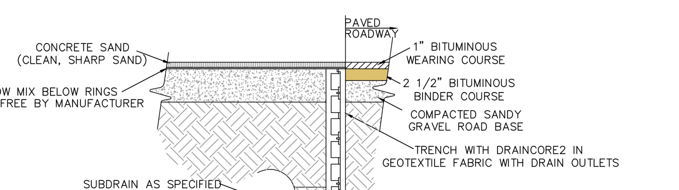
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.6 AC	1.6 AC	SINGLE-FAMILY
2	1.7 AC	1.7 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.7 AC	1.7 AC	SINGLE-FAMILY
5	1.9 AC	1.9 AC	SINGLE-FAMILY
6	1.5 AC	1.5 AC	SINGLE-FAMILY
7	2.1 AC	2.1 AC	SINGLE-FAMILY
13	22.8 AC	22.8 AC	CONDOMINIUMS
14	1.5 AC	1.5 AC	SINGLE-FAMILY
15	1.5 AC	1.5 AC	SINGLE-FAMILY
16	1.6 AC	1.6 AC	SINGLE-FAMILY
17	1.9 AC	1.9 AC	SINGLE-FAMILY
18	1.5 AC	1.5 AC	SINGLE-FAMILY
19	1.5 AC	1.5 AC	SINGLE-FAMILY
20	1.7 AC	1.7 AC	SINGLE-FAMILY
21	1.7 AC	1.7 AC	SINGLE-FAMILY
22	1.5 AC	1.5 AC	SINGLE-FAMILY
23	1.6 AC	1.6 AC	SINGLE-FAMILY
24	1.5 AC	1.5 AC	SINGLE-FAMILY
25	1.5 AC	1.5 AC	SINGLE-FAMILY
26	1.3 AC	1.3 AC	SINGLE-FAMILY
27	1.8 AC	1.8 AC	SINGLE-FAMILY
28	1.5 AC	1.5 AC	SINGLE-FAMILY
29	1.5 AC	1.5 AC	SINGLE-FAMILY
30	1.5 AC	1.5 AC	SINGLE-FAMILY
31	1.5 AC	1.5 AC	SINGLE-FAMILY
32	1.5 AC	1.5 AC	SINGLE-FAMILY
33	1.5 AC	1.5 AC	SINGLE-FAMILY
34	1.5 AC	1.5 AC	SINGLE-FAMILY
35	1.5 AC	1.5 AC	SINGLE-FAMILY

LOT SUMMARY TABLE

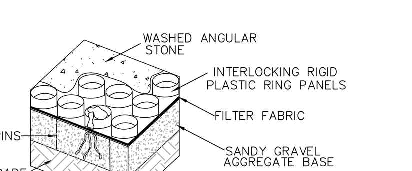
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
36	1.5 AC	1.5 AC	SINGLE-FAMILY
37	1.5 AC	1.5 AC	SINGLE-FAMILY
38	1.6 AC	1.6 AC	SINGLE-FAMILY
39	1.5 AC	1.5 AC	SINGLE-FAMILY
40	1.5 AC	1.5 AC	SINGLE-FAMILY
41	1.5 AC	1.5 AC	SINGLE-FAMILY
42	1.5 AC	1.5 AC	SINGLE-FAMILY
43	1.5 AC	1.5 AC	SINGLE-FAMILY
44	1.5 AC	1.5 AC	SINGLE-FAMILY
45	1.6 AC	1.6 AC	SINGLE-FAMILY
46	1.5 AC	1.5 AC	SINGLE-FAMILY
47	1.5 AC	1.5 AC	SINGLE-FAMILY
48	1.5 AC	1.5 AC	SINGLE-FAMILY
49	1.5 AC	1.5 AC	SINGLE-FAMILY
50	1.5 AC	1.5 AC	SINGLE-FAMILY
51	1.5 AC	1.5 AC	SINGLE-FAMILY
52	1.5 AC	1.5 AC	SINGLE-FAMILY
53	1.5 AC	1.5 AC	SINGLE-FAMILY
54	1.5 AC	1.5 AC	SINGLE-FAMILY
55	1.5 AC	1.5 AC	SINGLE-FAMILY
56	1.5 AC	1.5 AC	SINGLE-FAMILY
57	1.5 AC	1.5 AC	SINGLE-FAMILY
58	1.5 AC	1.5 AC	SINGLE-FAMILY
59	1.5 AC	1.5 AC	SINGLE-FAMILY
60	1.5 AC	1.5 AC	SINGLE-FAMILY
61	1.5 AC	1.5 AC	SINGLE-FAMILY
62	1.5 AC	1.5 AC	SINGLE-FAMILY
63	1.5 AC	1.5 AC	SINGLE-FAMILY
64	1.5 AC	1.5 AC	SINGLE-FAMILY
65	1.5 AC	1.5 AC	SINGLE-FAMILY

LOT SUMMARY TABLE

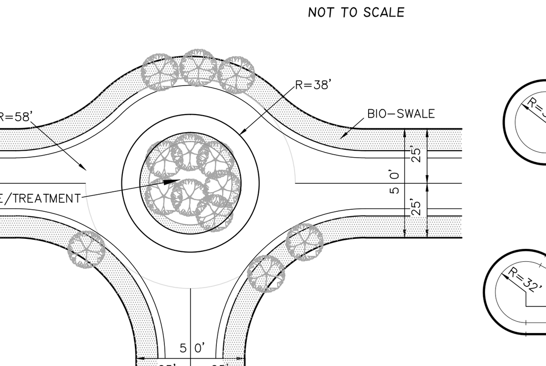
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
66	1.5 AC	1.5 AC	SINGLE-FAMILY
67	1.6 AC	1.6 AC	SINGLE-FAMILY
68	3.0 AC	3.0 AC	SINGLE-FAMILY
69	1.6 AC	1.6 AC	SINGLE-FAMILY
70	1.6 AC	1.6 AC	SINGLE-FAMILY
71	1.5 AC	1.5 AC	SINGLE-FAMILY
72	1.5 AC	1.5 AC	SINGLE-FAMILY
73	1.5 AC	1.5 AC	SINGLE-FAMILY
74	1.5 AC	1.5 AC	SINGLE-FAMILY
75	1.5 AC	1.5 AC	SINGLE-FAMILY
76	1.5 AC	1.5 AC	SINGLE-FAMILY
77	1.5 AC	1.5 AC	SINGLE-FAMILY
78	1.5 AC	1.5 AC	SINGLE-FAMILY
79	2.7 AC	2.7 AC	SINGLE-FAMILY
80	1.5 AC	1.5 AC	SINGLE-FAMILY
81	1.5 AC	1.5 AC	SINGLE-FAMILY
82	1.5 AC	1.5 AC	SINGLE-FAMILY
83	1.5 AC	1.5 AC	SINGLE-FAMILY
84	1.5 AC	1.5 AC	SINGLE-FAMILY
85	1.5 AC	1.5 AC	SINGLE-FAMILY
86	3.1 AC	3.1 AC	OPEN SPACE
87	29.1 AC	29.1 AC	OPEN SPACE
88	13.0 AC	13.0 AC	OPEN SPACE
89	17.2 AC	17.2 AC	OPEN SPACE
90	2.0 AC	2.0 AC	OPEN SPACE
91	2.4 AC	2.4 AC	RECREATION AREA
92	31.7 AC	31.7 AC	CONDOMINIUMS
93	13.1 AC	13.1 AC	OPEN SPACE



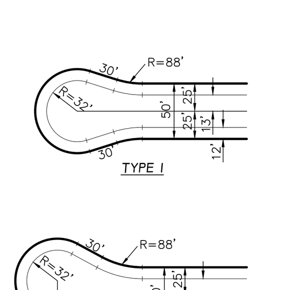
BIO-SWALE SECTION
GRAVELPAVE2, GRASSPAVE2 SYSTEM OR EQUIVALENT
NOT TO SCALE



GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE
NOT TO SCALE



ROUNDABOUT BIO-RETENTION DETAIL
NOT TO SCALE



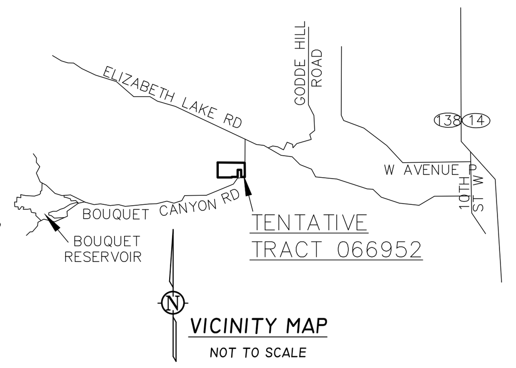
CUL-DE-SAC
DETAIL
NOT TO SCALE

BENCHMARK DATA

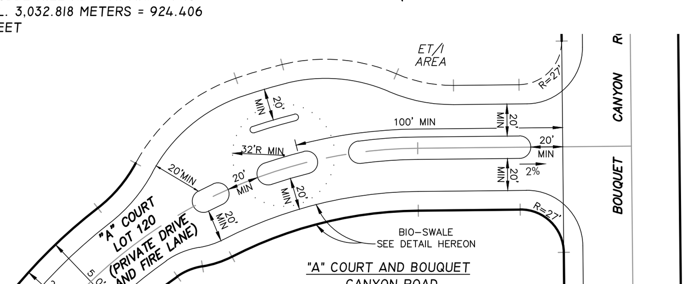
B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L EL. 3,277.435 METERS = 998.965 FEET

B.M. 4298: RD MON IN WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CYN RD 9M W & 10.7M S/O C/L INT 900MM N/O PP #574560E IP MKR POST 600MM E/O MON EL. 3,086.108 METERS = 940.649 FEET

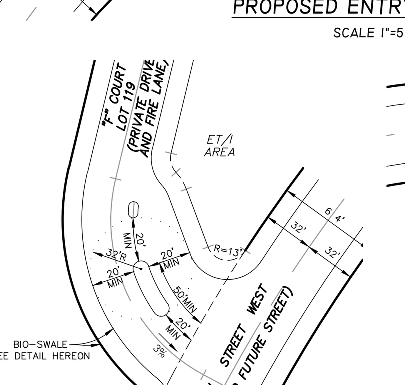
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDE HILL RD @ MI MRK #7.16 EL. 3,032.818 METERS = 924.406 FEET



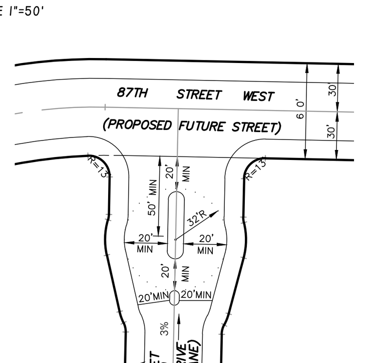
VICINITY MAP
NOT TO SCALE



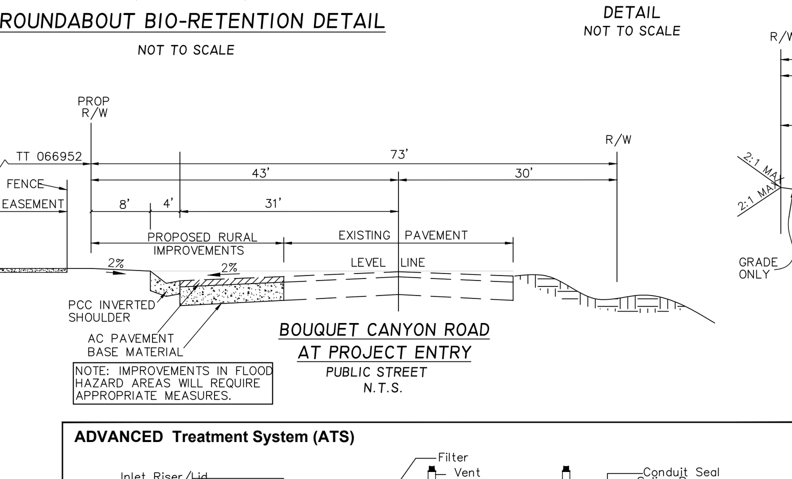
PROPOSED ENTRY FEATURE
SCALE 1"=50'



87 TH ST AND "F" CT

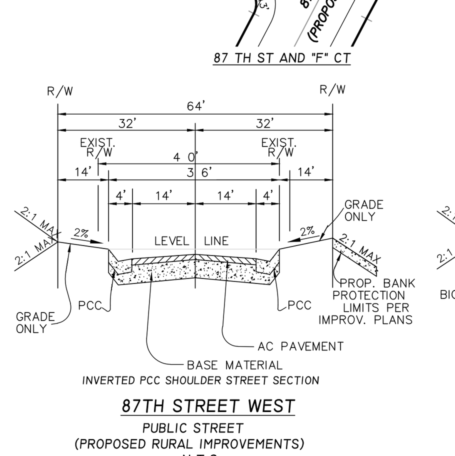


87TH ST WEST AND "B" ST

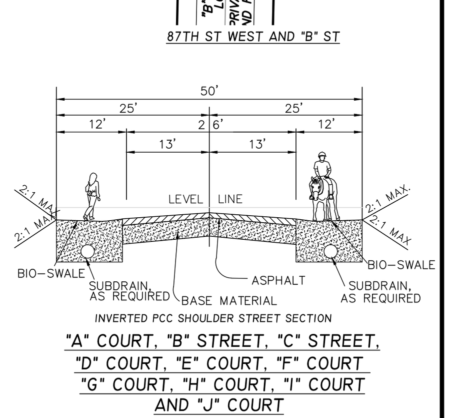


NOTE: IMPROVEMENTS IN FLOOD HAZARD AREAS WILL REQUIRE APPROPRIATE MEASURES.

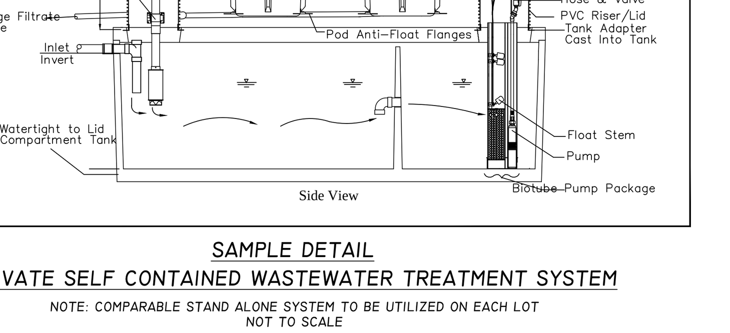
BOUQUET CANYON ROAD
AT PROJECT ENTRY
PUBLIC STREET
N.T.S.



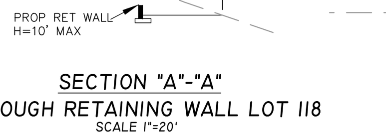
87TH STREET WEST
PUBLIC STREET
(PROPOSED RURAL IMPROVEMENTS)
N.T.S.



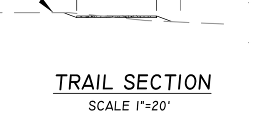
"A" COURT, "B" STREET, "C" STREET,
"D" COURT, "E" COURT, "F" COURT
"G" COURT, "H" COURT, "I" COURT
AND "J" COURT
PRIVATE DRIVE & FIRE LANE
N.T.S.



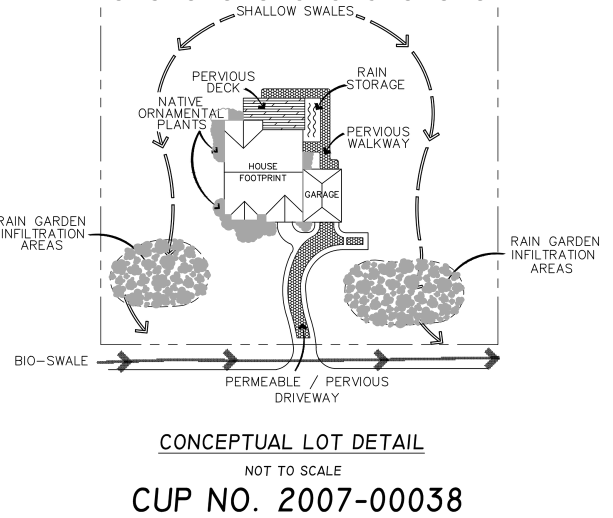
SAMPLE DETAIL
PRIVATE SELF CONTAINED WASTEWATER TREATMENT SYSTEM
NOTE: COMPARABLE STAND ALONE SYSTEM TO BE UTILIZED ON EACH LOT
NOT TO SCALE



SECTION "A"-"A"
THROUGH RETAINING WALL LOT 118
SCALE 1"=20'



TRAIL SECTION
SCALE 1"=20'



CONCEPTUAL LOT DETAIL
NOT TO SCALE

EVAPOTRANSPIRATION / INFILTRATION AREAS:

AREA "A" PORTION OF LOT 120 : 2.3 AC GROSS / 1.9 AC NET* (52 LOTS)
AREA "B" PORTION OF LOT 120 : 3.5 AC GROSS / 2.0 AC NET* (40 LOTS)
AREA "C" PORTION OF LOT 120 : 0.5 AC GROSS / 0.5 AC NET* (15 LOTS)
AREA "D" PORTION OF LOT 119 : 0.5 AC GROSS / 0.3 AC NET* (10 LOTS)
* NET = GROSS AREA MINUS AREA WITHIN 100' OF WATERCOURSE.

LEGEND

BOUNDARY LINE	EXISTING FIRE HYDRANT
LOT LINE	PROPOSED FIRE HYDRANT
CENTER LINE	PROPOSED RETAINING WALL
EXISTING CONTOUR	PROPOSED WATER LINE
DAYLIGHT	BLANKET EASEMENT FOR TRAIL PURPOSES
PROPOSED CONTOUR	ET/I EVAPOTRANSPIRATION / INFILTRATION AREA
EASEMENT	FLOOD HAZARD LIMITS
FIRE DEPARTMENT TURN AROUND LOCATION, DETAIL & CRITERIA TO BE DETERMINED PRIOR TO BUILDING PERMIT.	CONCEPTUAL BENCH DRAIN
SIGHT DISTANCE	CONCEPTUAL V-DITCH DRAIN
EXISTING DRAINAGE PATTERN	

CUP NO. 2007-00038
EXHIBIT "A" MAP

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

OCTOBER 28, 2014

signature of the civil engineer

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-12 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION

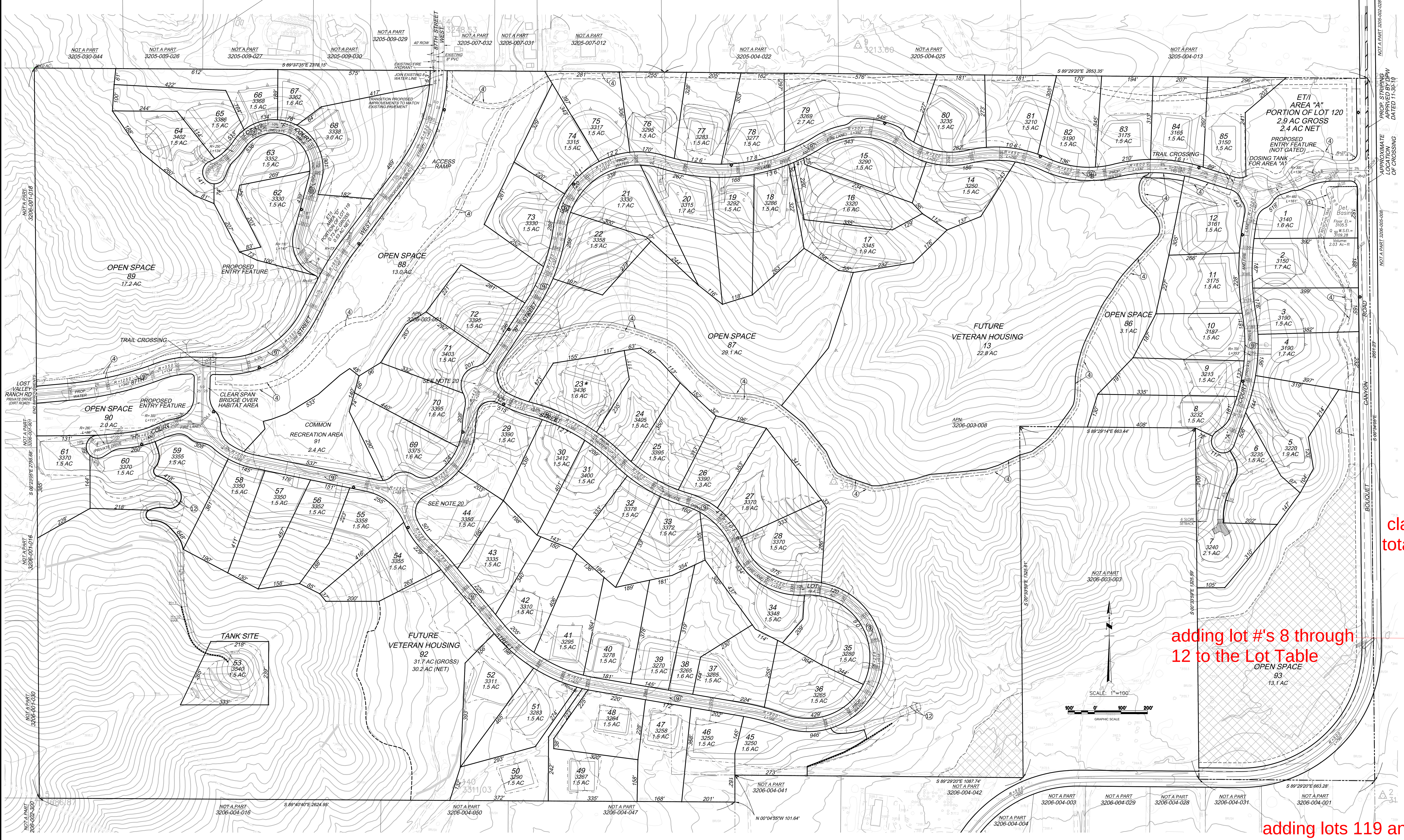
LOTS 1, 2, 3 AND 4 IN SECTION 20, TOWNSHIP 6 NORTH RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TOGETHER WITH PARCELS NO. 4-A AND 4-B OF PARCEL MAP NO. 4607, IN SAID UNINCORPORATED COUNTY AND STATE, PER MAP FILED IN BOOK 56, PAGES 24 AND 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198
ATTN: RICHARD E. DOSS, PE AICP

PREPARED FOR:
VALLEY VINEYARDS, LLC
PO BOX 790
AGOURA HILLS, CA 91376
PH: (818) 575-9983

SHEET 1 OF 1

RECEIVED
DEPT OF REGIONAL PLANNING
TR066952 TENTATIVE
DATE: 28 OCT 2014



adding lot #'s 8 through 12 to the Lot Table

GENERAL NOTES:

1. ASSESSOR PARCEL NUMBERS 3206-003-001, 3206-003-008
2. GROSS AREA: 292.5 ACRES
3. GENERAL PLAN: "ANTELOPE VALLEY AREAWIDE GENERAL PLAN." (NO CHANGE PROPOSED) GENERAL PLAN DESIGNATION: "NON-URBAN I" (N-1), ALLOWING 0.5 DWELLING UNITS PER ACRE.
4. BASE ZONING DESIGNATION: "HEAVY AGRICULTURE - TWO ACRE MINIMUM REQUIRED LOT AREA" (A-2-2), ALLOWING 0.5 DWELLING UNITS PER ACRE. (NO CHANGE PROPOSED)
5. SUPPLEMENT ZONING DESIGNATION: "LEONA VALLEY COMMUNITY STANDARDS DISTRICT," ALLOWING 1 UNIT PER 2.5 ACRE (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. (NO CHANGE PROPOSED)
6. PROJECT SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
7. PROPOSED DEVELOPMENT: 117 RESIDENTIAL UNITS (1 UNIT PER 2.5 ACRES GROSS DENSITY).
8. PROPOSED SEWER SYSTEM: ADVANCED TREATMENT SYSTEMS (ATS).
9. PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
10. PROPOSED GAS SYSTEM: PROPANE.
11. RAW GRADING QUANTITIES: 828,929 CY CUT / 828,929 CY FILL - BALANCE ON SITE.
12. FLAGGED LOTS SHALL HAVE MINIMUM PAVED ACCESS OF 20'.
13. THERE ARE NO STRUCTURES ON THE PROPERTY.
14. THERE ARE NO OAK TREES ON THE PROPERTY.
15. PROPOSED STREET AREAS: (A) PRIVATE DRIVE AND FIRE LANE (LOTS 119 & 120) AND PRIVATE DRIVEWAYS = 22.6 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) = 6.6 ACRES
16. LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
17. PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
18. AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 195'.
19. PERMISSION GRANTED TO ADJUST PAD ELEVATION UP TO 3' TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
20. ROUNDABOUTS, IF UTILIZED, SHALL CONFORM TO L.A. COUNTY ROUNDABOUT POLICY GEOMETRICS.
21. HEREBY REQUEST PERMISSION TO WAIVE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS.
22. REFER TO STRIPING PLAN , APPROVED AND DATED 11-30-10 BY DPW , FOR DETAILS.
23. ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
24. ALL SHARED DRAINAGE DEVICES SHALL BE MAINTAINED BY HOA.
25. ALL SLOPES SHALL BE LANDSCAPED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
26. ALL SLOPES TO BE PLANTED/IRRIGATED, ELIMINATING THE NEED FOR DEBRIS CATCHMENTS STRUCTURES. SEE SOILS REPORT FOR SPECIFIC REQUIREMENTS.
27. WATER TANK (LOT 118) TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

1. 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.
2. TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 6403.2.
3. 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.
4. 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 TIMBER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9.
5. 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
6. 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 #32, 605 N. ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205 FIRE CODE 1117.2.1.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
8. ALL ACCESS SHALL COMPLY WITH TITLE 21 (COUNTY OF LOS ANGELES SUBDIVISION CODE) AND SECTION 902 OF THE FIRE CODE.

EASEMENT NOTES:

(1) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.
(2) SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2974 RECORDED 11-21-74 TO BE ABANDONED.
(3) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(4) PROPOSED IMPROVED 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.
(5) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6526 O.R. 538 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
(6) EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER 58130 O.R. 175 TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.
(7) EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK WEGER AND MONIQUE WEGER PER INST. 2003-3866021 O.R. TO REMAIN.
(8) ADJACENT SLOPE EASEMENT PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(9) PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREET(S) TO BE DEDICATED.
(10) PRIVATE DRIVES AND FIRE LANES TO BE OWNED/MAINTAINED BY THE HOA.
(11) PROPOSED 24' WIDE WATER LINE AND ACCESS EASEMENT TO CALIFORNIA WATER SERVICES COMPANY.
(12) ALL PROPOSED PRIVATE DRIVES AND FIRE LANES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.

clarification of the total # of proposed lots, the total # of proposed single family lots

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.6 AC	1.6 AC	SINGLE-FAMILY
2	1.7 AC	1.7 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.7 AC	1.7 AC	SINGLE-FAMILY
5	1.9 AC	1.9 AC	SINGLE-FAMILY
6	1.5 AC	1.5 AC	SINGLE-FAMILY
7	2.1 AC	2.1 AC	SINGLE-FAMILY
13	22.8 AC	22.8 AC	CONDOMINIUMS
14	1.5 AC	1.5 AC	SINGLE-FAMILY
15	1.5 AC	1.5 AC	SINGLE-FAMILY
16	1.6 AC	1.6 AC	SINGLE-FAMILY
17	1.9 AC	1.9 AC	SINGLE-FAMILY
18	1.5 AC	1.5 AC	SINGLE-FAMILY
19	1.5 AC	1.5 AC	SINGLE-FAMILY
20	1.7 AC	1.7 AC	SINGLE-FAMILY
21	1.7 AC	1.7 AC	SINGLE-FAMILY
22	1.5 AC	1.5 AC	SINGLE-FAMILY
23	1.6 AC	1.6 AC	SINGLE-FAMILY
24	1.5 AC	1.5 AC	SINGLE-FAMILY
25	1.5 AC	1.5 AC	SINGLE-FAMILY
26	1.3 AC	1.3 AC	SINGLE-FAMILY
27	1.8 AC	1.8 AC	SINGLE-FAMILY
28	1.5 AC	1.5 AC	SINGLE-FAMILY
29	1.5 AC	1.5 AC	SINGLE-FAMILY
30	1.5 AC	1.5 AC	SINGLE-FAMILY
31	1.5 AC	1.5 AC	SINGLE-FAMILY
32	1.5 AC	1.5 AC	SINGLE-FAMILY
33	1.5 AC	1.5 AC	SINGLE-FAMILY
34	1.5 AC	1.5 AC	SINGLE-FAMILY
35	1.5 AC	1.5 AC	SINGLE-FAMILY

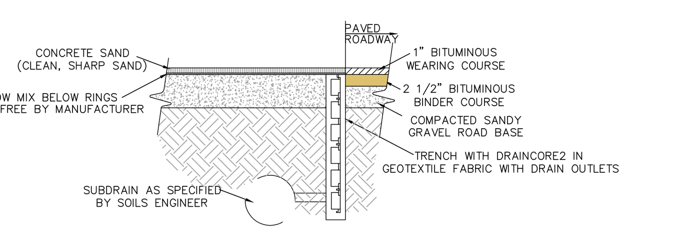
LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
36	1.5 AC	1.5 AC	SINGLE-FAMILY
37	1.5 AC	1.5 AC	SINGLE-FAMILY
38	1.6 AC	1.6 AC	SINGLE-FAMILY
39	1.5 AC	1.5 AC	SINGLE-FAMILY
40	1.5 AC	1.5 AC	SINGLE-FAMILY
41	1.5 AC	1.5 AC	SINGLE-FAMILY
42	1.5 AC	1.5 AC	SINGLE-FAMILY
43	1.5 AC	1.5 AC	SINGLE-FAMILY
44	1.5 AC	1.5 AC	SINGLE-FAMILY
45	1.6 AC	1.6 AC	SINGLE-FAMILY
46	1.5 AC	1.5 AC	SINGLE-FAMILY
47	1.5 AC	1.5 AC	SINGLE-FAMILY
48	1.5 AC	1.5 AC	SINGLE-FAMILY
49	1.5 AC	1.5 AC	SINGLE-FAMILY
50	1.5 AC	1.5 AC	SINGLE-FAMILY
51	1.5 AC	1.5 AC	SINGLE-FAMILY
52	1.5 AC	1.5 AC	SINGLE-FAMILY
53	1.5 AC	1.5 AC	SINGLE-FAMILY
54	1.5 AC	1.5 AC	SINGLE-FAMILY
55	1.5 AC	1.5 AC	SINGLE-FAMILY
56	1.5 AC	1.5 AC	SINGLE-FAMILY
57	1.5 AC	1.5 AC	SINGLE-FAMILY
58	1.5 AC	1.5 AC	SINGLE-FAMILY
59	1.5 AC	1.5 AC	SINGLE-FAMILY
60	1.5 AC	1.5 AC	SINGLE-FAMILY
61	1.5 AC	1.5 AC	SINGLE-FAMILY
62	1.5 AC	1.5 AC	SINGLE-FAMILY
63	1.5 AC	1.5 AC	SINGLE-FAMILY
64	1.5 AC	1.5 AC	SINGLE-FAMILY
65	1.5 AC	1.5 AC	SINGLE-FAMILY

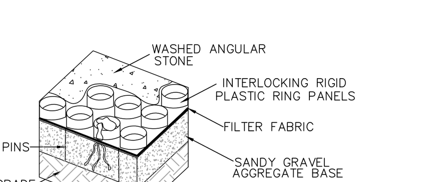
LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
66	1.5 AC	1.5 AC	SINGLE-FAMILY
67	1.6 AC	1.6 AC	SINGLE-FAMILY
68	3.0 AC	3.0 AC	SINGLE-FAMILY
69	1.6 AC	1.6 AC	SINGLE-FAMILY
70	1.6 AC	1.6 AC	SINGLE-FAMILY
71	1.5 AC	1.5 AC	SINGLE-FAMILY
72	1.5 AC	1.5 AC	SINGLE-FAMILY
73	1.5 AC	1.5 AC	SINGLE-FAMILY
74	1.5 AC	1.5 AC	SINGLE-FAMILY
75	1.5 AC	1.5 AC	SINGLE-FAMILY
76	1.5 AC	1.5 AC	SINGLE-FAMILY
77	1.5 AC	1.5 AC	SINGLE-FAMILY
78	1.5 AC	1.5 AC	SINGLE-FAMILY
79	2.7 AC	2.7 AC	SINGLE-FAMILY
80	1.5 AC	1.5 AC	SINGLE-FAMILY
81	1.5 AC	1.5 AC	SINGLE-FAMILY
82	1.5 AC	1.5 AC	SINGLE-FAMILY
83	1.5 AC	1.5 AC	SINGLE-FAMILY
84	1.5 AC	1.5 AC	SINGLE-FAMILY
85	1.5 AC	1.5 AC	SINGLE-FAMILY
86	3.1 AC	3.1 AC	OPEN SPACE
87	29.1 AC	29.1 AC	OPEN SPACE
88	13.0 AC	13.0 AC	OPEN SPACE
89	17.2 AC	17.2 AC	OPEN SPACE
90	2.0 AC	2.0 AC	OPEN SPACE
91	2.4 AC	2.4 AC	RECREATION AREA
92	31.7 AC	31.7 AC	CONDOMINIUMS
93	13.1 AC	13.1 AC	OPEN SPACE

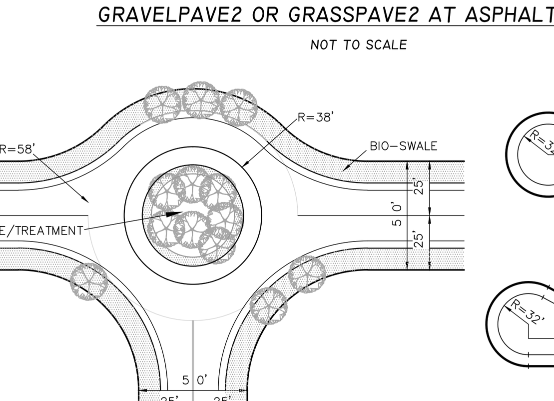
adding lots 119 and 120 to the Lot Table and re-label these two lot #'s in a continuing sequence with the rest lot #'s



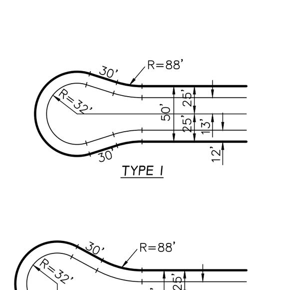
BIO-SWALE SECTION
GRAVELPAVE2, GRASSPAVE2 SYSTEM OR EQUIVALENT
NOT TO SCALE



GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE
NOT TO SCALE



ROUNDABOUT BIO-RETENTION DETAIL
NOT TO SCALE



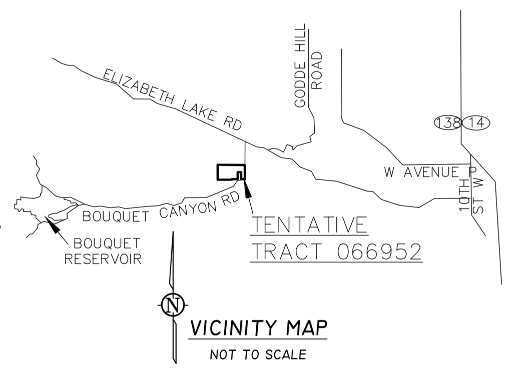
CUL-DE-SAC
DETAIL
NOT TO SCALE

BENCHMARK DATA

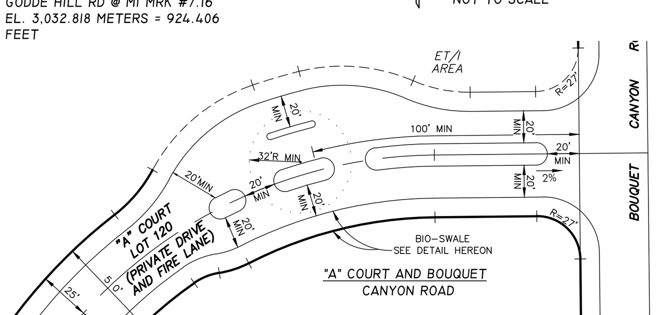
B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L
EL. 3,277.435 METERS = 998.965 FEET

B.M. 4298: RD MON IN WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CYN RD 9M W & 10.7M S/O C/L INT 900MM N/O PP #574560E IP MKR POST 600MM E/O MON
EL. 3,086.108 METERS = 940.649 FEET

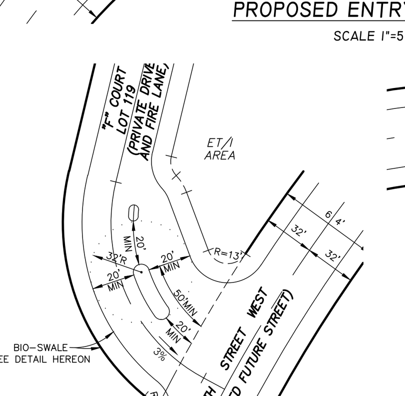
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDE HILL RD @ MI MRK #7.16
EL. 3,032.818 METERS = 924.406 FEET



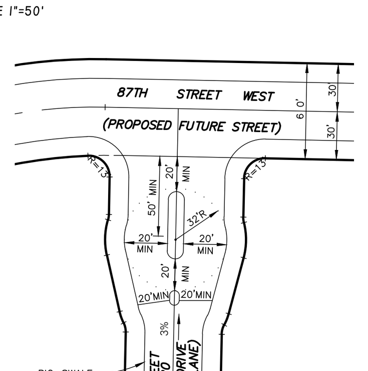
VICINITY MAP
NOT TO SCALE



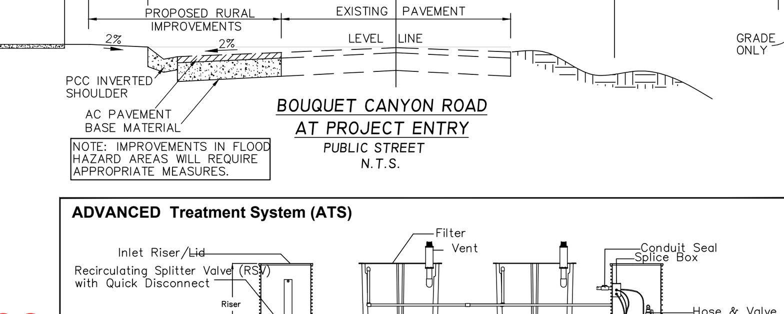
PROPOSED ENTRY FEATURE
SCALE 1"=50'



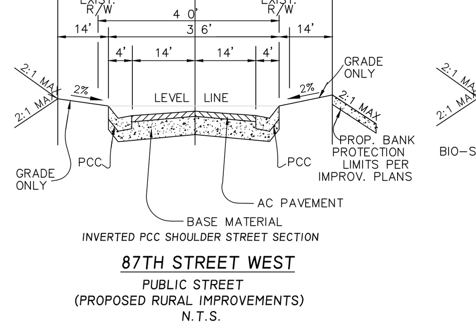
87 TH ST AND "F" CT



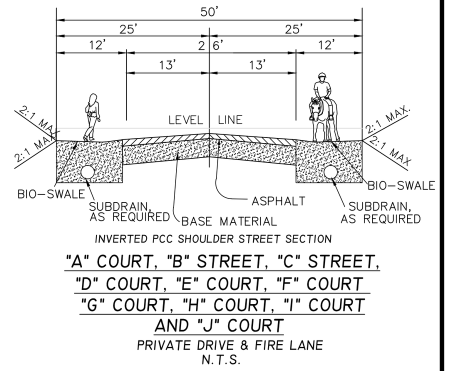
87TH ST WEST AND "B" ST



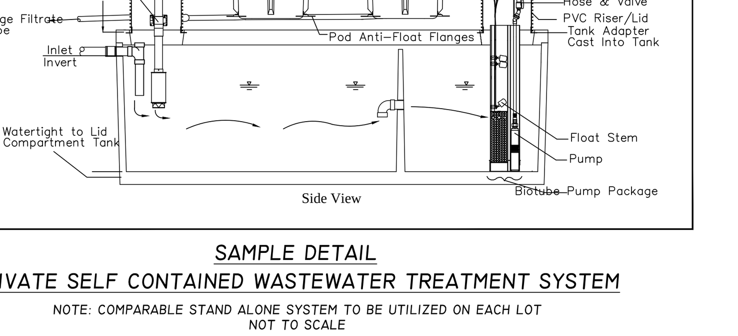
BOUQUET CANYON ROAD
AT PROJECT ENTRY
PUBLIC STREET
N.T.S.



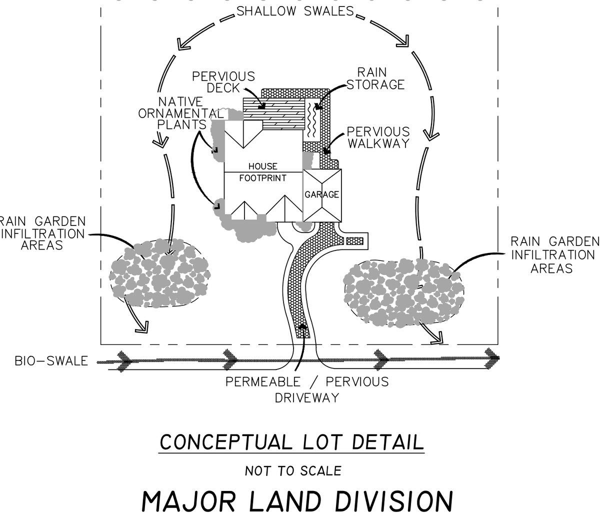
87TH STREET WEST
PUBLIC STREET
(PROPOSED RURAL IMPROVEMENTS)
N.T.S.



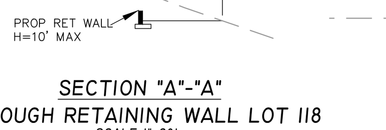
"A" COURT, "B" STREET, "C" STREET,
"D" COURT, "E" COURT, "F" COURT
"G" COURT, "H" COURT, "I" COURT
AND "J" COURT
PRIVATE DRIVE & FIRE LANE
N.T.S.



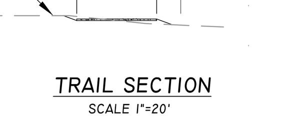
SAMPLE DETAIL
PRIVATE SELF CONTAINED WASTEWATER TREATMENT SYSTEM
NOTE: COMPARABLE STAND ALONE SYSTEM TO BE UTILIZED ON EACH LOT
NOT TO SCALE



CONCEPTUAL LOT DETAIL
NOT TO SCALE



SECTION "A"-"A"
THROUGH RETAINING WALL LOT 118
SCALE 1"=20'



TRAIL SECTION
SCALE 1"=20'

EVAPOTRANSPIRATION / INFILTRATION AREAS:

AREA "A" PORTION OF LOT 120 : 2.3 AC GROSS / 1.9 AC NET* (52 LOTS)
AREA "B" PORTION OF LOT 120 : 3.5 AC GROSS / 2.0 AC NET* (40 LOTS)
AREA "C" PORTION OF LOT 120 : 0.5 AC GROSS / 0.5 AC NET* (15 LOTS)
AREA "D" PORTION OF LOT 119 : 0.5 AC GROSS / 0.3 AC NET* (10 LOTS)
* NET = GROSS AREA MINUS AREA WITHIN 100' OF WATERCOURSE.

LEGEND

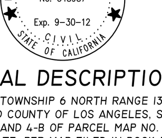
BOUNDARY LINE	EXISTING FIRE HYDRANT
LOT LINE	PROPOSED FIRE HYDRANT
CENTER LINE	PROPOSED RETAINING WALL
EXISTING CONTOUR	PROPOSED WATER LINE
DAYLIGHT	BLANKET EASEMENT FOR TRAIL PURPOSES
PROPOSED CONTOUR	ET/I EVAPOTRANSPIRATION / INFILTRATION AREA
EASEMENT	FLOOD HAZARD LIMITS
* FIRE DEPARTMENT TURN AROUND LOCATION, DETAIL & CRITERIA TO BE DETERMINED PRIOR TO BUILDING PERMIT.	CONCEPTUAL BENCH DRAIN
SIGHT DISTANCE	CONCEPTUAL V-DITCH DRAIN
EXISTING DRAINAGE PATTERN	

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 066952

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

OCTOBER 28, 2014

signature of the civil engineer



LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 IN SECTION 20, TOWNSHIP 6 NORTH RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TOGETHER WITH PARCELS NO. 4-A AND 4-B OF PARCEL MAP NO. 4607, IN SAID UNINCORPORATED COUNTY AND STATE, PER MAP FILED IN BOOK 56, PAGES 24 AND 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198
ATTN: RICHARD E. DOSS, PE AICP

PREPARED FOR:
VALLEY VINEYARDS, LLC
PO BOX 790
AGOURA HILLS, CA 91376
PH: (818) 575-9983

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT/PARCEL MAP NO. 66952 (Rev.)

TENTATIVE MAP DATED 10-28-2014
EXHIBIT MAP DATED 10-28-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) A revised tentative map and exhibit map is required. See additional road comments as shown in the attached files (2014-11-12 TTR 066952 dated 2014-10-29 RD checkprint.pdf and 2014-11-12 TTR 066952 Exhibit Map dated 2014-10-29 RD checkprint.pdf) which can be found at the following ftp link: ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%20066952rev5/

JN for PC

Prepared by Patricia Constanza Phone (626) 458-4921 Date 11-20-2014

RECEIVED
DEPT OF REGIONAL PLANNING
TR066952 EXHIBIT
DATE: 28 OCT 2014

GENERAL NOTES:

1. ASSESSOR PARCEL NUMBERS 3206-003-001, 3206-003-008
2. GROSS AREA: 292.5 ACRES
3. GENERAL PLAN: "ANTELOPE VALLEY AREAWIDE GENERAL PLAN." (NO CHANGE PROPOSED) GENERAL PLAN DESIGNATION: "NON-URBAN I" (N-1), ALLOWING 0.5 DWELLING UNITS PER ACRE.
4. BASE ZONING DESIGNATION: "HEAVY AGRICULTURE - TWO ACRE MINIMUM REQUIRED LOT AREA" (A-2-2), ALLOWING 0.5 DWELLING UNITS PER ACRE. (NO CHANGE PROPOSED)
5. SUPPLEMENT ZONING DESIGNATION: "LEONA VALLEY COMMUNITY STANDARDS DISTRICT," ALLOWING 1 UNIT PER 2.5 ACRE (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. (NO CHANGE PROPOSED)
6. PROJECT SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
7. PROPOSED DEVELOPMENT: 117 RESIDENTIAL UNITS (1 UNIT PER 2.5 ACRES GROSS DENSITY).
8. PROPOSED SEWER SYSTEM: ADVANCED TREATMENT SYSTEMS (ATS).
9. PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
10. PROPOSED GAS SYSTEM: PROPANE.
11. RAW GRADING QUANTITIES: 1,160,000 CY CUT / 1,160,000 CY FILL - BALANCE ON SITE.
12. FLAGGED LOTS SHALL HAVE MINIMUM PAVED ACCESS OF 20'.
13. THERE ARE NO STRUCTURES ON THE PROPERTY.
14. THERE ARE NO OAK TREES ON THE PROPERTY.
15. PROPOSED STREET AREAS: (A) PRIVATE DRIVE AND FIRE LANE (LOTS 119 & 120) AND PRIVATE DRIVEWAYS = 18.8 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) = 6.6 ACRES
16. LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
17. PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
18. AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 195'.
19. PERMISSION GRANTED TO ADJUST PAD ELEVATION UP TO 3' TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
20. ROUNDABOUTS, IF UTILIZED, SHALL CONFORM TO L.A. COUNTY ROUNDABOUT POLICY GEOMETRICS.
21. HEREBY REQUEST PERMISSION TO WAIVE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS.
22. REFER TO STRIPING PLAN , APPROVED AND DATED 11-30-10 BY DPW , FOR DETAILS.
23. ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
24. ALL SHARED DRAINAGE DEVICES SHALL BE MAINTAINED BY HOA.
25. ALL SLOPES SHALL BE LANDSCAPED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
26. ALL SLOPES TO BE PLANTED/IRRIGATED, ELIMINATING THE NEED FOR DEBRIS CATCHMENTS STRUCTURES. SEE SOILS REPORT FOR SPECIFIC REQUIREMENTS.
27. WATER TANK (LOT 118) TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

1. 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.
2. TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 6403.2.
3. 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.
4. 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 TIMBER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9.
5. 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
6. 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 #32, 605 N. ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205 FIRE CODE 1117.2.1.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
8. ALL ACCESS SHALL COMPLY WITH TITLE 21 (COUNTY OF LOS ANGELES SUBDIVISION CODE) AND SECTION 902 OF THE FIRE CODE.

EASEMENT NOTES:

(1) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.
(2) SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2974 RECORDED 11-21-74 TO BE ABANDONED.
(3) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(4) PROPOSED IMPROVED 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.
(5) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6526 O.R. 538 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
(6) EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER 58130 O.R. 175 TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.
(7) EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK WEGER AND MONIQUE WEGER PER INST. 2003-3866021 O.R. TO REMAIN.
(8) ADJACENT SLOPE EASEMENT PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(9) PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREET(S) TO BE DEDICATED.
(10) PRIVATE DRIVES AND FIRE LANES TO BE OWNED/MAINTAINED BY THE HOA.
(11) PROPOSED 24' WIDE WATER LINE AND ACCESS EASEMENT TO CALIFORNIA WATER SERVICES COMPANY.
(12) ALL PROPOSED PRIVATE DRIVES AND FIRE LANES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.

LOT SUMMARY TABLE

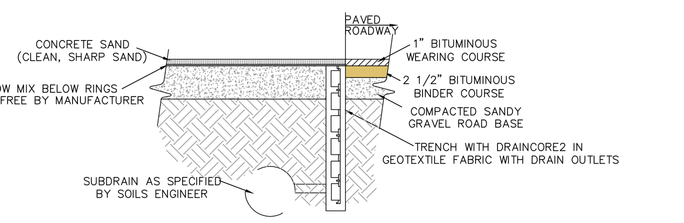
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.6 AC	1.6 AC	SINGLE-FAMILY
2	1.7 AC	1.7 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.7 AC	1.7 AC	SINGLE-FAMILY
5	1.9 AC	1.9 AC	SINGLE-FAMILY
6	1.5 AC	1.5 AC	SINGLE-FAMILY
7	2.1 AC	2.1 AC	SINGLE-FAMILY
13	22.8 AC	22.8 AC	CONDOMINIUMS
14	1.5 AC	1.5 AC	SINGLE-FAMILY
15	1.5 AC	1.5 AC	SINGLE-FAMILY
16	1.6 AC	1.6 AC	SINGLE-FAMILY
17	1.9 AC	1.9 AC	SINGLE-FAMILY
18	1.5 AC	1.5 AC	SINGLE-FAMILY
19	1.5 AC	1.5 AC	SINGLE-FAMILY
20	1.7 AC	1.7 AC	SINGLE-FAMILY
21	1.7 AC	1.7 AC	SINGLE-FAMILY
22	1.5 AC	1.5 AC	SINGLE-FAMILY
23	1.6 AC	1.6 AC	SINGLE-FAMILY
24	1.5 AC	1.5 AC	SINGLE-FAMILY
25	1.5 AC	1.5 AC	SINGLE-FAMILY
26	1.3 AC	1.3 AC	SINGLE-FAMILY
27	1.8 AC	1.8 AC	SINGLE-FAMILY
28	1.5 AC	1.5 AC	SINGLE-FAMILY
29	1.5 AC	1.5 AC	SINGLE-FAMILY
30	1.5 AC	1.5 AC	SINGLE-FAMILY
31	1.5 AC	1.5 AC	SINGLE-FAMILY
32	1.5 AC	1.5 AC	SINGLE-FAMILY
33	1.5 AC	1.5 AC	SINGLE-FAMILY
34	1.5 AC	1.5 AC	SINGLE-FAMILY
35	1.5 AC	1.5 AC	SINGLE-FAMILY

LOT SUMMARY TABLE

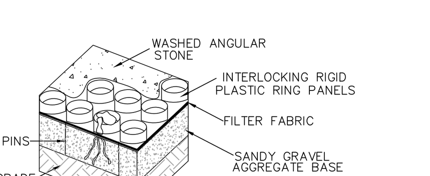
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
36	1.5 AC	1.5 AC	SINGLE-FAMILY
37	1.5 AC	1.5 AC	SINGLE-FAMILY
38	1.6 AC	1.6 AC	SINGLE-FAMILY
39	1.5 AC	1.5 AC	SINGLE-FAMILY
40	1.5 AC	1.5 AC	SINGLE-FAMILY
41	1.5 AC	1.5 AC	SINGLE-FAMILY
42	1.5 AC	1.5 AC	SINGLE-FAMILY
43	1.5 AC	1.5 AC	SINGLE-FAMILY
44	1.5 AC	1.5 AC	SINGLE-FAMILY
45	1.6 AC	1.6 AC	SINGLE-FAMILY
46	1.5 AC	1.5 AC	SINGLE-FAMILY
47	1.5 AC	1.5 AC	SINGLE-FAMILY
48	1.5 AC	1.5 AC	SINGLE-FAMILY
49	1.5 AC	1.5 AC	SINGLE-FAMILY
50	1.5 AC	1.5 AC	SINGLE-FAMILY
51	1.5 AC	1.5 AC	SINGLE-FAMILY
52	1.5 AC	1.5 AC	SINGLE-FAMILY
53	1.5 AC	1.5 AC	SINGLE-FAMILY
54	1.5 AC	1.5 AC	SINGLE-FAMILY
55	1.5 AC	1.5 AC	SINGLE-FAMILY
56	1.5 AC	1.5 AC	SINGLE-FAMILY
57	1.5 AC	1.5 AC	SINGLE-FAMILY
58	1.5 AC	1.5 AC	SINGLE-FAMILY
59	1.5 AC	1.5 AC	SINGLE-FAMILY
60	1.5 AC	1.5 AC	SINGLE-FAMILY
61	1.5 AC	1.5 AC	SINGLE-FAMILY
62	1.5 AC	1.5 AC	SINGLE-FAMILY
63	1.5 AC	1.5 AC	SINGLE-FAMILY
64	1.5 AC	1.5 AC	SINGLE-FAMILY
65	1.5 AC	1.5 AC	SINGLE-FAMILY

LOT SUMMARY TABLE

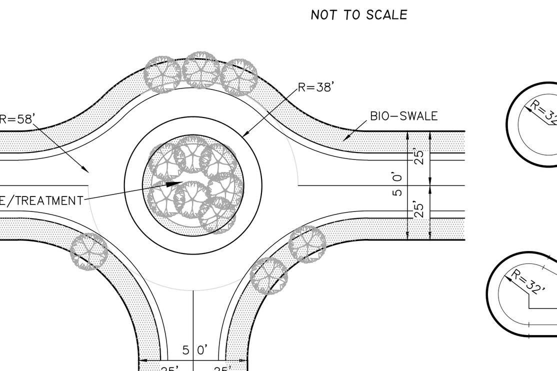
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
66	1.5 AC	1.5 AC	SINGLE-FAMILY
67	1.6 AC	1.6 AC	SINGLE-FAMILY
68	3.0 AC	3.0 AC	SINGLE-FAMILY
69	1.6 AC	1.6 AC	SINGLE-FAMILY
70	1.6 AC	1.6 AC	SINGLE-FAMILY
71	1.5 AC	1.5 AC	SINGLE-FAMILY
72	1.5 AC	1.5 AC	SINGLE-FAMILY
73	1.5 AC	1.5 AC	SINGLE-FAMILY
74	1.5 AC	1.5 AC	SINGLE-FAMILY
75	1.5 AC	1.5 AC	SINGLE-FAMILY
76	1.5 AC	1.5 AC	SINGLE-FAMILY
77	1.5 AC	1.5 AC	SINGLE-FAMILY
78	1.5 AC	1.5 AC	SINGLE-FAMILY
79	2.7 AC	2.7 AC	SINGLE-FAMILY
80	1.5 AC	1.5 AC	SINGLE-FAMILY
81	1.5 AC	1.5 AC	SINGLE-FAMILY
82	1.5 AC	1.5 AC	SINGLE-FAMILY
83	1.5 AC	1.5 AC	SINGLE-FAMILY
84	1.5 AC	1.5 AC	SINGLE-FAMILY
85	1.5 AC	1.5 AC	SINGLE-FAMILY
86	3.1 AC	3.1 AC	OPEN SPACE
87	29.1 AC	29.1 AC	OPEN SPACE
88	13.0 AC	13.0 AC	OPEN SPACE
89	17.2 AC	17.2 AC	OPEN SPACE
90	2.0 AC	2.0 AC	OPEN SPACE
91	2.4 AC	2.4 AC	RECREATION AREA
92	31.7 AC	31.7 AC	CONDOMINIUMS
93	13.1 AC	13.1 AC	OPEN SPACE



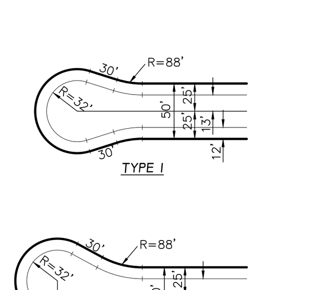
BIO-SWALE SECTION
GRAVELPAVE2, GRASSPAVE2 SYSTEM OR EQUIVALENT
NOT TO SCALE



GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE
NOT TO SCALE



ROUNDABOUT BIO-RETENTION DETAIL
NOT TO SCALE



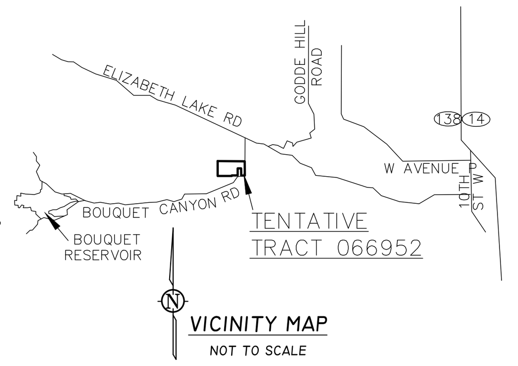
CUL-DE-SAC
DETAIL
NOT TO SCALE

BENCHMARK DATA

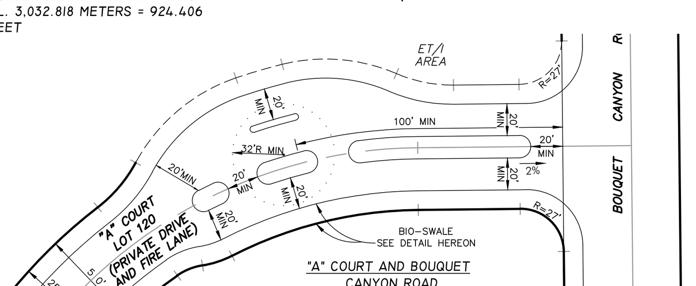
B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L
EL. 3,277.435 METERS = 998.965 FEET

B.M. 4298: RD MON IN WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CYN RD 9M W & 10.7M S/O C/L INT 900MM N/O PP #574560E IP MKR POST 600MM E/O MON
EL. 3,086.108 METERS = 940.649 FEET

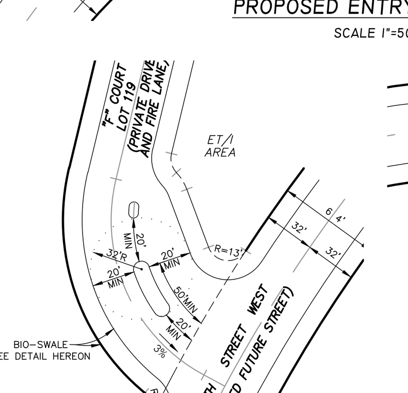
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDE HILL RD @ MI MRK #7.16
EL. 3,032.818 METERS = 924.406 FEET



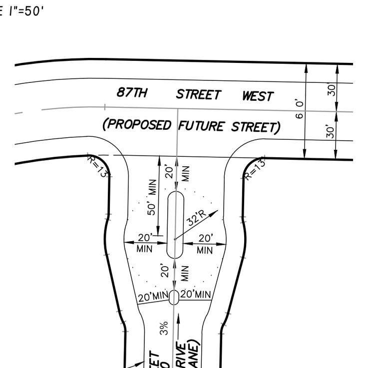
VICINITY MAP
NOT TO SCALE



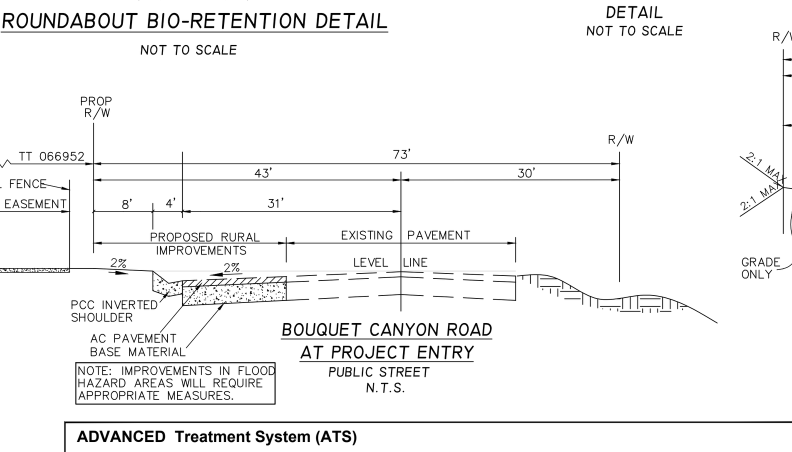
PROPOSED ENTRY FEATURE
SCALE 1"=50'



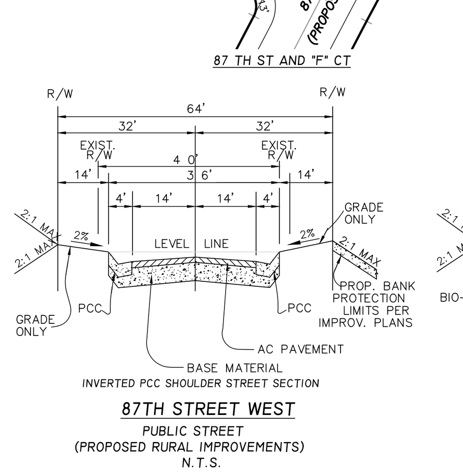
87 TH ST AND "F" CT



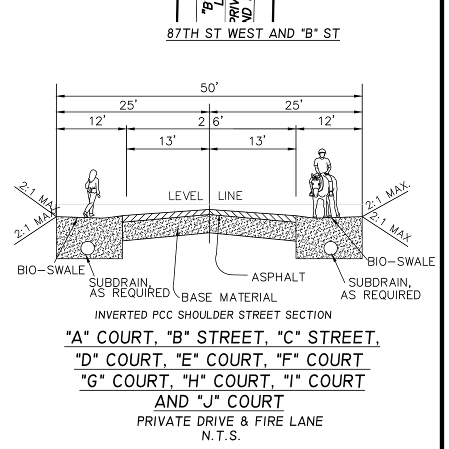
87TH ST WEST AND "B" ST



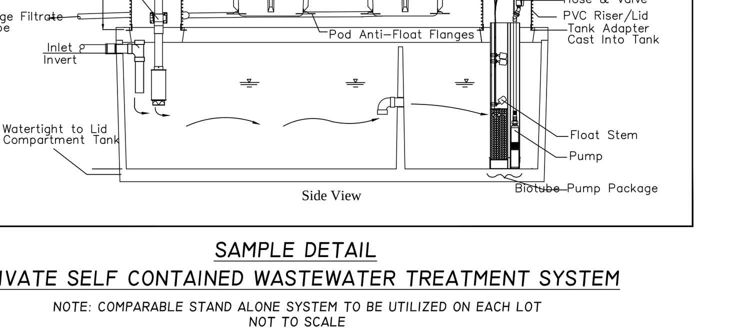
BOUQUET CANYON ROAD
AT PROJECT ENTRY
PUBLIC STREET
N.T.S.



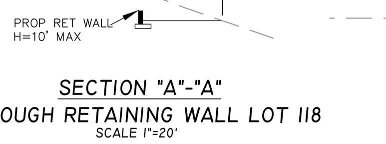
87TH STREET WEST
PUBLIC STREET
(PROPOSED RURAL IMPROVEMENTS)
N.T.S.



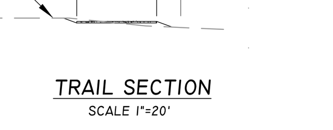
"A" COURT, "B" STREET, "C" STREET,
"D" COURT, "E" COURT, "F" COURT
"G" COURT, "H" COURT, "I" COURT
AND "J" COURT
PRIVATE DRIVE & FIRE LANE
N.T.S.



SAMPLE DETAIL
PRIVATE SELF CONTAINED WASTEWATER TREATMENT SYSTEM
NOTE: COMPARABLE STAND ALONE SYSTEM TO BE UTILIZED ON EACH LOT
NOT TO SCALE



SECTION "A"-"A"
THROUGH RETAINING WALL LOT 118
SCALE 1"=20'



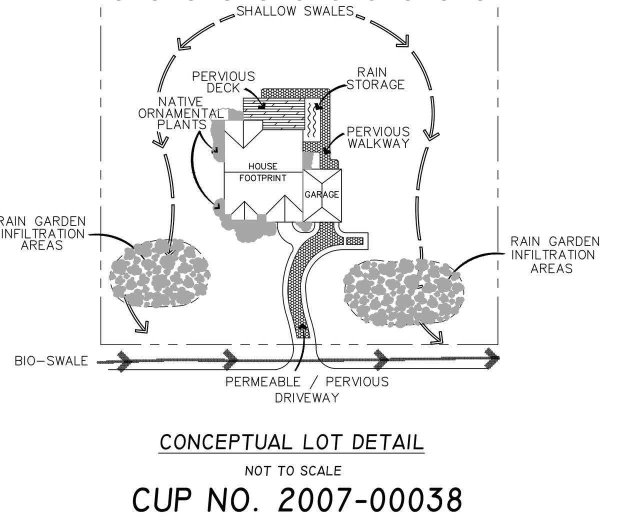
TRAIL SECTION
SCALE 1"=20'

EVAPOTRANSPIRATION / INFILTRATION AREAS:

AREA "A" PORTION OF LOT 120 : 2.3 AC GROSS / 1.9 AC NET* (52 LOTS)
AREA "B" PORTION OF LOT 120 : 3.5 AC GROSS / 2.0 AC NET* (40 LOTS)
AREA "C" PORTION OF LOT 120 : 0.5 AC GROSS / 0.5 AC NET* (15 LOTS)
AREA "D" PORTION OF LOT 119 : 0.5 AC GROSS / 0.3 AC NET* (10 LOTS)
* NET = GROSS AREA MINUS AREA WITHIN 100' OF WATERCOURSE.

LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EXISTING CONTOUR
- DAYLIGHT
- PROPOSED CONTOUR
- EASEMENT
- * FIRE DEPARTMENT TURN AROUND LOCATION, DETAIL & CRITERIA TO BE DETERMINED PRIOR TO BUILDING PERMIT.
- SIGHT DISTANCE
- EXISTING DRAINAGE PATTERN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED RETAINING WALL
- PROPOSED WATER LINE
- BLANKET EASEMENT FOR TRAIL PURPOSES
- ET/I EVAPOTRANSPIRATION / INFILTRATION AREA
- FLOOD HAZARD LIMITS
- CONCEPTUAL BENCH DRAIN
- CONCEPTUAL V-DITCH DRAIN



CONCEPTUAL LOT DETAIL
NOT TO SCALE

CUP NO. 2007-00038
EXHIBIT "A" MAP

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

OCTOBER 28, 2014

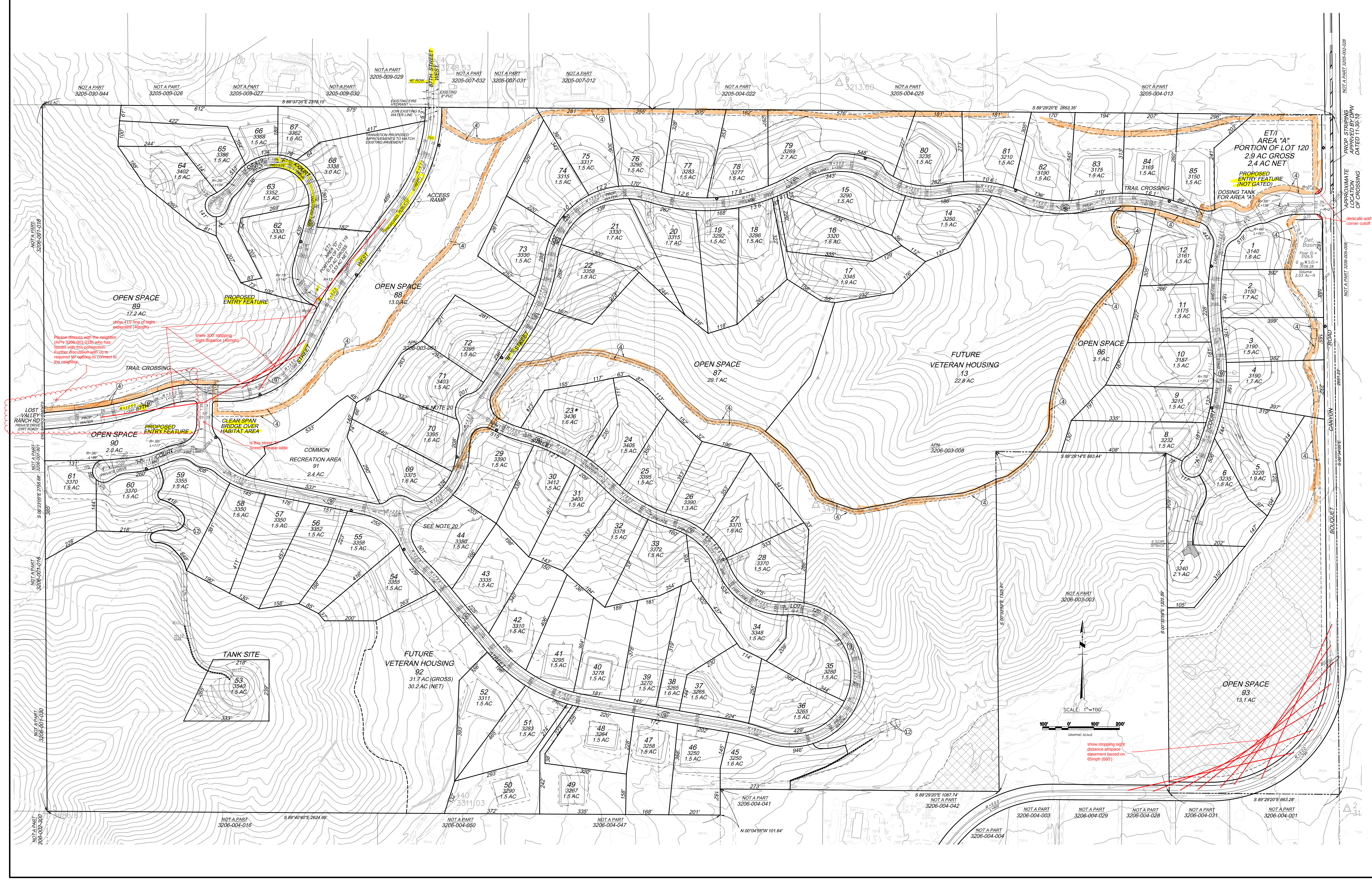
REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-12 CIVIL STATE OF CALIFORNIA

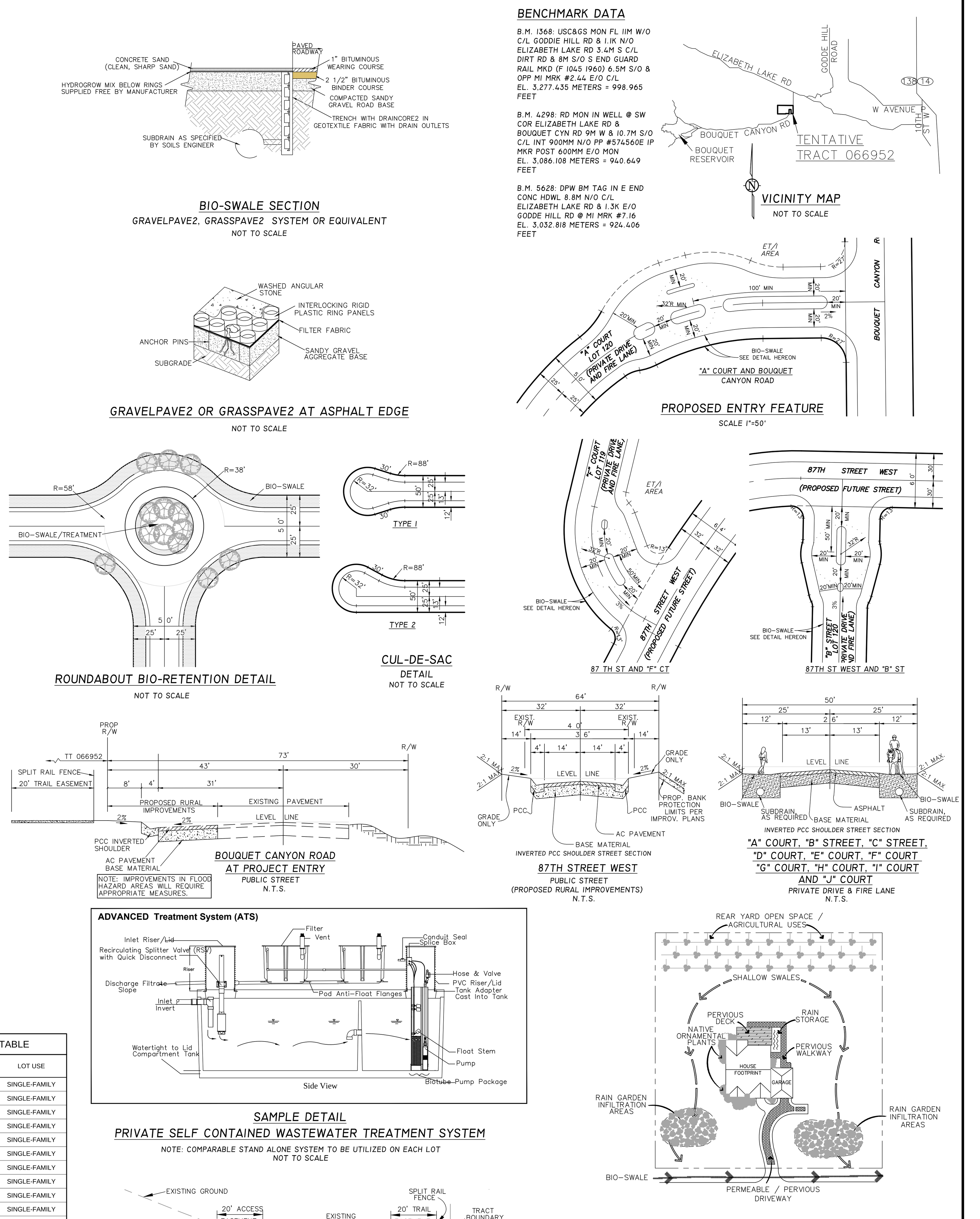
LEGAL DESCRIPTION

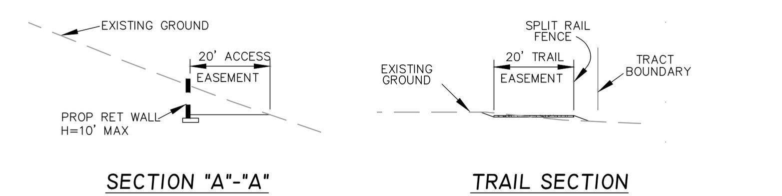
LOTS 1, 2, 3 AND 4 IN SECTION 20, TOWNSHIP 6 NORTH RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TOGETHER WITH PARCELS NO. 4-A AND 4-B OF PARCEL MAP NO. 4607, IN SAID UNINCORPORATED COUNTY AND STATE, PER MAP FILED IN BOOK 56, PAGES 24 AND 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198
ATTN: RICHARD E. DOSS, PE AICP

PREPARED FOR:
VALLEY VINEYARDS, LLC
PO BOX 790
AGOURA HILLS, CA 91376
PH: (818) 575-9983







SECTION "A"-"A"

THROUGH RETAINING WALL LOT 118

SCALE 1"=20'

TRAIL SECTION

SCALE 1"=20'

GENERAL NOTES:

1. ASSESSOR PARCEL NUMBERS 3206-003-001, 3206-003-008
2. GROSS AREA: 292.5 ACRES
3. GENERAL PLAN: "ANTELOPE VALLEY AREAWIDE GENERAL PLAN." (NO CHANGE PROPOSED) GENERAL PLAN DESIGNATION: "NON-URBAN I" (N-I), ALLOWING 0.5 DWELLING UNITS PER ACRE.
4. BASE ZONING DESIGNATION: "HEAVY AGRICULTURE - TWO ACRE MINIMUM REQUIRED LOT AREA" (A-2-2), ALLOWING 0.5 DWELLING UNITS PER ACRE. (NO CHANGE PROPOSED)
5. SUPPLEMENT ZONING DESIGNATION: "LEONA VALLEY COMMUNITY STANDARDS DISTRICT," ALLOWING 1 UNIT PER 2.5 ACRE (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. (NO CHANGE PROPOSED)
6. PROJECT SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
7. PROPOSED DEVELOPMENT: 117 RESIDENTIAL UNITS (1 UNIT PER 2.5 ACRES GROSS DENSITY).
8. PROPOSED SEWER SYSTEM: ADVANCED TREATMENT SYSTEMS (ATS).
9. PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
10. PROPOSED GAS SYSTEM: PROPANE.
11. RAW GRADING QUANTITIES: 828,929 CY CUT / 828,929 CY FILL - BALANCE ON SITE.
12. FLAGGED LOTS SHALL HAVE MINIMUM PAVED ACCESS OF 20'.
13. THERE ARE NO STRUCTURES ON THE PROPERTY.
14. THERE ARE NO OAK TREES ON THE PROPERTY.
15. PROPOSED STREET AREAS: (A) PRIVATE DRIVE AND FIRE LANE (LOTS 119 & 120) AND PRIVATE DRIVEWAYS = 22.6 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) = 6.6 ACRES
16. LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
17. PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
18. AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 195'.
19. PERMISSION GRANTED TO ADJUST PAD ELEVATION UP TO 3' TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
20. ROUNDABOUTS, IF UTILIZED, SHALL CONFORM TO L.A. COUNTY ROUNDABOUT POLICY GEOMETRICS.
21. HEREBY REQUEST PERMISSION TO WAIVE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS.
22. REFER TO STRIPING PLAN , APPROVED AND DATED 11-30-10 BY DPW , FOR DETAILS.
23. ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
24. ALL SHARED DRAINAGE DEVICES SHALL BE MAINTAINED BY HOA.
25. ALL SLOPES SHALL BE LANDSCAPED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
26. ALL SLOPES TO BE PLANTED/IRRIGATED, ELIMINATING THE NEED FOR DEBRIS CATCHMENTS STRUCTURES. SEE SOILS REPORT FOR SPECIFIC REQUIREMENTS.
27. WATER TANK (LOT 118) TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

1. 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.
2. TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 6403.2.
3. 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.
4. 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 TIMBER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9.
5. 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
6. 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 #32, 605 N. ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205 FIRE CODE 1117.2.1.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
8. ALL ACCESS SHALL COMPLY WITH TITLE 21 (COUNTY OF LOS ANGELES SUBDIVISION CODE) AND SECTION 902 OF THE FIRE CODE.

EASEMENT NOTES:

(1) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.
(2) SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2974 RECORDED 11-21-74 TO BE ABANDONED.
(3) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(4) PROPOSED IMPROVED 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.
(5) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6526 O.R. 538 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
(6) EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER 58130 O.R. 175 TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.
(7) EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK WEGER AND MONIQUE WEGER PER INST. 2003-3866021 O.R. TO REMAIN.
(8) ADJACENT SLOPE EASEMENT PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED UPON FINAL MAP APPROVAL.
(9) PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREET(S) TO BE DEDICATED.
(10) PRIVATE DRIVES AND FIRE LANES TO BE OWNED/MAINTAINED BY THE HOA.
(11) PROPOSED 24' WIDE WATER LINE AND ACCESS EASEMENT TO CALIFORNIA WATER SERVICES COMPANY.
(12) ALL PROPOSED PRIVATE DRIVES AND FIRE LANES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.6 AC	1.6 AC	SINGLE-FAMILY
2	1.7 AC	1.7 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.7 AC	1.7 AC	SINGLE-FAMILY
5	1.9 AC	1.9 AC	SINGLE-FAMILY
6	1.5 AC	1.5 AC	SINGLE-FAMILY
7	2.1 AC	2.1 AC	SINGLE-FAMILY
13	22.8 AC	22.8 AC	CONDOMINIUMS
14	1.5 AC	1.5 AC	SINGLE-FAMILY
15	1.5 AC	1.5 AC	SINGLE-FAMILY
16	1.6 AC	1.6 AC	SINGLE-FAMILY
17	1.9 AC	1.9 AC	SINGLE-FAMILY
18	1.5 AC	1.5 AC	SINGLE-FAMILY
19	1.5 AC	1.5 AC	SINGLE-FAMILY
20	1.7 AC	1.7 AC	SINGLE-FAMILY
21	1.7 AC	1.7 AC	SINGLE-FAMILY
22	1.5 AC	1.5 AC	SINGLE-FAMILY
23	1.6 AC	1.6 AC	SINGLE-FAMILY
24	1.5 AC	1.5 AC	SINGLE-FAMILY
25	1.5 AC	1.5 AC	SINGLE-FAMILY
26	1.3 AC	1.3 AC	SINGLE-FAMILY
27	1.8 AC	1.8 AC	SINGLE-FAMILY
28	1.5 AC	1.5 AC	SINGLE-FAMILY
29	1.5 AC	1.5 AC	SINGLE-FAMILY
30	1.5 AC	1.5 AC	SINGLE-FAMILY
31	1.5 AC	1.5 AC	SINGLE-FAMILY
32	1.5 AC	1.5 AC	SINGLE-FAMILY
33	1.5 AC	1.5 AC	SINGLE-FAMILY
34	1.5 AC	1.5 AC	SINGLE-FAMILY
35	1.5 AC	1.5 AC	SINGLE-FAMILY

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
36	1.5 AC	1.5 AC	SINGLE-FAMILY
37	1.5 AC	1.5 AC	SINGLE-FAMILY
38	1.6 AC	1.6 AC	SINGLE-FAMILY
39	1.5 AC	1.5 AC	SINGLE-FAMILY
40	1.5 AC	1.5 AC	SINGLE-FAMILY
41	1.5 AC	1.5 AC	SINGLE-FAMILY
42	1.5 AC	1.5 AC	SINGLE-FAMILY
43	1.5 AC	1.5 AC	SINGLE-FAMILY
44	1.5 AC	1.5 AC	SINGLE-FAMILY
45	1.6 AC	1.6 AC	SINGLE-FAMILY
46	1.5 AC	1.5 AC	SINGLE-FAMILY
47	1.5 AC	1.5 AC	SINGLE-FAMILY
48	1.5 AC	1.5 AC	SINGLE-FAMILY
49	1.5 AC	1.5 AC	SINGLE-FAMILY
50	1.5 AC	1.5 AC	SINGLE-FAMILY
51	1.5 AC	1.5 AC	SINGLE-FAMILY
52	1.5 AC	1.5 AC	SINGLE-FAMILY
53	1.5 AC	1.5 AC	SINGLE-FAMILY
54	1.5 AC	1.5 AC	SINGLE-FAMILY
55	1.5 AC	1.5 AC	SINGLE-FAMILY
56	1.5 AC	1.5 AC	SINGLE-FAMILY
57	1.5 AC	1.5 AC	SINGLE-FAMILY
58	1.5 AC	1.5 AC	SINGLE-FAMILY
59	1.5 AC	1.5 AC	SINGLE-FAMILY
60	1.5 AC	1.5 AC	SINGLE-FAMILY
61	1.5 AC	1.5 AC	SINGLE-FAMILY
62	1.5 AC	1.5 AC	SINGLE-FAMILY
63	1.5 AC	1.5 AC	SINGLE-FAMILY
64	1.5 AC	1.5 AC	SINGLE-FAMILY
65	1.5 AC	1.5 AC	SINGLE-FAMILY

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
66	1.5 AC	1.5 AC	SINGLE-FAMILY
67	1.6 AC	1.6 AC	SINGLE-FAMILY
68	3.0 AC	3.0 AC	SINGLE-FAMILY
69	1.6 AC	1.6 AC	SINGLE-FAMILY
70	1.6 AC	1.6 AC	SINGLE-FAMILY
71	1.5 AC	1.5 AC	SINGLE-FAMILY
72	1.5 AC	1.5 AC	SINGLE-FAMILY
73	1.5 AC	1.5 AC	SINGLE-FAMILY
74	1.5 AC	1.5 AC	SINGLE-FAMILY
75	1.5 AC	1.5 AC	SINGLE-FAMILY
76	1.5 AC	1.5 AC	SINGLE-FAMILY
77	1.5 AC	1.5 AC	SINGLE-FAMILY
78	1.5 AC	1.5 AC	SINGLE-FAMILY
79	2.7 AC	2.7 AC	SINGLE-FAMILY
80	1.5 AC	1.5 AC	SINGLE-FAMILY
81	1.5 AC	1.5 AC	SINGLE-FAMILY
82	1.5 AC	1.5 AC	SINGLE-FAMILY
83	1.5 AC	1.5 AC	SINGLE-FAMILY
84	1.5 AC	1.5 AC	SINGLE-FAMILY
85	1.5 AC	1.5 AC	SINGLE-FAMILY
86	3.1 AC	3.1 AC	OPEN SPACE
87	29.1 AC	29.1 AC	OPEN SPACE
88	13.0 AC	13.0 AC	OPEN SPACE
89	17.2 AC	17.2 AC	OPEN SPACE
90	2.0 AC	2.0 AC	OPEN SPACE
91	2.4 AC	2.4 AC	RECREATION AREA
92	31.7 AC	31.7 AC	CONDOMINIUMS
93	13.1 AC	13.1 AC	OPEN SPACE

EVAPOTRANSPIRATION / INFILTRATION AREAS:

AREA "A" PORTION OF LOT 120 : 2.3 AC GROSS / 1.9 AC NET (52 LOTS)*
AREA "B" PORTION OF LOT 120 : 3.5 AC GROSS / 2.0 AC NET (40 LOTS)*
AREA "C" PORTION OF LOT 120 : 0.5 AC GROSS / 0.5 AC NET (15 LOTS)*
AREA "D" PORTION OF LOT 119 : 0.5 AC GROSS / 0.3 AC NET (10 LOTS)*
** NET = GROSS AREA MINUS AREA WITHIN 100' OF WATERCOURSE.*

LEGEND

BOUNDARY LINE	EXISTING FIRE HYDRANT
LOT LINE	PROPOSED FIRE HYDRANT
CENTER LINE	PROPOSED RETAINING WALL
EXISTING CONTOUR	PROPOSED WATER LINE
DAYLIGHT	BLANKET EASEMENT FOR TRAIL PURPOSES
PROPOSED CONTOUR	ET/I EVAPOTRANSPIRATION / INFILTRATION AREA
EASEMENT	FLOOD HAZARD LIMITS
FIRE DEPARTMENT TURN AROUND LOCATION, DETAIL & CRITERIA TO BE DETERMINED PRIOR TO BUILDING PERMIT.	CONCEPTUAL BENCH DRAIN
SIGHT DISTANCE	CONCEPTUAL V-DITCH DRAIN
EXISTING DRAINAGE PATTERN	

CONCEPTUAL LOT DETAIL

NOT TO SCALE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 066952

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

OCTOBER 28, 2014

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-12 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 IN SECTION 20, TOWNSHIP 6 NORTH RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TOGETHER WITH PARCELS NO. 4-A AND 4-B OF PARCEL MAP NO. 4607, IN SAID UNINCORPORATED COUNTY AND STATE, PER MAP FILED IN BOOK 56, PAGES 24 AND 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198
ATTN: RICHARD E. DOSS, PE AICP

PREPARED FOR:
VALLEY VINEYARDS, LLC
PO BOX 790
AGOURA HILLS, CA 91376
PH: (818) 575-9983

TRACT NO. 66952 (Rev.)

TENTATIVE MAP DATED 10-28-2014
EXHIBIT MAP DATED 10-28-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by John Chin Phone (626) 458-4918 Date 11-17-2014

tr66952L-rev5.doc
http://planning.lacounty.gov/case/view/project_no._tr066952-5/

TENTATIVE MAP DATED 10-28-2014
EXHIBIT MAP DATED 10-28-2014

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. If applicable, quitclaim or relocate easements running through proposed structures.

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

10. Dedicate vehicular access rights to the rear of double frontage residential lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

11. Place a note on the final map to the satisfaction of Public Works to convey as a unit both portions of ownership within Lot 93, separated by Bouquet Canyon Road, and connect said portions with a standard land hook.

12. The street frontage requirement needs to be waived by the Advisory Agency. All lots are to be accessed by a private driveway and fire lane system.

13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by John Chin Phone (626) 458-4918 Date 11-20-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works

2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.

3. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.

4. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.

5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.

6. Conform with the approved conceptual signing and striping plan dated November 30, 2010. Provide detailed 40 foot scale signing and striping plans for Bouquet Canyon Road to the satisfaction of Public Works.

7. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.

8. Provide intersection sight distance for a design speed of:

    a. 40 mph (415 feet) on 87th Street West from "B" Street (both directions) and from "F" Court (southerly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule, in the case of pop outs we use 6 feet from TC of the travel lane. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present). We use 6 feet from centerline or from the median TC as a conservative rule.

9. Provide stopping sight distance for a design speed of:

   a. 40 mph (300 feet) on 87th Street West
   b. 65 mph (660 feet) on Bouquet Canyon Road.

   Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC.

10. Depict all line of sight easements on the landscaping and grading plans.

11. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with planned highways (those on the County Highway Plan) and where all planned highways intersect plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

12. Dedicate vehicular access rights on Bouquet Canyon Road.

13. Dedicate right of way 43 feet from centerline along the property frontage of Bouquet Canyon Road. An additional 13 feet of right of way is required beyond the existing right of way.

14. Dedicate right of way 32 feet from centerline for the proposed 87th Street West.

15. Locate the entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way of Bouquet Canyon or 87th Street West and construct a turnaround with a minimum turnaround radius of 32 feet in the private driveway and fire lane on "B" Street, and "F" Court preceding the gated entrance to the satisfaction of Public

Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering. Setback the raised median nose in the private driveway and fire lane on "B" Street and "F" Court a minimum of 20 feet from the right of way to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.

16. Construct rural improvements on 87th Street West to the satisfaction of Public Works.

17. Construct rural secondary highway improvements on Bouquet Canyon Road consistent with the approved signing and striping plan dated November 30, 2010, including transition paving to the satisfaction of Public Works.

18. Construct drainage improvements on Bouquet Canyon (culverts and headwalls as needed) and offer maintenance easements as needed to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate slope protection to the satisfaction of Public Works.

19. Execute a covenant for private maintenance of curb/parkway drains, if any, to the satisfaction of Public Works.

20. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation with steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

21. Comply with the mitigation measures identified in the attached May 19, 2009 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

JN for PC

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

May 19, 2009

Mr. Frank Lee
Kunzman Associates
1111 Town and Country Road, Suite 34
Orange, CA 92868-4667

Dear Mr. Lee:

VALLEY VINEYARDS
TENTATIVE TRACT MAP NO. 066952
REVISED TRAFFIC IMPACT ANALYSIS (MARCH 11, 2008)
RESPONSE LETTER (MAY 9, 2009)
LEONA VALLEY AREA

As requested, we have reviewed the revised Traffic Impact Analysis (TIA) and subsequent response letter from the developer dated May 9, 2009, (copy enclosed) for the proposed Valley Vineyards project. The project site is located west of Bouquet Canyon Road and south of Elizabeth Lake Road in the unincorporated County of Los Angeles area of Leona Valley.

We generally agree with the TIA that the traffic generated by project alone will have a significant impact to the County intersection listed below. As indicated in the developer's response letter, the required improvements shall be the sole responsibility of the project. The traffic signal shall be installed and operational concurrently with the installation of a curb, gutter, first lift of asphalt pavement, and temporary traffic detection loops if needed.

Elizabeth Lake Road at Bouquet Canyon Road

Install traffic signal. Please note, per AB 1581 and the guidelines that Caltrans will be adopting, this signal is to include detection for bicyclists.

A 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways shall be submitted to our Land Development Division for review and approval prior to the issuance of a building permit.

If you have any questions regarding this review, please contact Ms. Nayiri Vartanian of our Traffic Studies Section at (626) 300-4778.

Very truly yours,

GAIL FARBER
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

NV:cn
P:\tlpub\WPFILES\FILES\STU\Nayiri\EIR\EIR 08101 - TTM 066952 Valley Vineyards RTS.doc

Enc.

cc: Department of Regional Planning (Susan Tae)
Lauren Development (John Allday)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 066952 (Rev.) TENTATIVE MAP DATE SUBMITTED 10-28-2014
EXHIBIT "A" MAP DATE SUBMITTED 10-28-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Ms. Michelle Tsiebos of DPH at (626) 430-5382 for additional information and requirements.

Prepared by Vilong Truong Phone (626) 458-4921 Date 11-19-2014
tr66952-rev5.doc

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 66952 MAP DATE: October 28, 2014

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Label the proposed entrances from Bouquet Canyon Road and 87th Street either to be gated or not to be gated on the Exhibit Map.

2. The proposed roundabout shall provide an unobstructed width of 20 feet on each side of any raised median. Provide the dimensions within the roundabout cross section to ensure compliance.

3. Update the Private Drive and Fire Lane cross section to accurate identify the proposed Private Drives within the development and the Tentative/Exhibit Map.

4. Clearly identify the proposed parking of the Private Drives within the Private Drive and Fire Lane cross section. No parking will be allowed within the proposed 26 feet.

5. All cross sections shall match and be consistent with the layout as indicated on the Tentative/Exhibit Map.

6. Dimension the flag strip for Lot 49 and Lot 50. Provide a minimum paved driveway width of 20 feet to access to each or both lots.

7. Remove the proposed turnaround within Lot 7, add the symbol indicating future turnaround requirement as noted on the legend. Do the same for Lots 5, 16, 17, 49, 50, and any other lot which may require a turnaround. A blanket note for all lots is recommended.

8. Clarify the proposed access/driveway and the note within Lot 87 (Open Space Lot).

9. The water tank driveway shall provide a maximum grade of 15 percent. Revise access driveway grade on the Exhibit Map.

Reviewed by: Juan Padilla Date: November 25, 2014

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 66952 MAP DATE: October 28, 2014

10. Provide the future or potential layout, building locations and access driveways, for the proposed Veteran Housing Lots and the Common Recreation Area Lot (Lots 13, 91, and 92) on the Exhibit Map for review and acceptance.

11. Obtain re-approval from the Fire Department, Forestry Division of the Preliminary Fuel Modification Plan for this development. All notes shall also be updated on the Exhibit Map since some code sections have changed since the last submittal.

12. Obtain an updated fire flow availability form or an updated Water System Design Report (or equivalent) from the California Water Service Company to ensure no changes to the future extension of the to the existing water system.

13. The required fire flow for this development at this time is **5000** gallons per minute at 20 psi for a duration of 5 hours. The required fire flow may be reduced when detail information on the construction type and total square footage of each building is provided.

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 66952 MAP DATE: October 28, 2014

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveway shall provide a reciprocal access agreement. The driveway shall be labeled as Private Driveway and Fire Lane on the Final Map. Verification of compliance is required prior to Final Map clearance.

3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.

4. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

5. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons and shall be surfaced so as to provide all-weather diving capabilities. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla Date: November 25, 2014

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 66952 MAP DATE: October 28, 2014

7. The on-site private driveways exceeding a length of 150 feet are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to the Fire Department standards. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

8. The gradient of the on-site private driveways shall comply with the Fire Department's requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

9. The on-site private driveways shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

10. The proposed Permeable/Pervious shall provide a minimum width of 20 feet and be capable to support a live load of 75,000 pounds (37.5 tons) if the on-site private driveway is required for Fire Department access. Verification for compliance is required prior to occupancy.

11. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

12. All proposed Private Drives and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

Reviewed by: Juan Padilla Date: November 25, 2014

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 66952 MAP DATE: October 28, 2014

CONDITIONS OF APPROVAL - WATER

1. Install **TBD** public fire hydrant(s). As noted on the tentative map or the Exhibit A. Location: AS PER MAP FILED IN OUR OFFICE.

2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

3. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

4. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This requirement also applies to the Common Recreation Lot. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.

5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.

6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

7. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

8. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: November 25, 2014

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **66952**	DRP Map Date: **10/28/2014**	SCM Date: **12/04/2014**	Report Date: **11/25/2014**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **TENTATIVE**

Total Units **117** = Proposed Units **117** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	**1.00**
IN-LIEU FEES:	**$46,111**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $46,111 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

***Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King

Kathline J. King, Chief of Planning

Supv D 5th
November 12, 2014 16:39:43
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **66952**	DRP Map Date: **10/28/2014**	SMC Date: **12/04/2014**	Report Date: **11/25/2014**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **TENTATIVE**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **117** = Proposed Units **117** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**2.92**	**0.0030**	**83**	**0.73**
M.F. < 5 Units	2.57	0.0030	0	0.00
M.F. >= 5 Units	**2.60**	**0.0030**	**34**	**0.27**
Mobile Units	2.12	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**1.00**

Park Planning Area = **43B AGUA DULCE / ACTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.00	$46,111	**$46,111**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.00	0.00	0.00	1.00	$46,111	**$46,111**

Supv D 5th
November 12, 2014 16:39:53
QMB01F.FRX

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Russ Guiney, Director John Wicker, Chief Deputy Director

November 25, 2014

Sent via e-mail: lhikichi@planning.lacounty.gov

TO: Lynda Hikichi
Department of Regional Planning

FROM: Kathline J. King
Chief of Planning

SUBJECT: **NOTICE OF TRACT MAP TRAIL REVIEW FOR TENTATIVE TRACT MAP (TTM) # 66952 (MAP STAMPED BY REGIONAL PLANNING ON OCTOBER 28, 2014)**

The Department of Parks and Recreation, Trail Planning Section (Department) has completed the trail review for Vesting Tentative Tract Map No. 066952. The Department requires the dedication of a minimum twelve foot (12') wide trail easement for multi-use (hiking, mountain biking, and equestrian) purposes, to be designated as the "Leona Valley Loop Trail" and "Bouquet Canyon Trail", the dedication of a blanket easement for multi-use trail purposes and the trail improvements and/or construction consistent per the County of Los Angeles Trail Manual. Please see the attached trail map.

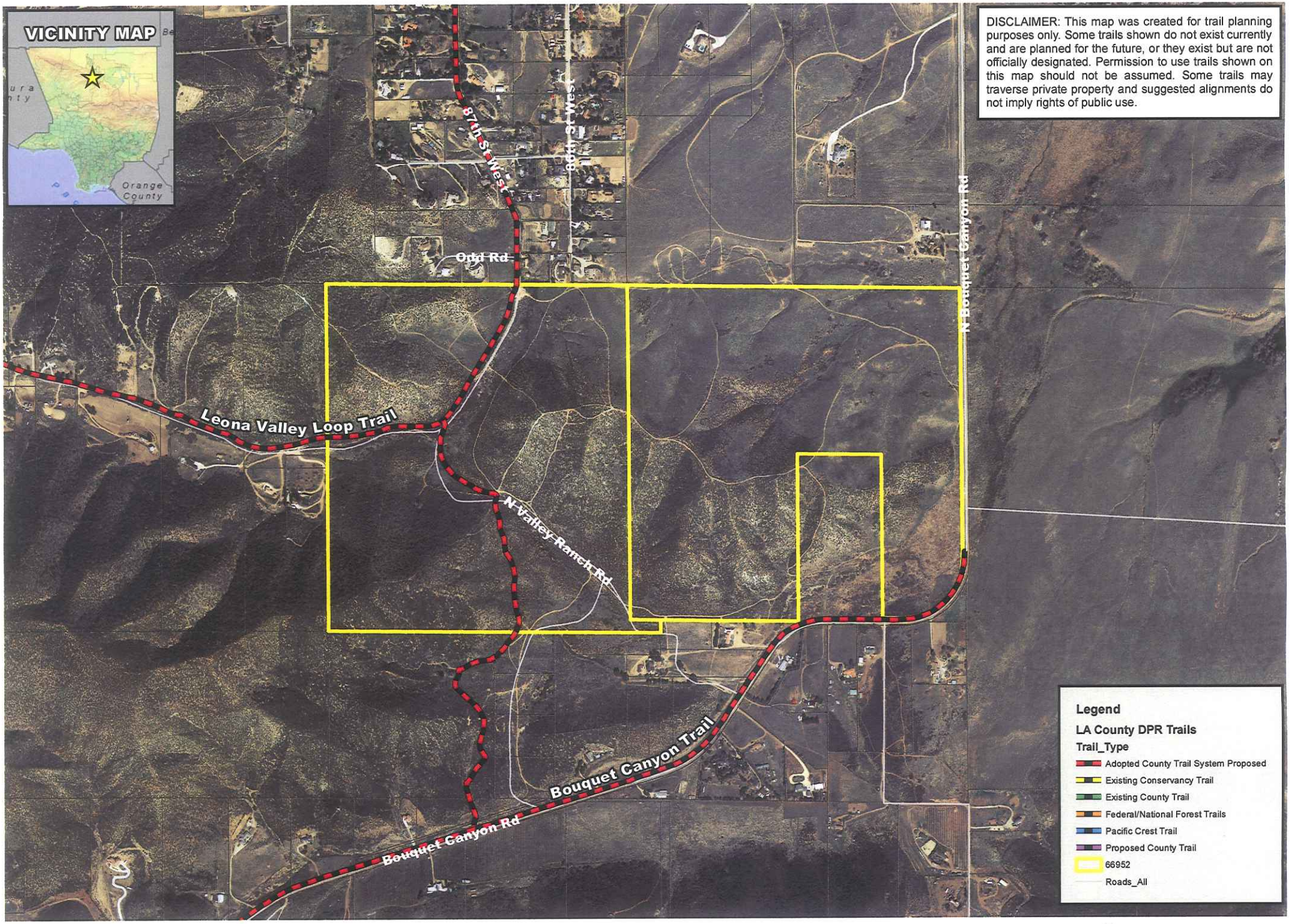
__X__ **Map is on HOLD**

__X__ **Contact Park Planner to discuss trail requirements**

Further research and clarification is needed to ensure the proposed trails will provide improved trail access and connectivity. Please contact Park Planner, Robert Ettleman, at (213) 351-5134 or rettleman@parks.lacounty.gov to discuss map revisions as they pertain to trail requirements.

FM/ RE: TR066952_2014

c: Parks and Recreation (C. Lau, F. Moreno, R. Ettleman)



TRAIL REVIEW: TRACT MAP 66952

County of Los Angeles | Department of Parks & Recreation

0.5

Date: 11/20/
Prepared By: Planning_C
Aerial: LAR-IAC
Trails:DF
Parcels: Assesso

COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 24, 2014

Tentative Tract Map No. 066952

Vicinity: Leona Valley

Tentative Tract Map Date: October 28, 2014

Vesting Tentative Tract Map 066952 is not approved. The County of Los Angeles Department of Public Health-Environmental Health Division's approval for this subdivision is contingent upon the following conditions:

1. **Prior to Tentative Map Approval**, a report demonstrating the feasibility of installing an onsite waste water treatment system (OWTS) on each lot shall be submitted to this Department for review and approval. The report shall conform to the requirements outlined in the interim document, "Application Procedures for Approval of An Onsite Wastewater Treatment System (OWTS)." The report shall consist of soil profile excavation, exploratory boring to determine the historic high ground water mark, and percolation testing to substantiate the viability of installing onsite waste water treatment systems on each lot. Testing on each lot shall be in an area likely to be utilized as a disposal field. **It is the responsibility of the applicant to demonstrate to the Department that each lot is suitable for building.** Referenced document available at: **http://publichealth.lacounty.gov/eh/docs/ep_lu_OWTS_procedures.pdf**

2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and each lot is dependent upon the use of an individual onsite wastewater treatment system.

3. **In the event that the requirements of the plumbing code cannot be met on certain lots, due to future grading or for any other reason, the County of Los Angeles Department of Public Health will deny issuance of a building permit on these lots.**

4. It is purported that this is a high ground water area. The applicant is advised to contact the Lahontan Branch of the California Regional Water Quality Control Board concerning discharge permits.

5. Potable water will be supplied by the **California Water Service Company**, a public water system; A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department.

6. **Prior to installation** of any proposed "Roof Rainwater Collection Systems" the Cross Connections and Water Pollution Control Program shall be contacted at (626) 430-5290.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016