Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 27, 2011

TO: Librarian
Quartz Hill Library
42018 N. 50th St. West
Quartz Hill, CA 93536

FROM: Jodie Sackett, AICP
Senior Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: PROJECT NO. TR066952-(5)
Bouquet Canyon Road and 87th Street West, Leona Valley

The subject project is scheduled for a public hearing before the Los Angeles County Regional Planning Commission on March 2, 2011.

Please have the materials listed below available to the public through September 2, 2011.

If you have any questions regarding this matter, please contact Jodie Sackett of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 or jsackett@planning.lacounty.gov.

Thank you.

Attachments:

- Notice of Public Hearing & Vicinity Map
- Draft Factual
- Department Reports
- Open Space Exhibit
- Greenbelt Exhibit
- Land Use Map
- Vesting Tentative Tract Map and Exhibit "A" dated February 4, 2009

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

NOTICE OF PUBLIC HEARING

The Los Angeles County Planning Commission will conduct a public hearing on the following project. You will have an opportunity to testify or submit written comments.

Date and Time: Wednesday, March 2, 2011 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): TR066952-(5): VTTM 066952, CUP 200700038

Project Location: Bouquet Canyon Road and 87th Street West, one mile south of Elizabeth Lake Road, Antelope Valley

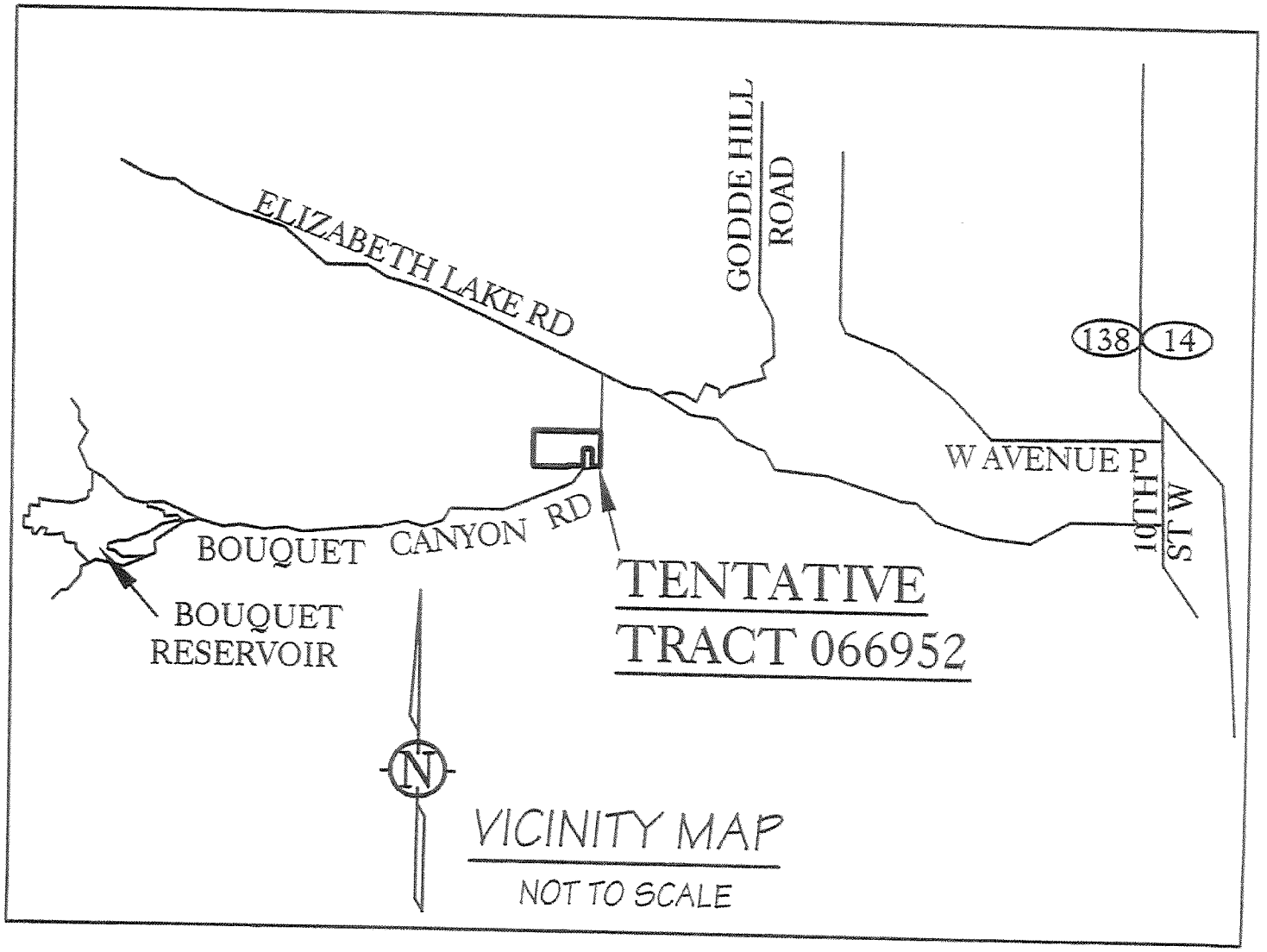
Description: 1) Vesting Tentative Tract Map No. 066952: A subdivision of land to create 117 single-family lots, two private street lots and one water tank lot on 292 gross acres; 2) Conditional Use Permit No. 200700038: For compliance with non-urban hillside management and density-controlled development provisions, and for onsite project grading exceeding 100,000 cubic yards of combined cut/fill.

Addt'l Info: Review case materials online at *http://planning.lacounty.gov/case* or at Quartz Hill Library 42018 N. 50th St. West Quartz Hill CA 93536

Contact: Jodie Sackett, Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012, Telephone: 213-974-6433 Fax: 213-626-0434, E-mail: jsackett@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

Si necesita más información por favor llame al 213-974-6466.


ELIZABETH LAKE RD
GODDE HILL ROAD
138
14
W AVENUE P
10TH ST W
BOUQUET CANYON RD
BOUQUET RESERVOIR
TENTATIVE TRACT 066952
N
VICINITY MAP
NOT TO SCALE

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT NO. TR066952-(5)
VESTING TENTATIVE TRACT MAP NO. 066952
CONDITIONAL USE PERMIT NO. 200700038

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM NO.	
PUBLIC HEARING DATE March 2, 2011	

APPLICANT	OWNERS	REPRESENTATIVE
Valley Vineyards, LLC	Leona Valley Estates Limited	Richard Doss, Pacific Coast Civil Engineering Inc.

REQUEST
Vesting Tentative Tract Map: To create 117 single-family lots, two private street lots and one water tank lot on 292 gross acres.
Conditional Use Permit ("CUP"): To ensure compliance with Non-Urban Hillside Management and Density-Controlled Development provisions, and for onsite project grading exceeding 100,000 cubic yards of combined cut/fill.

LOCATION/ADDRESS	ZONED DISTRICT
Bouquet Canyon Road and 87th Street West, Leona Valley	Leona Valley
ACCESS Bouquet Canyon Road	**COMMUNITY** Antelope Valley
	EXISTING ZONING A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
292 gross (267 net) acres	Vacant	Rectangular	Variably sloping

SURROUNDING LAND USES & ZONING (WITHIN 500 FEET)

North: Single-family residences, vacant parcels / A-2-2, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	**East:** Vacant parcels / A-2-2
South: Single-family residences, vacant parcels / A-2-2	**West:** Single-family residences, vacant parcels / A-2-2

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Areawide Plan	N1 (Non-Urban 1)	139 DU	To be determined

ENVIRONMENTAL STATUS
A Mitigated Negative Declaration ("MND") is currently being prepared for this project. In order to reduce potential impacts to less than/not significant, mitigation areas include *geotechnical, flood, fire, noise, water quality, air quality, biota, cultural resources, agricultural resources, visual qualities, greenhouse gas, sewage disposal, education, fire/sheriff services, utilities, general, environmental safety, land use,* and *population/housing/employment/recreation.*

DESCRIPTION OF SITE PLAN
The vesting tentative map and exhibit "A" dated February 4, 2009 depict 117 single-family lots, two private street lots and one water tank lot on 292 gross acres. Single-family lot sizes range from 1.5 to 10.5 gross acres and cover most of the project site. Each lot contains a building pad and associated grading, which, including grading associated with road paving, totals 2.3 million cubic yards of combined cut and fill material, to be balanced onsite. The overall footprint of the single-family lots exists in a broad range from the lower-lying portions of the project site, to the steeper slopes running below ridgelines and in some locations on top of or just below several hilltops and ridgelines existing on the property. Project open space as depicted, including within the individual single-family lots and private street lots, totals approximately 212 net acres (or 79 percent of the overall project net area). This open space includes approximately 122 acres of "greenbelts" for commercial vineyards covering 46 percent of the development. The two private street lots (Lot Nos. 119 and 120) constitute a proposed private drive circulation system, with 36 feet of paved width and 12 feet of unpaved road shoulders on each side containing bio swales and an interior trail system. Also included in the private drive system are proposed roundabouts at several intersections vegetated to assist with onsite water retention. The private drive system connects to 87th Street West to the north and Bouquet Canyon Road to the east, and there is a proposed gated entry at each point. A public multi-purpose trail is proposed onsite along 87th Street West then continuing along the northerly boundary of the subdivision, and connects offsite to the west at 87th Street West and east along Bouquet Canyon Road, respectively. The proposed water tank is located near the southwesterly corner of the development site and is accessed through Lot Nos. 62 and 65 via a 24 foot wide private driveway. Proposed along the water tank access driveway is a retaining wall with a maximum height of 10 feet. There are no Oak trees located on the subject property.

KEY ISSUES
(PLEASE SEE PAGE 2)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

SUBDIVISION COMMITTEE RECOMMENDATION

☐ APPROVAL ☐ DENIAL

☐ No improvements ____ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

☒ Street improvements __X__ Paving ___ Curbs and Gutters __X__ Street Lights

___ Street Trees ____ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ____ft.

☒ Water mains and hydrants

☒ Drainage facilities

☐ Sewer ☐ Septic tanks ☒ Other Alternative Onsite Wastewater Treatment System (OWTS)

☒ Park dedication "in-lieu fee"

INDIVIDUAL AGENCY COMMENTS

Subdivision Committee (March 9, 2009):

- (HOLD) Regional Planning: Based on the last Subdivision Committee Report dated March 9, 2009, staff indicated that a revision to the tentative map is required.
- (HOLD) Public Works: Holds include drainage, storm drain/hydrology, grading, geology/soils, traffic, roads, water, and revised tentative map.
- (CLEAR) Fire, Parks and Recreation, Public Health: The project has obtained tentative map clearances from these departments.

KEY ISSUES/OTHER

(CONTINUED FROM PAGE 1)

- Vineyards Within Required Open Space: Currently proposed are 122 acres of "greenbelt" lands reserved for commercial vineyards. Currently, commercial vineyards and other commercial agricultural uses are not counted towards meeting the open space area required for non-urban hillside management projects. The applicant contends that commercial vineyards are compatible with open space, and can be included within the required project open space.

- Non-Urban Hillside Management & Density: As the project meets the definition of non-urban hillside management area (natural slopes exceeding 25 percent and designated non-urban) and exceeds the low-density threshold of 40 dwelling units, a CUP for non-urban hillside management is required. The applicant contends that as the property is not identified on the Special Management Areas Map of the General Plan, it is not within a hillside management area and thus not subject to hillside management provisions. With the CUP, a minimum of 187 net acres (70 percent) of the project site is required to be set aside as open space, and currently the project depicts 212 net acres (or 79 percent) of open space. Project open space, not counting the commercial vineyards "greenbelt" area, totals 95.8 net acres (or 36 percent). Additionally, staff has determined 89 dwelling units as the density midpoint, while the applicant contends that the midpoint is 110 dwelling units.

- Density-Controlled Development & Project Design: In order to obtain a more clustered project design, many proposed single-family lots are less than two-and-a-half gross acres required by the Leona Valley Community Standards District, and a CUP for density-controlled development has been filed for the reduced-size lots. Single-family lot sizes range from 1.5 to 10.5 gross acres, and staff has advised the applicant to improve the clustering design by relocating and/or eliminating some of the lots in steep areas, in order to achieve less grading and slope disturbance, and cluster more of the single-family lots to the minimum allowed size of 1.5 acres, setting aside required project open space in separate lots. For density-controlled development projects, single-family lots are typically clustered with the remaining area required to be set aside as permanent open space within separate lots. The applicant contends that the current project design of 117 single-family lots covering 90 percent of the project site is sufficient clustering, and that required open space can be provided within the individual single-family lots.

PREPARED BY
Jodie Sackett

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

TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

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. **As required by SB 610, a Water Supply Assessment and supporting documents demonstrating the availability of sufficient water supply shall be prepared/approved, with the cooperation of the retail water company and included in the CEQA document to the satisfaction of Public Works and the Department of Regional Planning prior to the project being cleared by Subdivision Committee for a scheduled public hearing.**

~~2. A "Written Verification" from the water purveyor. From the information available to this office, the proposed subdivision is not within the service area of a water utility. Provide a "Written Verification" from the water purveyor indicating that the entire subdivision is/will be within the boundaries of its service area to serve the proposed subdivision to the satisfaction of Public Works.~~

2. **A "Verification Letter" from the water purveyor. From the information available to this office, the proposed subdivision is not within the service area of a water utility. A Verification Letter from the water purveyor is required indicating that the entire subdivision is/will be within the boundaries of its service area to serve the proposed subdivision to the satisfaction of Public Works.**

HCW

Prepared by Massoud Esfahani Phone (626) 458-4921 Date Rev. 03-24-2009

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

TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement 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 requirements for the land division, and that water service will be provided to each lot.

3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

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

5. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

6. **A "Written Verification" from the water supplier. Provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of Public Works and the Department of Regional Planning.**

HW

Prepared by Massoud Esfahani Phone (626) 458-4921 Date Rev. 03-24-2009
tr66952w-rev3(rev'd 03-24-09).doc

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 66952 (Rev.) TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

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 drainage concept/Standard Urban Stormwater Mitigation Plan, and Low Impact Development Plan (LID). The last Drainage Concept/Hydrology was returned on 02-05-2008. The plans were not approved. Please see attached Storm Drain and Hydrology review sheet (Comments 1, 2, 5, and 6) for comments and requirements.

(2) Please see attached Storm Drain and Hydrology review sheet (Comments 3) for additional comments and requirements.

(3) Please see attached Grading review sheet for comments and requirements.

(4) An approved engineering geologic/soils report. Please see attached Geologic and Soils Engineering review sheet.

(5) An approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements.

(6) Please see attached Road review sheet (Comment 2) for additional comments and requirements.

(7) Please see attached Water review sheet for comments and requirements.

(8) A revised tentative map is required to show the following additional items:

a. Add the label "PRIVATE DRIVEWAY AND FIRELANE" to "H" COURT in the vicinity of Lots 64 and 65.

b. Please see attached Storm Drain and Hydrology review sheet (Comment 4) for requirements.

c. Please see attached Grading review sheet for requirements.

d. Please see attached Road review sheet (Comment 3) for requirements.

HW

Prepared by Henry Wong Phone (626) 458-4910 Date 03-03-2009

tr66952L-rev3.doc

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 066952

TENTATIVE MAP DATED 02/4/2009
EXHIBIT MAP DATED 02/4/2009

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

1. A Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
   - Ten or more unit subdivision for single-family or multifamily homes
   - Single-family hillside homes
   - Urban density single-family residential or commercial developments, five acres or greater in size in the Antelope Valley and Acton area

2. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a letter of intent for any offsite work.

3. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Drainage Concept approval.

4. Prior to tentative map approval for drainage, submit a revised tentative map showing all publicly maintained debris basins as a fee title lot. Clearly delineate the fee title lot boundary.

5. The last Drainage Concept/Hydrology was returned on 2/05/2008. The plans were not approved.

6. Per County Code Section 12.84.460 comply with LID requirements and provide calculations for Low Impact Development BMPs in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

*Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: http://888cleanla.com

The first .75 inches of stormwater runoff volume from the site must be treated prior to discharging into stormwater conveyance systems.

By _____ Date 2/25/2009 Phone (626) 458-4921
Chris Sheppard

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 66952

TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

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. Slope set back as required per grading ordinance (J108) for lots 7,54,110, and 112 .

   b. Grading limits for access to Lot 120 ET/1 Area B access road and anywhere where the slope is at the tract boundaries and/or public right of way. Additionally, show a cross sectional view of the access road to ET/I Area B Portion of Lot 120 near the tract southerly boundary showing slope set backs from the property line.

   c. As previously requested Indicate maintenance responsibilities for all drainage devices.

   d. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).

   e. Show benches for slope with heights of 30 ft and higher, adjust grading limits and quantities accordingly.

   f. Delineate limits (boundaries) of flood hazard areas on the tentative map.

   g. No debris flow is allowed over the graded slopes and/or pads. Show how slopes/pads are to be protected.

   h. As previously requested, indicate if the proposed 20 ft Regional Trail (easement note #4) is to be improved, if so show all the proposed associated grading on the tentative map.

Name David Esfandi Date 3/4/09 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 66952 **TENTATIVE MAP DATED** 2/4/09 (Revision)
SUBDIVIDER Leona Valley Estates, Ltd. **LOCATION** Leona Valley
ENGINEER Pacific Coast Civil, Inc.
GEOLOGIST & SOILS ENGINEER GeoConcepts, Inc. **REPORT DATE** 9/30/08

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested (Geologic Review Sheet dated 11/25/08):

1. In the report, on page 8, it states that the site is not located within landslide zone on the State of California Seismic Hazard Map. It appears that the southwestern portion of the proposed subdivision (in the area of the proposed water tank site) is located in an area of earthquake induced landslides per State of California Seismic Hazard Evaluation Map for the Sleepy Valley Quadrangle. Discuss and revise report as necessary.

2. Geologic cross-sections F-F' and G-G' were not included in the report. Provide the missing cross-sections.

3. A fault mapped by the State of California is shown traversing the site. Evaluate activity of this fault and establish setbacks from the fault based on the interpretation.

4. Based on the State of California Seismic Hazard Maps, the subject site is located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code § 2697 and California Code of Regulations § 3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at http://dpw.lacounty.gov/gmed/manual.pdf), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

   All parameters and data utilized in the liquefaction analysis must comply with the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

5. The Soils Engineering review dated 2/23/09 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by _____ Reviewed by _____ Date 2/23/09
Geir Mathisen

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.0
Job Number LX001129
Sheet 1 of 1

DISTRIBUTION:
1 Drainage
1 Grading
1 Geo/Soils Central File
__ District Engineer
__ Geologist
1 Soils Engineer
1 Engineer/Architect

Tentative Map (Tract)	66952
Location	Leona Valley
Developer/Owner	Leona Valley Estates, Ltd.
Engineer/Architect	Pacific Coast Civil, Inc.
Soils Engineer	GeoConcepts, Inc. (3563)
Geologist	GeoConcepts, Inc.

Review of:

Tentative Tract Map and Exhibit Dated By Regional Planning **2/4/09 (rev.)**
Soils Engineering and Geology Report Dated 9/30/08
Previous Review Sheet Dated 11/26/08

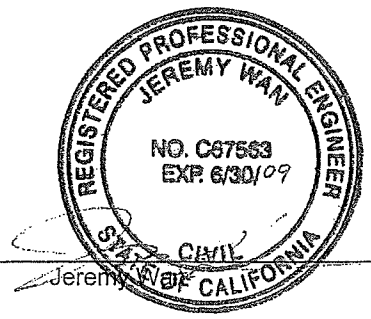
ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

As previously requested:

1. Provide data and analyses to determine liquefaction potential of the on-site soils. Also, evaluate the potential for seismically induced settlement (dry and saturated soils), lateral spreading, surface manifestation, etc. The analyses must be performed for soils within the upper 50 feet, as a minimum, for shallow foundation, or greater depth where deep foundation and/or subterranean structure is proposed. The historic-high water table shall be used in the analyses, unless other information is provided which indicates a higher or lower level is appropriate. Recommend mitigation as necessary. The liquefaction data and analyses must conform to the State of California Division of Mines and Geology "Special Publication 117", dated 1997 and "Recommended Procedure For Implementation of DMG Special Publication 117", dated March 1999.
2. Provide stress-strain diagrams for the soil samples used in shear testing. (Note: Residual shear strength must be used in surficial and static slope stability analyses.)
3. Provide surficial slope stability analyses for the proposed cut slopes that expose alluvium or colluvium and fill slopes. Recommend mitigation if factors of safety are below County minimum standard.
4. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous metals. The tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils samples in a saturated condition.
5. Show the following on the geotechnical map.
   a. Elevations of the proposed retention basins.
   b. All recommended mitigation measures, as necessary.
6. Requirements of the Geology Section are attached.
7. Include a copy of this review sheet with your response.



Prepared by Jeremy Wan Date 2/23/09

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.

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

TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

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 traffic study has been submitted to Public Works for review and an approved traffic study is required prior to the approval of the tentative map.

(2) Provide proof or documentation that the necessary right of way has been dedicated for the required transition paving at the northerly tract boundary along Bouquet Canyon Road as depicted on the approved conceptual striping plan dated 10/07/08.

(3) A revised tentative map is required to show the following additional items:

a. As previously requested, show and call out existing offsite 87th Street West as a 40 foot wide right of way.

b. Remove the "R/W" labels for the typical section of the private drive and fire lanes which are not intended to be public.

Prepared by Jay Flood JF Phone (626) 458-4921 Date 03-04-2009
P:\ldpub\SUBPCHECK\Road\Rd Projects\TR 66952\tr66952r-rev3den.doc

c Clearly delineate and call out all proposed trail crossing locations. All trail crossing locations must be reviewed and approved by Public Works.

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

TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

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:

- A "Written Verification" from the water purveyor. From the information available to this office, the proposed subdivision is not within the service area of a water utility. Provide a "Written Verification" from the water purveyor indicating that the entire subdivision is/will be within the boundaries of its service area to serve the proposed subdivision to the satisfaction of Public Works.

HW

Prepared by Massoud Esfahani Phone (626) 458-4921 Date 03-03-2009
tr66952w-rev3.doc

COUNTY OF LOS ANGELE
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 66952 (Rev.)

TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

- 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:

HCW

Prepared by Henry Wong Phone (626) 458-4910 Date 03-03-2008

tr66952L-rev3.doc

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/parcel 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. 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. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

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

11. 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.

12. 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.

13. Place a note on the final map to the satisfaction of Public Works to convey as a unit both portions of ownership within Lot 7, separated by Bouquet Canyon Road, and connect said portions with a standard land hook.

14. 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.

15. 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.

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

17. 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 Henry Wong Phone (626) 458-4910 Date 03-03-2008

PRELIMINARY CONDITIONS

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. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.

4. 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.

5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.

6. 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. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.

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

8. Design details for the typical sections of 87th Street West and Bouquet Canyon are not necessarily approved at this time.

Prior to approval of the Street Improvement Plan:

9. Prepare detailed 1" = 40' scaled signing and striping plans for Bouquet Canyon Road to the satisfaction of Public Works.

10. Associated grading and strorm drain plans must be approved or in direct check.

11. 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.

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

    a. 65 mph (725') or to the satisfaction of Public Works on Bouquet Canyon Road from "A" Street (northerly and southerly directions).

    b. 40 mph (650 feet) on 87th Street West from "B" Court (easterly and westerly directions) and from "F" Street (northerly and southerly directions).

    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.

Prior to Recordation of the Final Map (Separate Agreement)

13. 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 or where one of the roads serves a commercial or industrial development 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.

14. Dedicate vehicular access rights on Bouquet Canyon Road.

15. Dedicate right of way 43 feet from centerline along the northerly/westerly side of Bouquet Canyon Road. An additional 13 feet of right of way is required beyond the existing right of way.

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

17. 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 "A" Street, "B" Court, and "F" Street 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 "A" Street, "B" Court, and "F" Street a minimum of 20 feet from 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.

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

19. Construct rural secondary highway improvements on Bouquet Canyon Road consistent with the approved signing and striping plan dated 10/7/08, including transition paving to the satisfaction of Public Works.

20. Construct drainage improvements on Bouquet Canyon (culverts and headwalls as needed) and offer maintenance easements as needed the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of highways or streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.

Prepared by Jay Flood JF Phone (626) 458-4921 Date 03-04-2009

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

TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

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 subdivider proposes to use private sewer systems. The use and installation of a private sewage system (septic/spray irrigation system) must be approved by the Department of Public Health. Please call (626) 430-5380 for additional information and requirements.

+1cw

Prepared by Allen Ma Phone (626) 458-4921 Date 03-09-2009

tr66952s-rev3.doc

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

TENTATIVE MAP DATED 02-04-2009
EXHIBIT MAP DATED 02-04-2009

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement 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 requirements for the land division, and that water service will be provided to each lot.

3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

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

5. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

+1cw

Prepared by Massoud Esfahani Phone (626) 458-4921 Date 03-03-2009

tr66952w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

pp- Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66952 Map Date February 04, 2009 - Ex. A

C.U.P. _____ Vicinity 2383D

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ 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.

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

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **Proposed permeable/pervious driveway surface (pavers) within each lot shall be able to support 75,000lbs live load. Prior to Final Map clearance, submit verification from a certified civil engineer of the weight capacity of the proposed product for the driveway surface.**
A second certification is required prior to occupancy from a certified civil engineer that the product for the driveway surface was installed to the original specifications.
The proposed roundabouts shall be designed and constructed to the Department of Public Works (DPW) standard as noted in Note 21 on the Tentative/Exhibit Maps.
Reciprocal Access agreement required for all shared driveways.

By Inspector: Juan C. Padilla Date March 5, 2009

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 66952 Tentative Map Date February 04, 2009 - Ex. A

Revised Report _____

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 36 public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☐ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements maybe required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **All new fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. Submit verification to our office.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date March 5, 2009

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **66952**	DRP Map Date: **02/04/2009**	SCM Date: **03/09/2009**	Report Date: **03/05/2009**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **REV. (REV RECD)**

Total Units **117** = Proposed Units **113** + Exempt Units **4**

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:	**1.05**
IN-LIEU FEES:	**$44,646**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $44,646 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

4 residential lots (Lots 7, 62, 65, 67) are exempt because they are 10 or more acres in size.

*****Advisory:**

The Representative Land Values (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.

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, contact the Trails Coordinator at (213) 351-5135.

By: James Barber

James Barber, Developer Obligations/Land Acquisitions

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March 05, 2009 11:18:12
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **66952**	DRP Map Date: **02/04/2009**	SMC Date: **03/09/2009**	Report Date: **03/05/2009**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **REV. (REV RECD)**

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

(P)eople x (0.003) Goal 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.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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 **113** + Exempt Units **4**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**113**	**1.05**
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			**4**	
			Total Acre Obligation =	**1.05**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.05	$42,520	**$44,646**

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**
1.05	0.00	0.00	1.05	$42,520	**$44,646**

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March 05, 2009 11:18:35
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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

March 9, 2009

Mr. Jodie Sackett, Senior Planner
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, CA 90012

Dear Mr. Sackett::

TRAIL CONDITIONS OF MAP APPROVAL
Vesting Tentative Tract Map # 066952
Map Date-Stamped by Regional Planning: February 4, 2009

The Department of Parks and Recreation has completed the review of VTTM #066952. The proposed trail alignment and blanket trail easements adjacent to APN 3206-003-003 are acceptable to us. The Applicant shall provide a twenty (20)-foot wide easement for the Leona Valley Loop (Regional) Trail.

Applicant is required to construct a variable-width six to eight foot (6-8)' wide trail pathway, within required twenty(20)-foot wide trail easement to the satisfaction of Parks and Recreation Trail Construction Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative and Final Map.

The map is approved with the following conditions, prior to final map recordation:

Map Specific Conditions

1. Trail crossing located at the main egress/ingress at northeast corner of proposed development must be free of physical obstructions within a minimum width of eight feet. Bush Hammer (or equivalent) finish at minimum six foot width for roadway trail crossing if a concrete surface.

2. Coordinate with the Department of Public Works for approval of the 87th Street West roadway trail crossing, and installation of painted crossing with appropriate signage.

3. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:

   a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twelve (20) foot width easement, estimated length of two miles, designated as the, "Leona Valley Loop Trail."

   b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

Standard Trail Conditions

1. Full public access shall be provided for the multi-use (equestrian, mountain biking, and hiking) trail easement.

2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:

   a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed fifteen percent (10%) for more than 300 feet. The Department will review and *may* allow slopes slightly greater than ten percent (10%) on a case by case basis.

   b. Typical trail section and details to include:

      - Longitudinal (running) gradients
      - Cross slope gradients
      - Name of trail
      - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.

   c. Bush Hammer (or equivalent) finishes at minimum width of eight feet for roadway trail crossings at all concrete surfaces.

   d. Twelve foot (12') minimum vertical clearance at all approved bridge under-crossings.

   e. Appropriate retaining walls as needed.

   f. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.

   g. Trail easement must be outside of the road right-of-way, and slope easement.

   h. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Work with Public Works to address crosswalk design standards.

3. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.

4. After Department approval of the trail alignments shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.

5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.

6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Coordinator for the Department's inspection and approval.

7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.

8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.

9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.

10. Upon Departmental approval and acceptance of the trail construction, the Applicant shall:

    a. Issue a letter to the Department requesting acceptance of the dedicated trail.

    b. Submit copies of the As-Built Trail drawings.

If you have any questions or comments, please contact Mr. Robert Ettleman, Park Planner at (213) 351-5134.

Sincerely,

Larry R. Hensley
Chief of Planning

LH:RE:tls:trlrpt066952-09b

c: Regional Planning (J. Sackett)
Valley Vineyards LLC (J. Allday)
Parks and Recreation (J. Barber, F. Moreno)

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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First District

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Fifth District

NOV 16 2010

November 12, 2010

John L. Allday
Lauren Development, Inc.
P.O. Box 790
Agoura Hills, CA 91376

SUBJECT: VALLEY VINEYARDS PROJECT; VESTING TENTATIVE TRACT MAP 66952
BOUQUET CANYON ROAD, LEONA VALLEY

Dear Mr. Allday:

This letter supersedes the Department of Public Health's letter dated May 28, 2010, regarding the conditions of approval for Vesting Tentative Tract Map 66952.

The Department's Land Use Program has reviewed the preliminary report to determine the feasibility of installing onsite wastewater treatment systems (OWTS) for the proposed subdivision. The preliminary report contains data obtained from percolation testing, soil profile excavations and exploratory borings to determine groundwater depth. This data tends to support the premise that the wastewater dispersal needs for the proposed subdivision may be achieved through the installation of individual "centralized" OWTS on lots 29, 35, 36, 58, 77, 78, 81, 97, 99 and 100 and the installation of four (4) regionally designated "decentralized" OWTS to meet the wastewater dispersal needs for the remaining 107 lots, as proposed.

Based on the information described above, the Department of Public Health recommends approval of the tentative map with the following conditions:

1. Authorizations from the County Department of Public Works – Building and Safety Division (B&S) and the Regional Water Quality Control Board for the proposed decentralized OWTS shall be required prior to **final map approval**.

2. An approval from B&S for the proposed configuration of wastewater lines, including a universal wastewater line to convey effluent from 107 lots to their respective decentralized dispersal systems, shall be required **prior to final map approval**.

3. Proof availability for a qualified entity to ensure proper operation and maintenance of the proposed decentralized OWTS shall be required **prior to final map approval.** The qualified entity shall be accepted and supported by the County of Los Angeles.

   Note: At the time of development, if public sewer is available within 200 feet of any part of a building or exterior drainage, all wastewater plumbing from existing and future development shall be connected to such public sewer.

   Note: The applicant is advised that in the event that the requirements of the Plumbing Code cannot be met on certain parcels due to required grading, geological limitations, required setbacks and floor or surface/ground water related concerns, or for any other pertinent reasons, conformance with all applicable requirements cannot be achieved, the Department of Public Health will not recommend issuance of any building permits.

4. Documentation of an approved potable water source meeting the requirements of Public Health and Public Works shall be submitted **prior to final map approval**.

Please note that this consent is intended for the subdivision review process only that encompasses the requirements applicable to OWTS. It does not authorize approval of the final map until the conditions listed above have been satisfactorily fulfilled. In addition, any changes to the configuration of the proposed sewage disposal system and/or the proposed water supply shall render this consent null and void, and consequently, additional review/analysis by the Department will be required.

If you have any questions regarding the above conditions or need additional information, please contact Patrick Nejadian, Chief Environmental Health Specialist of the Land Use Program, at (626) 430-5390.

Sincerely,

Alfonso Medina, REHS
Director of Environmental Protection Bureau

AM:pn

c: Paul Novak, Fifth Supervisorial District
Susan Tae, Department of Regional Planning ✓
Dennis Hunter, Department of Public Works
Kaveh Razavi, Department of Public Works
Angelo J. Bellomo
Patrick Nejadian

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program
Patrick Nejadian, REHS
Chief Environmental Health Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016

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From 6-7-10 mtg. w/ John Allday

May 28, 2010

John L. Allday
Lauren Development, Inc.
P.O. Box 790
Agoura Hills, CA 91376

Re: Valley Vineyards Project; Vesting Tentative Map 66952
Bouquet Canyon Road, Leona Valley

Dear Mr. Allday:

Land Use Program has reviewed the preliminary report to determine the feasibility of installing Onsite Wastewater Treatment System (OWTS) for the project identified above. The data that has been submitted for percolation testing, soil profile excavations, groundwater borings tends to support the premise that the wastewater dispersal for the entire project may be achieved through the installation of "Centralized" and "Decentralized" OWTS as indicated in condition number 1 below.

Therefore, Land Use Program expresses no objection to the postponement of all approval conditions of the tentative phase of this subdivision project with the understanding that all pending requirements shall be fulfilled prior to the final map approval and the recordation of the map.

This consent is intended for the subdivision review process only that encompasses the requirements applicable to OWTS, and does not authorize the final map approval until the following conditions have been satisfactorily fulfilled:

1. Additional information regarding percolation/infiltration tests, soil profile excavations and groundwater determination, depending on the proposed type and location of the dispersal systems, may be required prior to final map approval.
   Note: Lots designated on the submitted plot plan as number 29, 35, 36, 58, 77, 78, 81, 97, 99 and 100 are proposed to be served by centralized OWTS serving each lot individually and independent of other systems, as the need for the sewage disposal for the rest of the lots (total of 107 lots) will be accommodated through 4 regionally separated decentralized OWTS, as proposed.
   Note: At the time of development when public sewer connection is available within 200 feet of any building, all wastewater plumbing shall be connected to such public sewer.

2. Obtain authorization form Department of Public Works, Building and Safety Division (B&S) and Regional Water Quality Control Board (RWQCB) for the proposed concept of having decentralized OWTS serving the needs of wastewater disposal for 107 single family dwellings.
3. Obtain approval form B&S for the proposed wastewater line configuration that projects a universally used wastewater line carrying effluent from 107 properties to their respective decentralized dispersal systems.
4. Provide proof of availability for an approved potable water source that is approved by Department of Public Works (DPW) and Drinking Water Program of Department of Public Health (DPH), ensuring that the proposed potable water source is capable of providing adequate sustainable supply of potable water to the entire project area, in compliance with the California Safe Drinking Water Act and the Los Angeles County Code Title 11.
5. Provide proof of availability for a qualified entity, accepted and supported by Los Angeles County to ensure proper maintenance and operation of the proposed decentralized OWTS.
6. If due to required grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other pertinent reasons, conformance with all applicable requirements cannot be achieved, this consent shall be rendered null and void.
   Note: Portions of the proposed dispersal systems appear to be located within the areas identified as flood zone. Additional measures, applicable to design and installation of OWTS, may be required for OWTS in flood zone area to ensure that the effects of inundation are minimized.

If there are any questions or you require further information, please contact me at 626-430-5380.

Respectfully,

Patrick Nejadian, Chief EHS
Land Use program

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
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March 4, 2009

RFS No. 09-0004220

Tract Map No. 066952

Vicinity: Leona Valley

Tentative Tract Map Date: February 4, 2009 (1st Revision)

Vesting Tentative Tract Map 066952 is not approved. The County of Los Angeles Department of Public Health'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:
   http://www.lapublichealth.org/eh/progs/envirp/land_use/land_use_left_column_main.htm

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 Lahotan 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.

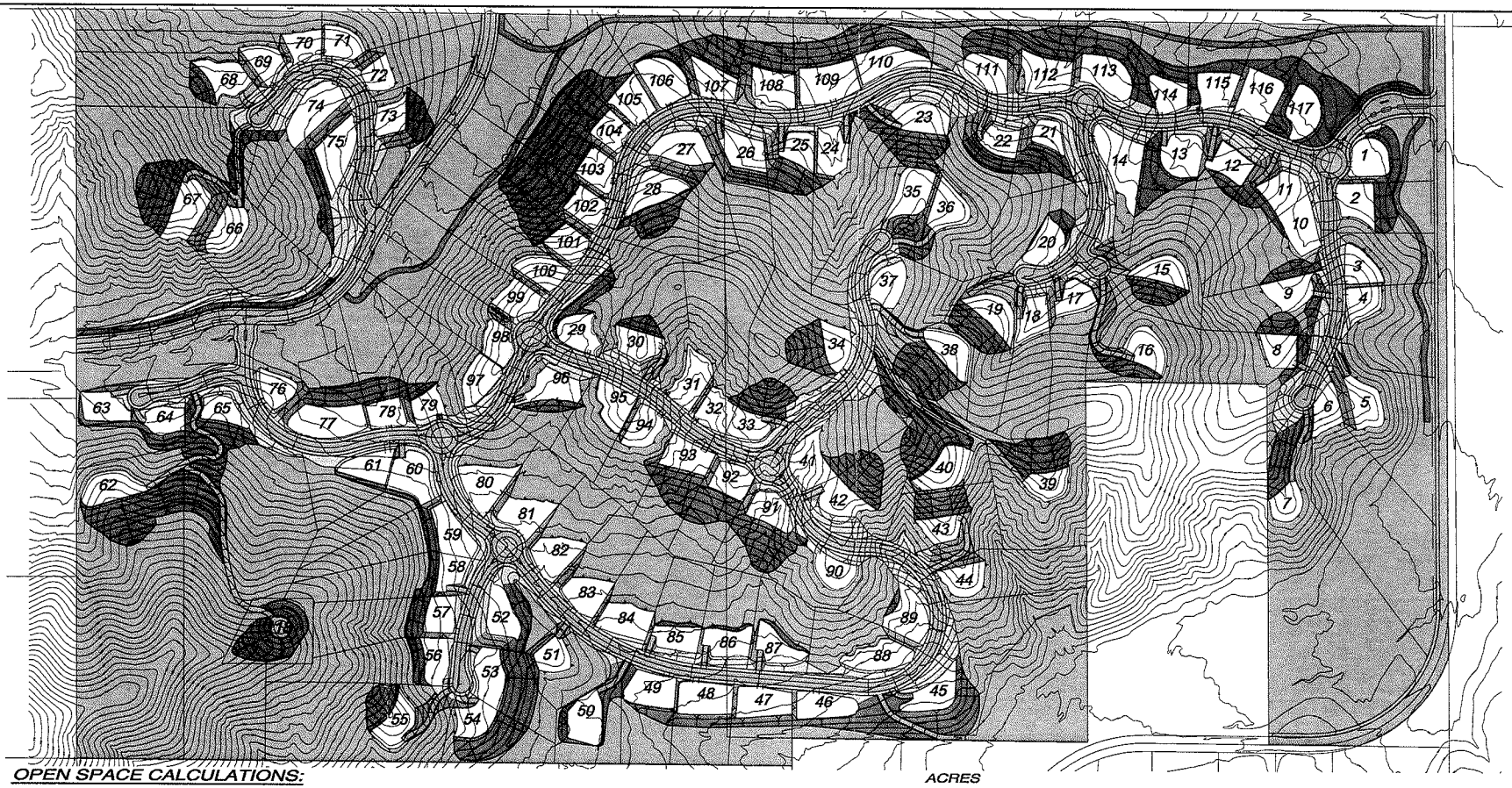
6. **Prior to installation** of any proposed "Roof Rainwater Collection Systems" the Cross Connections and Water Pollution Control Program shall be contacted at (626) 430-5290.

All requested documents should be identified with the tract map number and sent directly to the address below:

County of Los Angeles Department of Public Health
Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attention: Becky Valenti

If you have any questions or need additional information, please contact me at (626) 430-5380.

Becky Valenti, E.H.S. IV
Land Use Program



SCALE: 1"= 400'

OPEN SPACE CALCULATIONS:

	ACRES
UN-GRADED AREA *	152.6
SLOPES GRADED AT LESS THAN 2:1 AND/OR ROUNDED TO CONTOUR APPEARANCE *	33.9
LANDSCAPE AREAS ADJACENT TO STREETS *	14.9
DEDICATED PUBLIC RIDING AND HIKING TRAILS	3.4
GREENBELTS (SEE CONCEPTUAL VINEYARD GREENBELT EXHIBIT)	122 ±
BIO-SWALE AND INTERIOR PUBLIC RIDING AND HIKING TRAILS	7.3

	ACRES
GRADED PAD AREAS	47.8
NON-CONTOUR GRADED SLOPES	7.2
STREETS	
DRIVEWAYS	25.4
TOTAL SITE	292.5
NET SITE (TOTAL LESS STREETS)	267.1
TOTAL OPEN SPACE	212.1
OPEN SPACE PERCENTAGE	79.4%

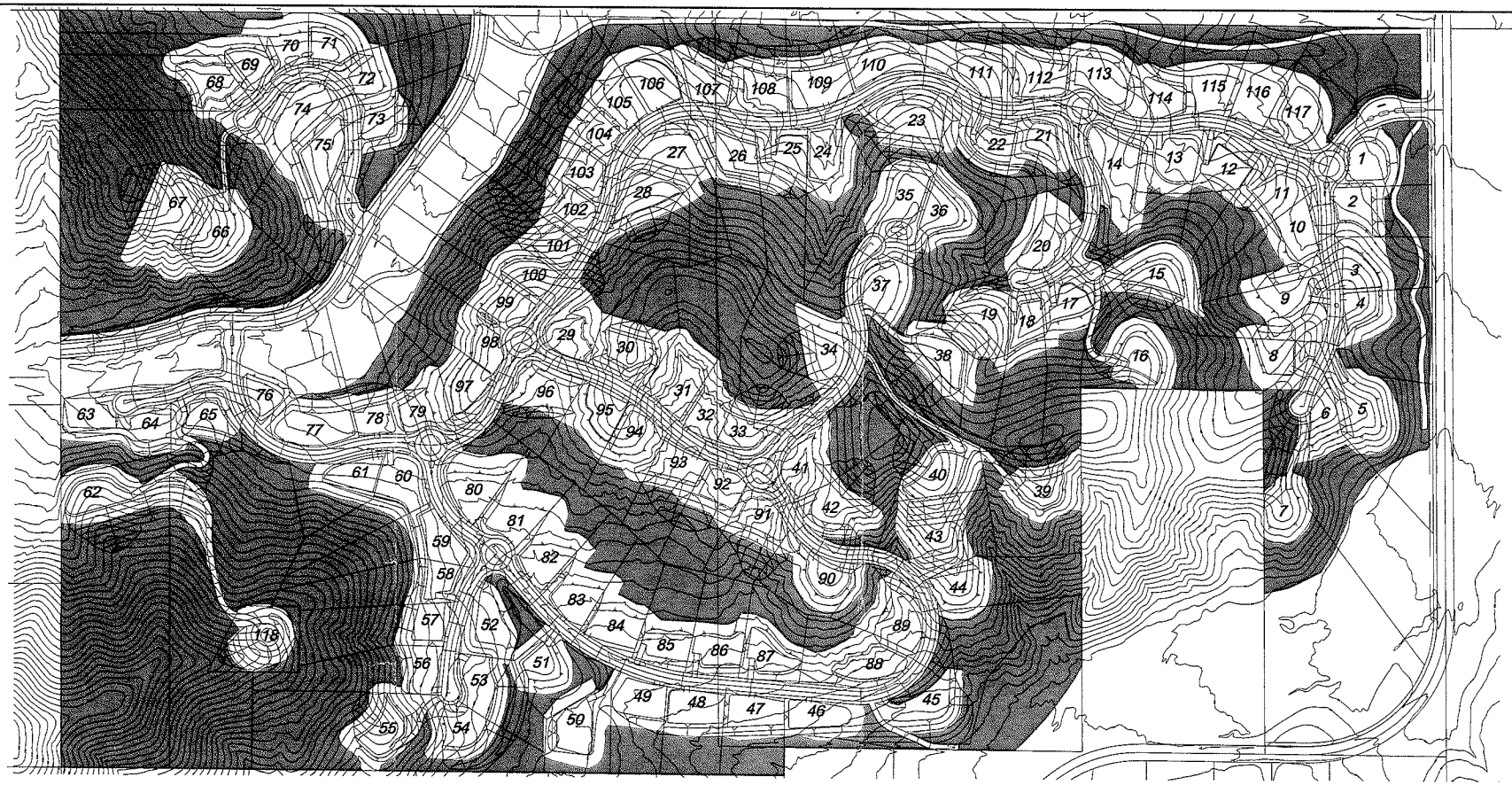
* UN-GRADED AREAS WILL BE UNDISTURBED NATURAL AREAS OR VINEYARD GREENBELTS. VINEYARD GREENBELTS WILL ALSO OVERLAP PORTIONS OR CONTOUR GRADED SLOPES AND LANDSCAPE AREAS ADJACENT TO STREETS. SEE CONCEPTUAL VINEYARD GREEN-BELT EXHIBIT.

DEPT OF REGIONAL PLANNING
FEB 04 2009 EXHIBIT
RECEIVED CS INDEX NO.

VALLEY VINEYARDS, LLC
OPEN SPACE EXHIBIT

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

FEBRUARY 04, 2009



SCALE: 1"= 400'

VINEYARD GREENBELT CALCULATIONS:

= POTENTIAL VINEYARD GREENBELT AREAS (APPROXIMATELY 122 ACRES)

= GRADED PAD AREAS - SEE OPEN SPACE EXHIBIT

CONCEPTUAL VINEYARD GREENBELT EXHIBIT

Warren Tong+Company
LANDSCAPE ARCHITECTS
155 East Main Street
Tustin, California 92780.4407
Phone/Fax: 714.838.8981
e-mail: wtasla@sbcglobal.net

Valley Vineyards, LLC
c/o Lauren Development, Inc
P.O. Box 790, Agoura Hills, CA 91376
818.575.9983

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