

**Project No. TR066952-(5)**

“Valley Vineyards”



# TR066952 “Valley Vineyards”

---

- Proposal:
  - 117 single-family lots, two private street lots and one water tank lot on 292 acres
  - CUP for hillside management, density-controlled development, grading, wastewater treatment facility

See staff report, p. 1

# TR066952 “Valley Vineyards”

---

- Location:
  - Bouquet Canyon Road and 87<sup>th</sup> Street West
  - Leona Valley Community Standards District
  - Fifth Supervisorial District, unincorporated Los Angeles County

See staff report, p. 1

# TR066952 “Valley Vineyards”

---

- Existing site:

Reference Exhibit 1

- Vacant hillside terrain, variably sloping
- 150 acres of steeper slopes (exceeding 25%)
- Sparse vegetation, scrub brush
- Dirt trail along ridgeline and through property

See staff report, p. 2

# TR066952 “Valley Vineyards”

---

- Project description (main features):
  - SF lot sizes from 1.5 to 10.5 acres; 2.5 ac avg.
  - 79% proposed open space, within SF lots
  - 122 ac commercial vineyards proposed within the open space/SF lots
  - Gated private streets with 36 feet paved width
  - Combined septic and wastewater treatment system
  - Trail re-alignment/dedication along property line, roads
  - Water tank
  - 2.3 million cubic yards of combined cut and fill grading

**See staff report, pp. 3-4**

# TR066952 “Valley Vineyards”

---

- Staff analysis (project design): **Reference Exhibits 2, 3**
  - Density and footprint inappropriate given the terrain (too much grading, not enough 1.5 ac lots)
  - Unsatisfactory clustered design, based on County practice (no fee dedicated OS lots)
  - Considerable hillside and ridgeline impacts, should be reduced

**See staff report, pp. 10-14**

# TR066952 “Valley Vineyards”

- Staff analysis (open space & commercial vineyards):
  - Vineyards proposed throughout the private residential lots and into the required open space for hillside management
  - 122 acres of vineyards cannot count towards required open space, leaving 98.5 acres of open space (38%); inadequate for non-urban HM

See staff report, pp. 6-9

# TR066952 “Valley Vineyards”

---

- Staff analysis (net area and easements):
  - Easements proposed for commercial vineyards, trails and wastewater treatment facilities
  - Project net area calculations do not show that minimum net lot area requirements are met after all easements deducted

See staff report, pp. 5, 11, 13

# TR066952 “Valley Vineyards”

---

- Staff analysis (wastewater treatment):
  - Applicant has proposed a private septic system that also treats wastewater and re-uses for irrigation throughout the site
  - Non-standard system is a “collective” system that acts as a public system, requiring higher maintenance standards

See staff report, p. 14

# TR066952 “Valley Vineyards”

---

- Staff analysis (trails):
  - Received updated report from Parks and Recreation with added conditions for trail amenities
  - Regional Planning supports the added amenities, but would require a revision to the tentative map
  - Amenities do not address the issue of the existing dirt trail used along the ridgeline

**See staff report, pp. 5, 13**

# TR066952 “Valley Vineyards”

---

- Staff analysis (wrap-up):
  - 2009 re-submittal reduced density & grading, but not enough
  - Private streets with roundabouts & bio-swales good concepts, but utilized inappropriately
  - Advanced wastewater treatment system good concept, but requires more secure maintenance (other than HOA)
  - Vineyards are a good concept, but needs to be scaled back and on its own lot

**See staff report, pp. 10-14**

# TR066952 “Valley Vineyards”

---

- Correspondence (points not all-inclusive):
  - Community letters opposed/concerned: 54 (Points: density, traffic, street gating, hillside impacts, sewage and groundwater impacts, cultural resource impacts)
  - Community letters in support: 19 (Points: viticulture, local economy, open space, fire hydrants, increased access, more trails)
  - Agencies supportive: Quartz Hill Chamber of Commerce
  - Agencies non-supportive: Santa Monica Mountains Conservancy
  - Leona Valley Town Council: Concerned with project related to density and maintaining a rural character, seismic safety, disturbance of viewsheds, trail alignment (removal of existing trails)

**See staff report, pp. 15-16**

# TR066952 “Valley Vineyards”

---

- Staff conclusion:
  - Project does not satisfy general CUP burden of proof Items A.2, B, C.2
  - Project does not satisfy HM CUP burden of proof Items B and D
  - Project inconsistent with the General and Area Plans for non-urban HM, open space, and rural development provisions
  - Project inconsistent with the County Code for density-controlled development (zoning), public street frontage waiver (subdivisions)
  - Repeated staff requests from Mar 2008 to Mar 2011 for a major redesign (particularly, for fewer SF lots, separate OS lots, reduced grading and better clustering), to address these issues were not heeded
  - Staff recommendation is for denial. **See staff report, pp. 11-14, 18**

# TR066952 “Valley Vineyards”

---

- Environmental review:
  - Although staff initially determined that a Mitigated Negative Declaration (“MND”) is required, because staff is recommending denial of the project, the MND is not being proposed for Commission consideration or action at this time.

See staff report, p. 14