



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

June 20, 2011

TO: Mr. Jodi Sackett , Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Section Head, *Frank Moreno*
Planning and Trails Research
Parks and Recreation

SUBJECT: **NOTICE OF TRAIL CONDITIONS OF APPROVAL FOR
VESTING TENTATIVE TRACT MAP (VTTM) #066952 (VINEYARDS)
(MAP STAMPED BY REGIONAL PLANNING ON FEBRUARY 3, 2011)**

The Department of Parks and Recreation (Department) has completed the review of VTTM #066952. The proposed trail alignments for the Leona Loop Trail with associated blanket trail easements adjacent to APN 3206-003-003 (Not a part) are acceptable to us, though we are requesting increased trail amenities, as outlined within Trail and Staging Area Specific Conditions of approval. The Applicant is required to provide a twenty (20)-foot wide easement for the Leona Valley Loop (Regional) Trail, and the Department requests a trail alignment for the Granite Mountain Trail from 87th St West and proposed "B" Street circumventing lot 118 to allow trail users a view-spot (rest area), complete with hitching post and bench.

Applicant is required to construct a variable-width five to eight foot (5-8)' wide trail tread (Natural Trail #2), for the Leona Loop Trail, and requested to construct a two to three foot wide trail tread (Natural Trail #3) for the Granite Mountain Trail, within twenty (20)-foot wide trail easements, as stipulated within Trails and Staging Area Specific Conditions of map approval. All trail alignments and blanket trail easements are to be dedicated to Los Angeles County, and constructed to the satisfaction of the Department, per the recently adopted Trail Construction Guidelines.

Since initial review of this specific tentative map, the Department has requested increased trail amenities (Connection to Granite Mountain Trail including installation of a bench and hitching post, southeast trail connection to proposed internal trails, and a staging area to be located within the northwest sector of lots 103, 104, 105, and 106), and we're pleased with the Applicant's positive response, which is the impetus for

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permitting increased trail amenities as conditions of approval, that must be shown on the final map, prior to final map recordation.

Because of the necessity to show the trail alignments as they relate to topographical lines, all information pertaining to trail requirements (including staging area), must be shown on the final map.

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

Trails and Staging Area Specific Conditions:

Note: Conditions 1-6 as outline below, must be satisfied (Shown on final map), prior to final map recordation.

1. Department requests realignment of trail and crossing located at the main egress/ingress at northeast corner of proposed development to be free of physical obstructions within a minimum width of eight (8) feet. Bush Hammer (or equivalent) finish at minimum eight (8) foot width for roadway trail crossing if a concrete surface. Realigned crossing must be shown on final map, prior to final map recordation.
2. The Department of Public Works requires mid-point street trail crossing to be moved to T intersection of 87th Street West, and proposed "B" Street. Required realigned mid-point trail crossing must be shown on final map, prior to final map recordation.
3. Department requests trail segment at southwestern portion of the Leona Loop Trail within Lot 46 from proposed internal parkway trail to the southeast end of the Leona Loop trail (blanket easement) shown within southeast portion of Lot 46, and Lot 45. Trail request allows for public access to the proposed internal trails, thus permitting another north to south trail connectivity. Required public access trail must be shown on final map, prior to final map recordation.
4. Department requests applicant to dedicate a blanket recreational easement to Los Angeles County for future staging area, trail head, and/or rest area within lots 103, 104, 105, and, 106 northwest of required twenty foot wide trail easement, as shown on tentative map. Additional requested blanket recreational easement must be shown on final map, prior to final map recordation.
5. Department requests a trail alignment for the Granite Mountain Trail from 87th St West and proposed "B" Street circumventing lot 118 to allow trail users a view-spot (rest area), complete with hitching post and bench.
6. 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 twenty (20) foot width easement, estimated length of two miles, designated as the, "Leona Valley Loop Trail," and twenty foot width easement, estimated length of .5 miles, designated as the, "Granite Mountain Trail."
- b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

Standard Trail Construction Conditions:

1. Full public access shall be provided for the multi-use (Equestrian, Mtn. Biking, & Hiking) twenty foot wide trail easements.
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 four percent (4%) with two (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty (50) feet. The Department will review and may allow slopes slightly greater than twelve percent (12%) 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) finish 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.
 - g. Trail easement must be outside of the road right-of-way, and/or 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. Request coordination 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 or PArk Planner within the Planning and Trails Research Section for their (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 Guidelines within thirty (30) calendar days. Applicant shall then call the Department for another final site inspection.
 10. Upon Departmental approval and acceptance of the constructed trails (Leona Loop Trail and Granite Mountain Trail), the Applicant shall:

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- a. Issue a letter to the Department requesting acceptance of the dedicated trail; and:
 - b. Submit copies of the As-Built Trail drawings.
11. Department issues trail acceptance letter only after receiving copy of the As-Built drawings.

For any questions concerning trail alignment or other trail requirements, please contact me at (213) 351-5136.

FM:RE:tls:trlrpt066952-11c

- c: Jodie Sackett, Regional Planning
John Allday, Valley Vineyards, LLC
James Barber, Parks and Recreation
Frank Moreno, Parks and Recreation