Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 19, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Doug Smith, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Lynda Hikichi
Land Divisions Section

SUBJECT: Project No. TR066952-(5)
Tentative Tract Map No. 066952
RPC Meeting: December 2, 2015
Agenda Item: 8

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, which was granted to 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. 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. On July 21, 2015, staff received an email from the applicant's attorney requesting an additional 90-day time extension to November 2, 2015.

During the August 4, 2015 Hearing Officer public meeting, Mr. Steven Kuehl (applicant's attorney) and Mr. Jeffrey Boren (applicant) were present. Mr. Kuehl and Mr. Boren provided testimony requesting a 90-day time extension to keep the project active and a specific roadmap and assurances from the County that would lead to a recommendation for approval. Staff explained that County staff provided guidance and feedback to the applicant through six Subdivision Committee Reports, and many discussions and meetings staff had with the applicant throughout the years. Ms. Peggy Fuller (representing the Leona Valley Town Council) provided testimony in support of staff's recommendation of denial. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied Vesting Tentative Tract Map No. 066952 due to inactivity.

On August 13, 2015, the applicant filed an appeal of the Hearing Officer's decision from the August 4, 2015 Hearing Officer public meeting. At the time of writing this memo, the applicant has not shown any progress of clearing the Subdivision Committee project comments/holds. Staff recommends denial of the appeal and upholding the Hearing Officer denial due to inactivity.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND SUSTAIN THE HEARING OFFICER DENIAL OF PROJECT NO. TR066952.

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.

KKS:LKH

Enclosure: Draft Findings
Applicant's Appeal Form
Hearing Officer Denial Package
Correspondence from Town Council
Hearing Officer Hearing Package (includes latest Subdivision Committee Report dated November 25, 2014)
Subdivision Committee Reports from Subdivision Committee Meetings #1-5

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

1. The Regional Planning Commission of the Los Angeles County considered Vesting Tentative Tract Map ("TR") No. 066952 on December 2, 2015. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, previously considered TR No. 066952 on August 4, 2015 and denied TR No. 066952 due to inactivity. 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 – 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 ("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 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 ("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 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 applicant's attorney requesting "an extension of time of ninety (90) days to Monday, November 2, 2015."

12. The applicant did not provide any additional materials to clear the Subdivision Committee holds prior to the hearing.

13. During the August 4, 2015 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

14. During the August 4, 2015 Hearing Officer public meeting, Mr. Steven Kuehl (applicant's attorney) and Mr. Jeffrey Boren (applicant) were present. Mr. Kuehl and Mr. Boren provided testimony requesting a 90-day time extension to keep the project active and a specific roadmap and assurances from the County that would lead to a recommendation for approval. Staff explained that County staff has provided guidance and feedback to the applicant through six Subdivision Committee Reports and many discussions and meetings staff has had with the

applicant throughout the years. Ms. Peggy Fuller (representing the Leona Valley Town Council) provided testimony in support of staff's recommendation of denial.

15. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied the applicant's request for an additional time extension since the project already had several time extensions. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied Vesting Tentative Tract Map No. 066952 due to inactivity.

16. On August 13, 2015, Mr. Norman D. Sloan, Agent for Applicant, filed an appeal of the Hearing Officer denial.

17. HOLD FOR SUMMARY OF EVENTS AT THE HEARING

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 Regional Planning Commission of the Los Angeles County considered Vesting Tentative Tract Map ("TR") No. 066952 on December 2, 2015. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, previously considered TR No. 066952 on August 4, 2015 and denied TR No. 066952 due to inactivity. 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. 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.

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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. The applicant did not provide any additional materials to clear the Subdivision Committee holds prior to the hearing.

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14. During the August 4, 2015 Hearing Officer public meeting, Mr. Steven Kuehl (applicant's attorney) and Mr. Jeffrey Boren (applicant) were present. Mr. Kuehl and Mr. Boren provided testimony requesting a 90-day time extension to keep the project active and a specific roadmap and assurances from the County that would lead to a recommendation for approval. Staff explained that County staff has provided guidance and feedback to the applicant through six Subdivision Committee Reports and many discussions and meetings staff has had with the applicant throughout the years. Ms. Peggy Fuller (representing the Leona Valley Town Council) provided testimony in support of staff's recommendation of denial.

15. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied the applicant's request for an additional time extension since the project already had several time extensions. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit No. 200700038 due to inactivity.

16. On August 13, 2015, Mr. Norman D. Sloan, Agent for Applicant, filed an appeal of the Hearing Officer denial.

17. HOLD FOR SUMMARY OF EVENTS AT THE HEARING

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

Document Received:
AUG 13 2015

This document was received by the Department of Regional Planning

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

REGIONAL PLANNING COMMISSION
APPEAL FORM

RECEIVED
AUG 13 2015
BY: Rosie C. Ruiz, Commission Services

COPIES: EACH COMMISSIONER
STAFF Alexanian
M. Glaser
N. Daidal
L. Hikichi
E. Lemke

DATE: August 12, 2015

TO: Ms. Rosie Ruiz
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350
Los Angeles, California 90012

FROM: Leona Valley Estates Limited
Name

SUBJECT:

Project Number(s): TR066952 - (5)

Case Number(s):

Case Planner:

Address: Project site is located at the intersection of Bouquet Canyon Road and 87th Street West, Leona Valley Zoned District

Assessors Parcel Number: 3206-003-001 & 3206-003-008

Zoned District: A-2-2

Entitlement Requested:

Vesting Tentative Tract Map No. 066952

Conditional Use Permit No. 200700038

Environmental Assessment No. 200700035

Related Zoning Matters:

Tentative Tract/Parcel Map No.	066952
CUP, VAR or Oak Tree No.	
Change of Zone Case No.	
Other	

(Reverse)

I am appealing the decision of (check one and fill in the underlying information):

☐ **Director**

Decision Date: August 4, 2015

☒ **Hearing Officer**

Public Hearing Date: August 4, 2015
Hearing Officer's Name: Gina Natoli
Agenda Item Number: 10

The following decision is being appealed (check all that apply):

☒ The Denial of this request

☐ The Approval of this request

☐ The following conditions of approval:

List conditions here

The reason for this appeal is as follows:

The Project has not been inactive. To the contrary, the attached Declaration of Richard Doss, the Applicant's engineer, and Declaration of Steven F. Kuehl, the Applicant's attorney, show that the testimony presented at the August 4, 2015 denial hearing by Lynda Hikichi of the Department of Regional Planning and by Peggy Fuller of the Leona Valley Town Council regarding the purported inactivity of the Applicant is demonstrably false. Further, these declarations support the fact that despite the Applicant spending millions of dollars submitting and resubmitting development plans for a project which at all times has been permitted by the applicable zoning regulations and which incorporates suggestions from both the Department of Regional Planning and the Leona Valley Town Council, that the Department of Regional Planning and the Leona Valley Town Council are obstructing any development on the property. As a result, the Department of Regional Planning and the Leona Valley Town Council have set up a dynamic to prevent the Applicant from realizing its investment-backed expectations and developing its land in an economically viable way or at all.

Are you the applicant for the subject case(s) (check one)? ☒YES ☐NO

Submitted herewith is a check or money order for the amount due, as indicated on the Fee Schedule on the Los Angeles County Department of Regional Planning's website.

Appellant (Signature)

Norman D. Sloan, Agent for Applicant
Print Name

1901 Avenue of the Stars, Ste. 1100, Los Angeles, CA 90067

Address

(310) 801-2779

Day Time Telephone No.

*Fee subject to change.

Los Angeles County
Department of Regional Planning

AGENDA

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Hearing Officer(s):
Ms. Tae: Items 1-8 and 11
Mr. Durbin: Item 9
Ms. Hachiya: Item 10

Los Angeles County
Regional Planning Commission

Meeting Date: August 4, 2015 – Tuesday **Time: 9:00 a.m.**

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. Project No. R2015-01291-(5) (Ms. Chi)
Conditional Use Permit No. 201500054
Applicant: Verizon Wireless
33314 Agua Dulce Canyon Road
Soledad Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

3. Project No. R2014-00258-(5) (Ms. Chi)
Conditional Use Permit No. 201400011
Applicant: AT&T
39168 Willowvale Road
Palmdale Zoned District

To authorize the continued operation and maintenance of an unmanned fiber optic regeneration plant in the R-A (Residential Agricultural) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

4. Project No. R2015-01530-(5) (Mr. Claghorn)
Conditional Use Permit No. 201500063
Applicant: Babytuna Sushi Restaurant
23880 Copper Hill Drive
Newhall Zoned District

- Si no entiende este aviso o necesita más información por favor llame este número (213) 974-6466.
- If you require special accommodations or material in alternate format, please contact the ADA Coordinator, Office, at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

PART II - PUBLIC HEARINGS (Cont.)

Zoning Permits

To authorize the sale of beer and wine at a restaurant within the C-2-DP (Neighborhood Business - Development Program) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

5. Project No. R2009-00936-(4) (Mr. Mar)
Conditional Use Permit No. 201100068
Applicant: Royal Health Spa
1014-1018 South Hacienda Boulevard
Hacienda Heights Zoned District

To authorize the continued operation and new expansion of an existing health spa with accessory massage services located in an existing shopping center in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2015-00887-(4) (Mr. Nadela)
Conditional Use Permit No. 201500038
Applicant: T-Mobile West Corporation
1850 South Azusa Avenue
Hacienda Heights Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

7. Project No. R2015-00884-(4) (Mr. Nadela)
Conditional Use Permit No. 201500037
Applicant: T-Mobile West Corporation
16532 East Colima Road
Hacienda Heights Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the A-1 (Light Agricultural) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART III – DISCUSSION AND POSSIBLE ACTION

Zoning Enforcement

(Continued from 07/21/15)

8. Appeal of Final Zoning Enforcement Order (Mr. Chung)
Enforcement Case No. RFS No. 13-0008331/EF130667
Appellants: Merdad and Flocerfina Sahafi
Enforcement Violations: A single family residence is being used as a special event venue on the property known as 723 Latigo Canyon Road, Malibu (Assessor's Parcel Number 4464-010-015) located in the unincorporated community of Malibu. The subject property is zoned R-C (Rural-Coastal) and it is located in the Malibu Zoned District and within the Santa Monica Mountains Local Coastal Plan area.

Recommended for Denial Due to Inactivity

Zoning Permits

(Continued from 05/05/15)

9. Project No. R2006-02867-(5) (Ms. Hua)
Conditional Use Permit No 200600246
Applicant: North Hollywood Sportsman Club
30679 San Francisquito Road
Castaic Canyon Zoned District

To authorize the continued operation and maintenance of a skeet shooting range and the construction of new structures in the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) zone. An environmental determination was not made for this project.

Land Divisions

10. Project No. TR066952–(5) (Ms. Hikichi)
Applicant: Leona Valley Estates Limited
West of Bouquet Canyon Road, one mile south of Elizabeth Lake Road
Leona Valley Zoned District

a. Vesting Tentative Tract Map No. 066952
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 – Two Acres Minimum Required Lot Area) zone.

b. Conditional Use Permit No. 200700038
To ensure compliance with the requirements of non-urban hillside management, density-controlled development, and onsite grading in excess of 100,000 cubic yards.

PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)

Recommended for Denial Due to Inactivity

Land Divisions

d. Environmental Assessment No. 200700035
A Mitigated Negative Declaration pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

11. Public comment pursuant to Section 54954.3 of the Government Code

PART V - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M. TUESDAY, AUGUST 18, 2015

GLOSSARY OF ENVIRONMENTAL TERMS:
CEQA – California Environmental Quality Act
SEA - Significant Ecological Area
EIR – Environmental Impact Report
MND – Mitigated Negative Declaration
ND – Negative Declaration
CE – Categorical Exemption

TIME LIMITS: The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Hearing Officer shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened by the Hearing Officer without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Hearing Officer on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is available at the Department of Regional Planning ("Department"), 320 West Temple Street, 13th Floor, Los Angeles, California 90012, and may be accessible on the Department's website at http://planning.lacounty.gov. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.

LIVE WEB STREAMING: The Department of Regional Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at http://planning.lacounty.gov.

County of Los Angeles

PAYMENT RECEIPT

PERMIT: RTM TR066952

RECEIPT NUMBER: 15-0007733

APN: 3206003001
PROJECT NO: TR066952
PROJECT NAME:
SCOPE: TENTATIVE TRACT MAP
SITE ADDRESS: 0 VAC/VIC P/90 STW AV
COMMUNITY: LEONA VALLEY
LOCATION: WEST OF AND ABUTTING BOUQUET CANYON RD.; 1 MILE SOUTH OF ELIZABETH LAKE ROAD, LEONA VALLEY, CA 93551

APPLICANT: VALLEY VINEYARDS, LLC
ADDRESS: P.O. BOX 790
CITY/STATE/ZIP: AGOURA HILLS, CA 91376

PAYER: BOREN OSHER & LUFTMAN LLP
ADDRESS: 5900 WILSHIRE BL SUITE 920
CITY/STATE/ZIP: LA, CA 90036
PHONE: 323-937-9900

Fee Code	Description	Account	Units	Amt Due	Amt Paid	Balance Due
RFLDMAJRRF	MAJOR LD REVISION-FIRE	7185	84	$252.00	$252.00	$0.00
RFRPCAPL1	APPEAL TO RPC-APPLICANT	8351		$5,926.00	$5,926.00	$0.00
RFLDMAJRR	MAJOR LD REVISION-PUBLIC WORKS	9122	84	$6,914.00	$6,914.00	$0.00
RFLDMAJRRA	MAJOR LD REVISION-PARKS	R105		$223.00	$223.00	$0.00
RFLDMAJRRE	MAJOR LD REVISION-HEALTH	S7K		$103.00	$103.00	$0.00
RFLDMAJRR	MAJOR LD REVISION-PUBLIC WORKS		83	$6,894.00		$0.00
RFLDMAJRRF	MAJOR LD REVISION-FIRE		83	$252.00		$0.00
RFLDMAJRRE	MAJOR LD REVISION-HEALTH			$103.00		$0.00
RFLDMAJRRA	MAJOR LD REVISION-PARKS			$223.00		$0.00
			Totals:	$74,484.00		$0.00

Payment Code	Description	Charge Account	Reference #	Cashier	Date paid	Amount
CHECK	CHECK		1479	Armeneh Arakilians	08/13/2015	$13,418.00

Tendered: $13,418.00
Change: $0.00
Balance Due: $0.00

Payment Comments

$1,835.37 OF NEGATIVE BALANCE AS OF 10/31/08-CLEE

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

PAYMENT REQUEST FORM

PROJECT NO. TR060952-5

PERMIT NO(s). _____

*Appeals:

- [x] Applicant $5,926
- [ ] Applicant (1-2 project conditions) $735
- [ ] Non-Applicant $735
- [ ] Large Family Child Care Home $362

Miscellaneous:

Meeting Date(s): _____

- [ ] CDs $10
- [ ] Audio Tapes $10
- [ ] Photocopies ¢30/page
- [ ] Certify $6.05

Other:

Meeting Date(s): _____

- [ ] **Transcripts (variable rate)

DSO Required

Bill County Department _____

*For Appeals (Hearing Officer or Director's review to RPC) a prior appointment must be made to verify all requirements are met before forwarding the referral to LDCC.

**Transcript fees will depend upon the court reporter service used for the hearing date. Fee considerations include the amount of pages requested and turnaround time. Starting in May, 2009 unofficial transcripts from the hearings are posted on the DRP website, with court reporters being utilized mostly for off-site hearings.

Fees Effective March 1, 2014

FOR STAFF USE ONLY

LDCC Staff: Please process and prepare a receipt for the payment(s) indicated above.

RPC Staff: Rosie C. Ruiz **Date:** 8-13-15

Notes:

RFRPCAPL1

Document Received:
AUG 13 2015
This document was received by the Department of Regional Planning

DECLARATION OF STEVEN F. KUEHL

I, Steven F. Kuehl, do hereby declare as follows:

1. I am an attorney duly licensed to practice before the courts of the State of California. I am an Associate at the law firm Boren, Osher & Luftman, LLP, counsel for Leona Valley Estates Limited ("Applicant") in this matter. I have personal knowledge of the matters set forth below and, if called on to do so, could and would competently testify thereto.

2. This Declaration is submitted in support of the within appeal to the Los Angeles County Regional Planning Commission of the denial due to inactivity of Vesting Tentative Tract Map No. 066952 issued by the Gina Natoli, Hearing Officer of the Department of Regional Planning on August 4, 2015 ("Denial").

3. At the hearing on the Denial, Peggy Fuller, of the Leona Valley Town Council ("LVTC"), testified regarding the Applicant's inactivity on the Project in 2015 and complete failure to incorporate changes requested by the LVTC for the Project, including reducing the number of residential units on the Project, reducing density on the Project, and reducing grading on the Project.

4. A true and correct copy of pertinent portions of the Leona Valley Improvement Association Community Newsletter from April 2015 is attached hereto as Exhibit "1" and incorporated herein by reference. The newsletter references the March 2015 LVTC meeting, wherein the Applicant "**described a few changes, including reduced density from 118 units to 88 units, the addition of more equestrian trails, increased dedicated open space ratios, and reduced grading.**" The newsletter also states that the Applicant "claimed there will be no condominiums as previously shown on their tract map" and that "parcel sizes are to be 1.5 acres minimum." [Emphasis added.]

5. A true and correct copy of pertinent portions of the Leona Valley Improvement Association Community Newsletter from May 2015 is attached hereto as Exhibit "2" and incorporated herein by reference. The newsletter references the April 2015 LVTC meeting, and under the Land Use Committee subsection states, "**Peggy Fuller reported that the Land Use Committee has been kept busy since the recent Project # TR066952 (Valley Vineyards)**

presentation. The leading project engineer for the 'Valley Vineyards' project Richard Doss, sent a request to have a meeting between Supervisor Antonovich's office, the Leona Valley Town Council, and the Department of Regional planning. The Land Use Committee is waiting to hear back from Richard Doss to continue planning the meeting." [Emphasis added.]

6. A true and correct copy of pertinent portions of the Leona Valley Improvement Association Community Newsletter from June 2015 is attached hereto as Exhibit "3" and incorporated herein by reference. The newsletter references the May 2015 LVTC meeting, and states that "**Peggy Fuller reported that the Land Use Committee has been discussing responses to the recent presentation of Project # TR066952 (Valley Vineyards).** The committee is planning on drafting letters to Supervisor Antonovich's office and the Department of Regional Planning to let them know about the current status of this situation." [Emphasis added.]

7. A true and correct copy of pertinent portions of the publicly available Leona Valley Town Council Facebook Page from August 10, 2015 which were found at https://www.facebook.com/pages/Leona-Valley-Town-Council/221359184648175 is attached hereto as Exhibit "4" and incorporated herein by reference. As of August 10, 2015, the LVTC Facebook Page contained the following information demonstrating that the LVTC was and is strongly opposed to any iteration of the Project:

a. **The Facebook Help Center states that "[c]licking Like below a post on Facebook is an easy way to let people know that you enjoy it without leaving a comment." The Leona Valley Town Council "liked" various comments about the upcoming March 9, 2015 meeting regarding the Project, including the following:**

- "Very much dislike this. We will be at the meeting"
- "And the traffic... That will lead to bigger roads. It makes me sad.", "Just makes me sick!"
- "Tract homes and condos would destroy the town we all love and call home. I hope to move back some day but not if it is going to look exactly like every other over crowded ugly town. Developers have always wanted to ruin and destroy Leona Valley!! They are greedy bastards. I know because I live in one of their crappy over build homes! Please don't allow this!!! ☹"

- "I grew up in Leona Valley. Please don't ruin this beautiful valley with a tract or condos! Let the city have them. Protect Leona Valley!"
- "Remember what happened to Ana verde. They had all the wonderful plans and then bankrupt!!! 8 years of no school and overcrowded borrowed classrooms ! Don't so [sic] it."
- "kinda ruin [sic] your serene setting"
- "Its so sad the besutiful (sic) Valley I grew up in could be ruined by a greedy developer who wants to make this another sad place to live, so he can benefit . Bresks [sic] my heart"
- "Please show up to the meeting we need to fight !!!!"
- "I live in Texas way up in corner of ark, LA , Oklahoma...I lieve [sic] too far away , but I will help be a voice against in any way possible.."
- "Why are they saying restricted to veterans? Unless they have a lifetime covenant, and restriction against rentals, they are just using it as a sales pitch to a patriotic community."

b. On March 3, 2015, just prior to the March 9, 2015 LVTC meeting held with the applicant wherein the LVTC was supposed to give the Applicant useful suggestions, the LVTC posted on the LVTC Facebook page regarding the Project: "It does appear to be a sales pitch. I have heard of green washing … when a developer tries to make a project seem green and environmentally friendly. This clearly red, white and blue washing the project. They also stated they want to give us a riding arena even though we have one at the community-based center. I guess they think we are a flag waiving, patriotic, horseback riding town. Yes, they are from Los Angeles…"

c. On March 10, 2015, the LVTC posted on the LVTC Facebook page, asking people to write letters to the LVTC so that the LVTC "can forward your letters to the Planning Department and Supervisor Antonovich."

d. On March 16, 2015, the LVTC posted a picture of the undeveloped property owned by the Applicant with the caption: "Where? This is the location for the proposed 88 tract homes in Leona Valley. (Valley Vineyards)". As such, as of March 16, 2015, the LVTC clearly was aware that the total number of residential units on the Property was reduced from 117 units to 88 total units.

e. On August 4, 2015, the LVTC posted on the LVTC Facebook page boasting about the Denial, stating:

"VALLEY VINEYARDS TRACT HOME PROJECT—DENIED: A hearing was held today before the County of Los Angeles to extend the previously denied tract known as Valley Vineyards. The Department has denied a further extension of this project due to inactivity.

We expect this to be appealed before the Planning Commission and possibly the Board of Supervisors.

A BIG thank you to Peggy Fuller for attending this important hearing."

The Leona Valley Town Council "liked" (enjoyed) various comments about the August 4, 2015 denial of the Project, including the following:

- "Amen! Prayers have been answered ....that's this girl's perspective. Thank you Peggy and other Leona Valley Town Council members who worked so hard on this!"
- "Woohoo!"
- "Very good news! We just have to make it past any appeal next (VV appraled before, right?)"
- "That is the best news EVER. Thank you for all the hard work. I am on 87th st and just the traffic alone would be a nightmare not to mention the entire project was just wrong for our valley. Happy dancin."
- "Great news!"
- "WOOHOO!!!! My kids are thrilled (feeling they got to be a part of that) and so am I!!!!"

8. A true and correct copy of the "Tract Homes" link from August 11, 2015 on the Leona Valley Town Council website located at http://leonavalleytc.org/Tract_Homes.php is attached hereto as Exhibit "5" and incorporated herein by reference ("LVTC Webpage"). The LVTC Webpage falsely states that "[t]he developer has done nothing since the March 9 Town Council meeting despite promises to come back with a new design based on the comments of the community." The Declaration of Richard Doss filed concurrently herewith provides detailed

information concerning the steps that were taken by the developer since March 9, 2015. Unforunately, all effort were obstructed by the Los Angeles County Department of Regional Planning ("DRP") and the Leona Valley Town Council ("LVTC"). Morever, Peggy Fuller, a representative of the LVTC, made a similar misrepresentation to the DRP that the developer had done nothing since the March 9, 2015 LVTC meeting at a hearing for denial due to inactivity on August 4, 2015.

I declare under penalty of perjury under the laws of the State of California and the United States that the foregoing is true and correct.

Executed at Los Angeles, California on August 13, 2015.

STEVEN F. KUEHL

CHERRY CHAPTERS

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COMMUNITY CALENDAR

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Self Led Yoga every Wed. 5-6 p.m.

May 2 ..... 4-H Mexican Dinner
May 4 ..... WAVHS
May 7 ..... LVIA Board Mtg. 7pm
May 9 ..... 4-H Horse Group 11am-2pm
May 11 ..... Town Council 7pm
May 18 ..... 4-H Racketeers 7-9pm
May 20 ..... 4-H Livestock 6-8pm
May 21 ..... LVIA General Mtg. 7pm
May 23 ..... Gymkhana
May 27 ..... Back Country Horsemen

Keep up-to-date with all the latest happenings in Leona Valley on the LVIA website **myleonavalley.org** and the Town Council website **leonavalleytc.org**

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Come On Down & Join in the Fun at Leona Valley's 42nd Annual Cherry Parade & Festival

Saturday, June 6, 2015

This year's theme is

"Back in the Cherry Saddle"

The parade starts at 10 a.m. at 90th Street W. and Leona Ave. and ends at the Community Building.

Parade route roads closed at 9:15 a.m.

Everyone is invited to brush off their horses, clean their cars & trucks or hose down other forms of transportation and join in the parade.

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at the corner of

90th Street West and Elizabeth Lake Road

• Indoor & Outdoor Vendor Booths • Food Stands • Live Music • Pie Eating Contest
• Parade Awards including CASH Prizes • Fun & Much More

Take time to enjoy the Classic Car Show

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Festival Organizer: Peggy Fuller, lviacherryfestival@yahoo.com

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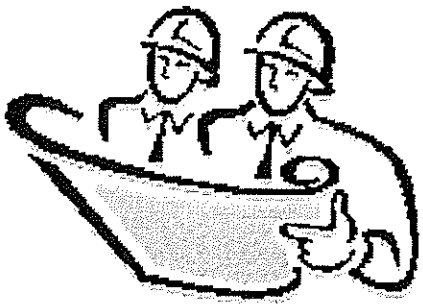
March Town Council Meeting

Leona Valley Town Council

President .....Steve Fredricks
Vice President .....Alice Wolman
Secretary .....Terry Kenny
Treasurer .....Bill Elliot
Member at Large .....Bill Penn



With the Community Building completely packed with over 100 residents, the Leona Valley Town Council convened on Monday, March 9th, to discuss community concerns and review the latest updates of Project # TR066952 (Valley Vineyards).

Public Announcements

On behalf of the Leona Valley Improvement Association (LVIA), Steve Reaves and Michael Bach introduced themselves to the audience as the new President and Vice president of LVIA. They emphasized the need for volunteers for the Cherry Parade committee, Abundant Harvest programs, and Leona Valley Queens programs. Volunteers can contact Steve Reaves at 622-7092. They also encouraged everyone to join LVIA by April 1, the beginning of the membership year. Dues support the daily operation of the Community Building and planned improvements.

Sertoma announced their Third Annual "Sound Off" for Sertoma 5K Scenic Trail Walk / Run on Saturday April 11th.

Valley Vineyards

Next came the awaited updates in the Valley Vineyards project. The owners of the property have continued with Pacific Coast Civil Engineers for the design. Bill Ford is no longer associated with the project. Richard Doss, president of Pacific Coast Civil engineers, and Peter Gonzalez, a land use consultant now working for Pacific Coast Civil, made the presentation.

They described a few changes, including reduced density from 118 units to 88 units, the addition of more equestrian trails, increased dedicated open space ratios, and reduced grading. They claimed there will be no condominiums as previously shown on their tract map. The parcel sizes are to be 1.5 acres minimum. They are still proposing to use an Evapotranspiration/Infiltration (ETI) system, which was previously denied by the County Department of Public Health.

Mr. Doss and Mr. Gonzalez kept the presentation relatively short in order to dedicate most of their time to answering questions and getting feedback from the audience. Residents had many questions, comments, and concerns over losing the quality of life that they love in Leona valley. One of the shared concerns by residents was the effect that a large and sudden population increase would cause on Leona Valley.

The Leona Valley Town Council

Continued on Page 6

March Town Council Meeting (continued from Page 2)

board members remained firm in asserting their issues previously raised in the many letters they've written to Regional Planning expressing the concerns of the community. These include a prohibition on low income housing, 70% open space, fewer units, county-maintained public roads, and septic tank systems instead of the ETI system. These were the same issues raised by Regional Planning which resulted in denial of the original tract map. None have been adequately addressed by the new design.

Overall, Mr. Doss and Mr. Gonzalez expressed the desire to bridge the gap between what the project investors hope to accomplish and what Leona Valley wants as a community. It was only after pointed questions were raised about the ownership of the property, that two of the owners reluctantly revealed themselves in the audience. After conceding to answer a few questions, they admitted that they have no future plans for the property and are only trying to get the tract map approved. Many members of the audience pleaded for them to reconsider their options, including use of the property as mitigation for other projects. Residents can help suggest changes to the project by becoming involved with the Land Use Committee of the Leona Valley Town Council. Afterwards the town council took a short intermission and then resumed with the rest of the agenda.

Committee reports

Karen Bryan reported on a presentation at the most recent Association of Rural Town Councils (ARTC) meeting regarding the technical amending of Title 22 to make the ordinances more internally consistent . Also, a motion was made and passed to support Susan Zahnter and an ARTC letter concerning the Draft Environmental Impact Review on the Desert Renewable Energy Conservation Plan.

Peggy Fuller reported that the Land Use Committee will meet to review all the information presented tonight regarding the Valley Vineyards project.

The Town Council made a motion to write a letter in support of creation of the Peterson Ranch mitigation bank. The bank would cover a large portion of the watershed area and help protect target species.

The Water committee recently met with the California Water Service Company (Cal Water) representatives to review the status of on going projects. Cal Water seems to be cutting costs on their capital projects, material costs, and on the new Lake Hughes water mains. They are also still working on consolidating groups of ratepayers into smaller communities to help improve their rates. The New General Rate Case will be finished in May and then they will file it with the California Public Utilities Commission in July. The Water committee will have another meeting with Cal Water in May.

The Leona Valley Town Council meets on the second Monday of every month at 7:00 P.M at the Community Building. All residents are welcome to attend in order to help represent the views of Leona Valley residents concerning community issues.

~Daphne Genardi

WAVHS

The West Antelope Valley Historical Society will have their regular monthly meeting on May 4, 2015, at 6 pm at the Leona Valley Community Building. Our speaker will be Fred Kerpsie from Acton. The Kerpsie family has been actively working gold and silver mines in and around the Acton area since 1978. He owns the Kerpsie mine and several others. He has a certificate of Mining Technology from Antelope Valley College Mining Program. Mr. Kerpsie will be discussing mining in the Antelope Valley.

Illegal Dumping Continues

Illegal dumping continues to plague the recycling bins at the Community Building. Did you pay a disposal fee for a recent hot water heater replacement? Well, the disposal fee landed in the pocket of a plumbing contractor, and the water heater was dumped at the Community Building. The offending plumbing company is known, but will remain unnamed for now, unless this unlawful activity stops. Please respect the community and use the facilities in a lawful and appropriate manner so everyone can continue to enjoy this service.

Cherry Chapters

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Self Led Yoga every Wed. 5-6 p.m.

May 26 ..... California Water Service Mtg. 6-8pm
May 30 ..... Gymkhana Queens Pageant Mtg.
June 1 ..... WAVHS
June 4 ..... LVIA Board 7pm
June 6 ..... Cherry Parade & Festival!!!
June 8 ..... Town Council 7pm
June 11 ..... Vaccine Clinic 6-7:30pm
June 13 ..... Gymkhana
June 15 ..... 4-H Racketeers 7-9pm
June 18 ..... LVIA General Meeting 7pm

Keep up-to-date with all the latest happenings in Leona Valley on the LVIA website myleonavalley.org and the Town Council website leonavalleytc.org

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April Town Council Meeting

Leona Valley Town Council

President .....Steve Fredricks
Vice President .....Alice Wolman
Secretary .....Terry Kenny
Treasurer .....Bill Elliot
Member at Large .....Bill Penn

On Monday, April 13th the Leona Valley Town Council (LVTC) met once again and held a quick yet efficient meeting the Community Building. After the approval of the March minutes and overview of the Treasurer's Report the Council moved on to Public Comments.

Public Comments

The Leona Valley Improvement Association is still in need of volunteers for the annual Cherry Parade and Festival. The Cherry Festival will be held on June 6th at the Leona Valley Corner.

The Neighborhood Watch Committee is planning a joint meeting and BBQ in June with the Neighborhood Watch organizations from other local communities. More details will be available at the next LVTC meeting.

Karen Bryan announced that through the Department of Public Works she found out that there will be a road closure for several months from Angeles Crest Highway to one mile south of Aliso Canyon Road.

Committee Reports

Karen Bryan continued on to report that at the latest Association of Rural Town Councils meeting (ARTC) there was a presentation by the Los Angeles Department of Public Works on the Floodplain management update, however Leona Valley and the Lakes communities are not included in the plan which will need to be commented on. Also homes in hazard zones may be able to receive discount rates on their flood insurance. For more information or to comment on the Floodplain management updates go to - www.dpw.lacounty.gov.

Land Use Committee

Peggy Fuller reported that the Land Use Committee has been kept busy since the recent Project # TR066952 (Valley Vineyards) presentation. The leading project engineer for the "Valley Vineyards" project Richard Doss, sent a request to have a meeting between Supervisor Antonovich's office, the Leona Valley Town Council, and the Department of Regional planning. The Land Use Committee is waiting to hear back from Richard Doss to continue planning the meeting.

On behalf of the Water Committee, Peggy Fuller reported on the updates of the water crisis and the measures that the state plans to take. Since Governor Jerry Brown, issued an executive order to take more drastic measures on water conservation, the California Water Resources Control Board has issued a draft for the new regulations to be applied. The reduction will take place by February of 2016. She continued to report that they are proposing to reduce Leona Valley area water consumption by 35%. The concerns about this reduction are that the baseline of it is the water usage rates of September of 2014 where many residents were already conserving substantially. It is unclear whether the reduction percentage will be based per individual household or groups of townships. It's important for as many residents as possible to comment on the draft to help make positive changes.

More residents are urged to attend the Leona Valley Town Council Meetings on the second Monday of every month at 7:00 P.M to help represent the views of Leona Valley residents to the Town Council concerning all community issues.

~ Daphne Genardi

CHERRY CHAPTERS

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July 2 .....LVIA Board 7pm
July 4 .....Happy Independence Day!
July 11 .....4-H Horse Group 11am-2pm
July 12 .....Town Council 7pm
July 16 .....LVIA General 7pm
July 20 .....4-H Racekteers 7-9pm
July 22 .....Back Country Horsemen
July 29 .....4-H Livestock 6-8pm
Aug 6 .....LVIA Board Meeting 7pm
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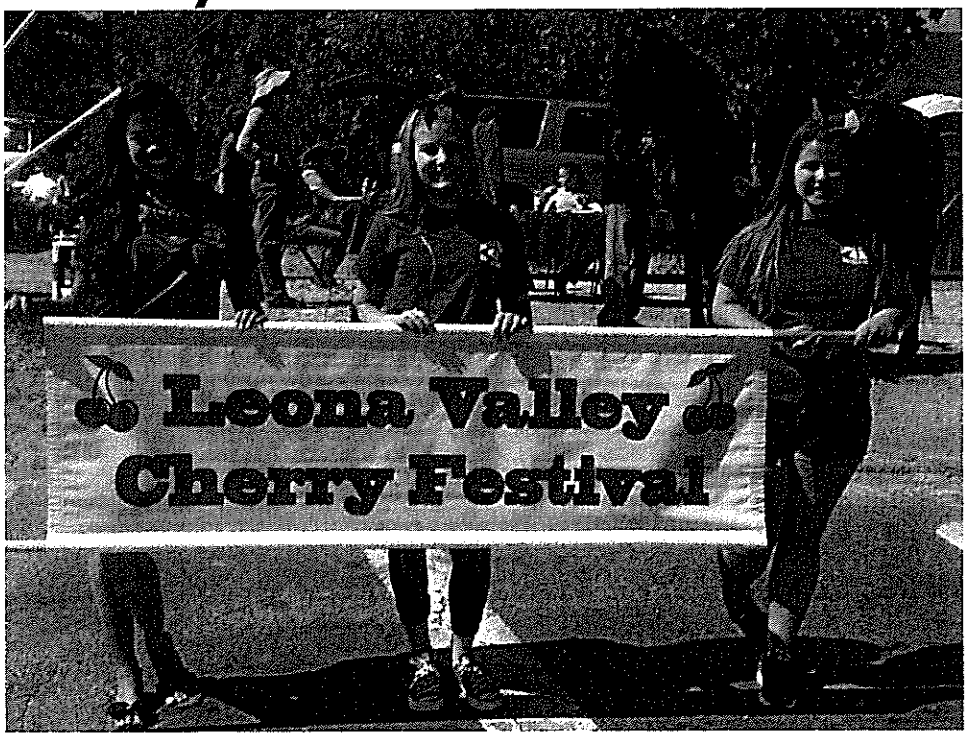
Cherry Parade 2015!



Leona Valley is "Back in the Cherry Saddle"! This quote from Junior Grand Marshal Michaela Difatta became the theme and symbol of the Leona Valley 42rd Cherry Parade and Festival!

The 2015 Cherry parade began at 10:00AM led by the 2015 Gymkhana Queens and Grand Marshal Elizabeth. Other Parade participants came from all over the Antelope Valley in floats, classic cars, and even on horseback to march in the parade.

Afterwards, the rest of the festivities were held on the lot at the corner of Leona and Elizabeth Lake. Multiple venders with unique wares lined the lot mixed in with the many food stands. The large variety of available foods included the famous cherry burritos, hamburgers, Korean barbeque, southern pulled pork sandwiches, and Argentinean sandwiches. Attendees could enjoy their meal while listening to live music by the Working Stiffs or admiring the antique automobiles in the classic car show.

The festival ended with an awards presentation to parade participants and the traditional pie-eating contest.

This years Cherry Parade and Festival was terrific and LVIA would like to recognize and thank the Rally Auto Group for sponsoring the cash prizes for the Parade winners, Benz for the Porta Potties and trash bins, Hemme for the straw bales, Steve Reaves for the use of his property, Frank Cosola and Doug Mosman for the announcing, VOPs Larry Tyler and Dick Floyd for traffic control, Parade chairman David Clayton, Merrie Profitt for helping at the LVIA booth and all the other various people who worked hard at planning, organizing, cleaning, and supporting the 2015 Cherry Parade and Festival.

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2nd Vice President .....Joel Crannell (818) 442-0313
Recording Secretary .....Jennifer Toomer 480-8409
Correspondence Sec. .....Chris Billmire (510) 501-8352
Treasurer .....Peggy Fuller 270-0771
Co-Editors .....Tom Kemp & Daphne Genardi 904-5707

COMMITTEES AND CHAIRS

Membership .....Joel Crannell (818) 442-0313
LVIA Booster Committee.....Sharon Rohaley 948-1828
Cherry Parade Chair.....David Clayton 547-8457
Community Queen Committee.....Vacant
Building & Rental Schedules .....Steve Reaves 622-7092
Marquee and Sign .....Brian & Leeann Murray 270-9205
.....Ethan Bach (360) 635-7183
Miss Leona Valley 2014.....Rachel Bartfai
Gymkhanas Arena.....Tania Williams 270-0657
Gymkhana Queen Pageant.....Tracy Ross 433-8836
.....Pam Ver Maas 609-8558

LVIA MEETINGS

Leona Valley Improvement Association meetings are held in the Community Building, 8367 Elizabeth Lake Road. Board Meetings are held on the 1st Thursday of each month starting at 7 p.m. General meetings are on the third Thursday of each month starting at 7 p.m.

CHERRY CHAPTERS SPONSORSHIP RATES

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Our sponsors help underwrite the costs involved in producing this newsletter. All sponsorship spaces must be prepaid by the 1st of each month. Checks should be made payable to the Leona Valley Improvement Association (LVIA).

The information you wish to include as a Cherry Chapters sponsor should be mailed to the Leona Valley Newsletter, P.O. Box 783, Leona Valley, CA 93551 or left in the Leona Valley Improvement Association (LVIA) box in Rancher's Market, located at the intersection of Elizabeth Lake Road and 90th Street West.

The LVIA publishes the Cherry Chapters as a free service to the local community. Please consider joining the LVIA and/or becoming a sponsor in order to help support the continuance of this service. The LVIA can be contacted through their website www.myleonavalley.org regarding questions about sponsorship, membership, this newsletter, etc.

May Town Council Meeting

Leona Valley Town Council

President .....Steve Fredricks
Vice President .....Alice Wolman
Secretary .....Terry Kenny
Treasurer .....Bill Elliot
Member at Large .....Bill Penn

Residents gathered once again at the Leona Valley Community building on May 11th to hear community updates and discuss local concerns at the Leona Valley Town Council Meeting (LVTC). The meeting opened up with the Pledge of Allegiance, Approval of the April minutes, and the review of the May Treasures Report before the council moved on to Public Comments.

Public Comments

The West Antelope Valley Historical society held an ice cream social at their last monthly meeting at the Community Building. They are hoping to get more residents involved to learn and share the history of the valley.

On behalf of the Leona Valley Improvement Association (LVIA), Peggy Fuller made a few announcements concerning the Cherry parade and wanted to congratulate the Junior Grand Marshall, Michaela Difatta and this year's Grand Marshall Elizabeth Mitchell.

The Neighborhood Watch Committee is planning to host a joint meeting and BBQ on June 24th with the Neighborhood Watch organizations from other local communities. More details will be available at the next LVTC meeting report.

Other public comments included the discussion of the lack of cherries growing this year. Many of the cherry orchards will not even be opining up this summer do to poor cherry growing conditions this past year. The few orchards that will be opening will sell out of cherries quickly so residents are urged to get their cherry picking done early this year.

Committee Reports

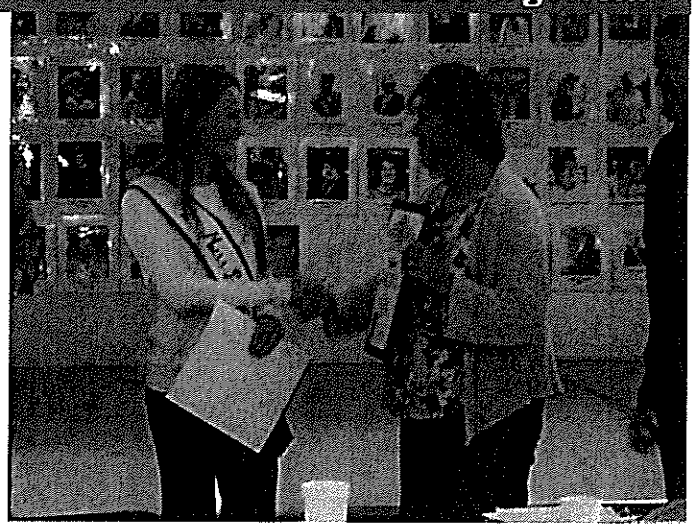
Karen Bryan provided this month's Association of Rural Town Councils (ARTC) report. She informed the council that Rich Campbell from the Antelope Valley Resource Conservation District presented at the most recent ARTC meeting. He discussed landowner's responsibility for mitigating dust and erosion. He encourages anyone that has a dust issue on their land to contact them to find out more information to help manage their land by switching to native plants, taking dust precautions, etc...

Karen Bryan also informed the audience that the comment period is now closed for Title 22, the Animal Facility Ordinance, and the High Dessert Corridor project. All these items will now be up for approval. Some other updates from the ARTC meeting include discussion of Los Angeles County raising the minimum wage in unincorporated areas, which has raised controversy.

Afterwards, the town council

Continued on Page 3

Community Queen's Reign Ends But Her Service Will Not Be Forgotten!



Representatives from many local groups and organizations came out to the LVIA General Meeting on May 20th to present certificates of appreciation to the 2013-2014 Leona Valley Community Queen, Rachel Bartfai. The LVIA Board members each presented Rachel with certificates and a scholarship award. Rachel also received awards of recognition from Sertoma, Leona Valley Town Council, Senator Steve Knight, and the Los Angeles County Board of Supervisors office. Rachel's time as Community Queen may be over but the service she provided to Leona Valley will never be forgotten.

May Town Council *continued*

made a motion to support Susan Zahnter, the interim director of the ARTC to represent the Leona Valley Town Council to the Board of Supervisors on her position of the Renewable Energy Ordinance to help protect the interests of Leona Valley.

Peggy Fuller reported that the Land Use Committee has been discussing responses to the recent presentation of Project # TR066952 (Valley Vineyards). The committee is planning on drafting letters to Supervisor Antonovich's office and the Department of Regional Planning to let them know about the current status of this situation.

Concerning the Water Committee, Cal water recently held a meeting addressing the measures that will be taken in response to the drought including reducing the Leona Valley water consumption rate by 35%. There was a large discussion at the Town Council meeting of how this personally affected many of the residents. Everyone is encouraged to visit the Cal water website for more information and frequent updates on future water reduction actions that may be taken.

The Leona Valley Town Council Meetings are held at the community building on the second Monday of every month at 7:00 P.M.

~ Daphne Genardi

June Town Council Meeting

The Leona Valley Town Council's June meeting was a short one. Minutes of the last meeting were approved and the Treasurer's report was read. There was no Deputy Sheriff present to give a report. Neighborhood Watch has a meeting coming up on Thursday, June 25, which will be a joint effort with the Green Valley and Lake Hughes/Elizabeth Lake Neighborhood Watch groups. It will take place at the Lakes Community Center, at 17520 Elizabeth Lake Road, at 6:00 p.m. Hamburgers will be served and the rest is potluck, so bring some side dishes or dessert. The speaker will be Sgt. Nagel of the Sheriff's Department, who will speak at 7:00 p.m.

Committee reports included the ARTC meeting where they discussed the new National Park designations. The Valley Vineyards subdivision owners will be receiving another letter advising them that the project is scheduled for denial for inactivity.

Everyone is encouraged to file an appeal with Cal Water to obtain a larger budget based on the number of residents in their home and/or their livestock or agricultural needs.

Exhibit 4

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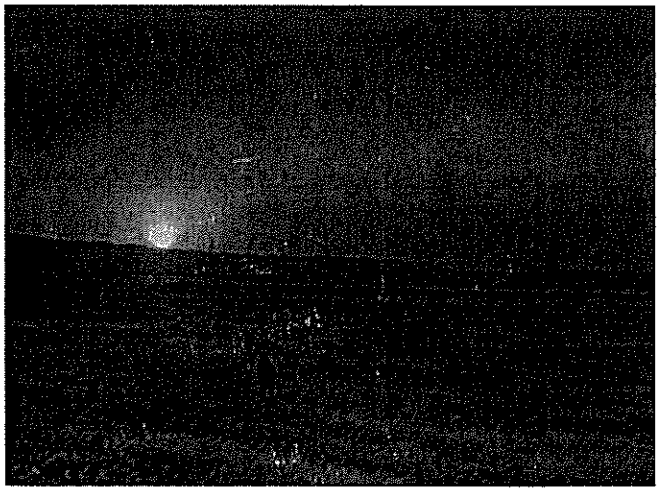
Leona Valley Town Council at Leona Valley Assn Community Building
21 hrs ·

We have our regular monthly meeting scheduled for M
Coffee and friendship will be there waiting for you.



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Janine Toungaian Nielsen, Alice Benoit and 2 others like this.

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Leona Valley Town Council
VALLEY VINEYARDS TRACT HOME PROJECT--DENIED: A hearing was held today before the County of Los Angeles to extend the previously denied tract known as Valley Vineyards. The Department has denied a further extension of this project due to inactivity.

We expect this to be appealed before the Planning Commission and possibly the Board of Supervisors.

A BIG thank you to Peggy Fuller for attending this important hearing. — with Steven Fredericks, Ʊ Marcy Kaputnik, Anne Breight, Alice Benoit and Guyla Clayton at Leona Valley Improvement Assn Community Building.

August 4 · Edited

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Shawna Lynn, FutureAdam Daniels, Bianca Kaufman and 57 others like this.

Most Recent

Anne Breight Amen! Prayers have been answered ....that's this girl's

perspective. Thank you Peggy and other Leona Valley Town Council members who worked so hard on this!

8 · August 4 at 10:21am

Terry Kenney Awesome! That is great news. So to the man who said at a public meeting "all the TC does is BS" do you want salt for your crow? Thank you Peggy and Alice; others too who worked on this with so much perseverance.

6 · August 4 at 10:27am

Meghann Dana Woohoo!

1 · August 4 at 10:32am

Guyla Clayton Thanks all for the hard work and perseverance

3 · August 4 at 10:41am

Lynda Knott Thank you

1 · August 4 at 12:28pm

Valerie Harpham That is the best news EVER. Thank you for all the hard work. I am on 87th st and just the traffic alone would be a nightmare not to mention the entire project was just wrong for our valley. Happy dancin.

2 · August 4 at 1:26pm

Ʊ Marcy Kaputnik Very good news! We just have to make it past any appeal next (VV appraled before, right?)

2 · August 4 at 3:46pm

Leona Valley Town Council Yes, they have appealed before.

August 4 at 6:18pm

Pam McGillicudy Great news!

1 · August 4 at 4:43pm

Kim D Alvarez WOOHOO!!!! My kids are thrilled (feeling they got to be a part of that) and so am I!!!!

2 · August 4 at 6:59pm

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Leona Valley Town Council
Where? This is the location for the proposed 88 tract homes in Leona Valley. (Valley Vineyards) — in Leona Valley, California.
March 16 · Edited

Jan Powell, Susie McGuffee, Bea Buller and 10 others like this.

Stephanie Hunt Gaglione Ummm no!!! Really this is just sad!
March 16 at 10:47am

Steve Hofbauer Cross streets approximately?
March 16 at 10:58am

Leona Valley Town Council Between 87th Street West & Bouquet Canyon Road; south of Elizabeth Lake Road; This photograph is the property as seen from Bouquet Canyon Road.
March 16 at 1:07pm

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Shared with: Public

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Lynda Knott
March 16 at 11:26am

Lynda Knott Hell no
1 · March 16 at 11:26am

Guyla Clayton Steve. End of 87th St. w
March 16 at 12:07pm

Shawna Lynn No no no and no.
March 16 at 12:59pm

Donna Bloom They already have crime so why not bring in some more?
March 16 at 3:08pm

Aimee Ibarra What is being done to stop this? What more can we do?
March 16 at 3:12pm

Leona Valley Town Council Write a letter to the Town Council;
1 · March 16 at 3:52pm

Jeanne Summers That's ashame
March 16 at 3:45pm

Susan Johnson No
March 16 at 5:58pm

Stacey Smith That is the prettiest vista coming into the valley either on Bouquet Canyon or Elizabeth Lake. What are the doing to deal with water? Are they putting them on the already depleting water or the depleting wells??
March 16 at 5:59pm

Leona Valley Town Council They are going to try to get a "will serve" letter from California Water Service.
March 16 at 6:22pm

Stacey Smith That should be a major concern too everyone in the valley. Community resources will be tapped quickly with that kind of development!
March 16 at 6:26pm

Cindy Davis- O'Connor Rosemarie ...have you written a letter to oppose this development?
March 17 at 5:22am

Holly Hawk What stand is Leona Valley Town Council taking on the development.
March 17 at 11:55am

Leona Valley Town Council It is the job of the Leona Valley Town Council to support the community and the rural way of life. It is important for the Town Council to receive letters indicating how the residents feel about the project (for and against) as part of our supporting ... See More
March 17 at 12:05pm

Holly Hawk Can you help list the current zoning, state laws and site constraint considerations for the community on this site.
I am not in favor. I am directly next to the project and have not received any notice or contact at all.
March 17 at 12:21pm

Leona Valley Town Council Here is the last County of Los Angeles Subdivision Committee review of the project with more than 70 conditions: http://planning.lacounty.gov/.../tr_066952_scm-report...
March 17 at 12:52pm

Holly Hawk 117 units. on less than 1/2 acre each.
March 17 at 1:00pm

Holly Hawk Is there a EIR?
March 17 at 1:01pm

Leona Valley Town Council Please check your messages--it will be in your "other" folder on FB.
March 17 at 1:10pm

Holly Hawk SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE
Department Status Contact
Regional Planning... See More
March 17 at 1:06pm

Holly Hawk Environmental Determination:
1. Additional studies or reports may be required.
2. For any questions related to site biology, you may contact the departmental biologist, ... See More
March 17 at 1:08pm

Susie McGuffee Hope not!
March 17 at 2:44pm

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Leona Valley Town Council
March 10 ·

For those of you who wish to write letters regarding the proposed subdivision known as Valley Vineyards, the best way is to send a letter to the Town Council so that we can keep track of them. We can forward your letters to the Planning Department and Supervisor Antonovich. Our mailing address is: P.O. Box 795, Leona Valley, CA 93551; there is also a Council letter box at Rancher's market at the post office.

If you want to email individual Town Council members (Steve, Bill, Peggy & Alice are on the land use committee), the contact information is here: http://leonavalleytc.org/Contact_Us.html

Contact Us

Check out http://leonavalleytc.org!

LEONAVALLEYTC.ORG

Like **Comment** **Share**

Karen Bryan, Jan Powell, Jay Benoit and 5 others like this.

Guyla Clayton What was his assistant's name? The one who didn't show
March 10 at 5:35pm

Michael Henderson Perhaps the council could post suggested language or a letter template, so our letters address the most pertinent issues.
2 · March 10 at 5:39pm

Leona Valley Town Council It was Supervisor Antonovich's Planning Deputy Edel Vizcarra.
March 10 at 6:02pm

Guyla Clayton Thanks
1 · March 10 at 6:06pm

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Leona Valley Town Council
Town Council meeting tonight @ 7:00. There will be a presentation by the Developer of Valley Vineyard for the proposed tract home/condo project contiguous to Bouquet Canyon Road/86th Street West & Lost Valley Ranch Road; we will also discuss the proposed Petersen Ranch Mitigation Bank, which seeks approval from the County to protect more than 4,000-acres of land in and around Leona Valley for conservation purposes. — at Leona Valley Improvement Assn Community Building.

March 9

Breanna Sarah, Polly Pruitt Lemons, Alicia Kertesz and 43 others like this.

2 shares

Terry J Tittle That is road I lived on
1 · March 9 at 4:25pm

Leslie Chudnoff Beautiful picture!
1 · March 9 at 10:23pm

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Diane Cellucci Campbell My next back yard
March 10 at 4:30am

Michael Henderson How did it go?
1 · March 10 at 6:42am

Leona Valley Town Council Huge crowd of polite mob of concerned residents.
March 10 at 9:17pm

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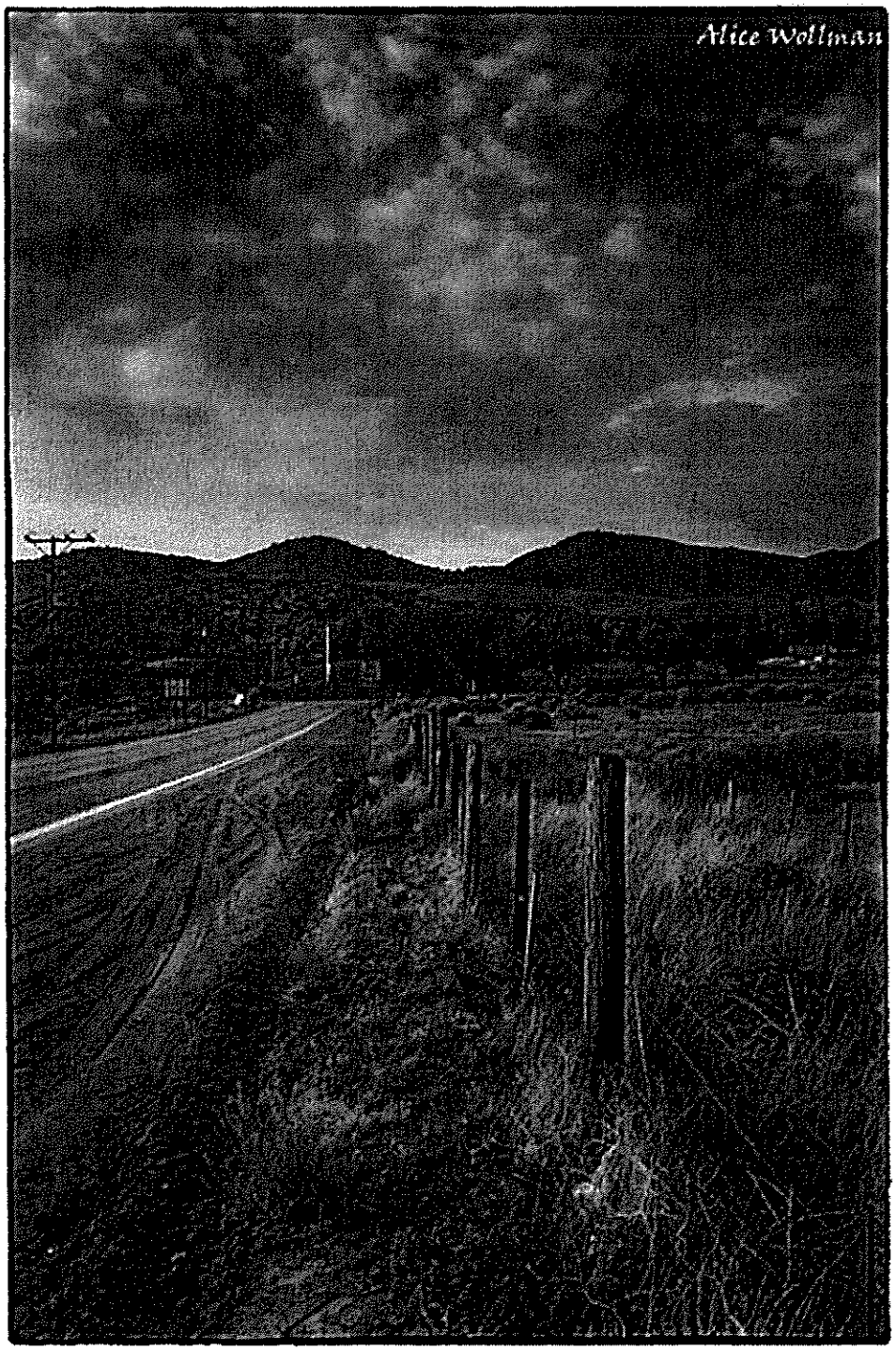

Leona Valley Town Council
The new proposal for the tract home subdivision known as Valley Vineyard will be presented to the community on March 9, 2015 during our regular town council meeting @ 7:00. You will have an opportunity to discuss with the Developer the new plans and ask questions about the 117 combined condominiums and tract home development proposed for our community. Remember to share. — with Alice Benoit, Bill Penn and Steven Fredericks at Leona Valley Improvement Assn Community Building.

March 3

Steven Fredericks, Julie Schaffer, Quartz Hill Queens Page and 110 others like this.

43 shares

Dahlia Grossman Who took this gorgeous photo?
6 · March 3 at 10:48pm

Leona Valley Town Council Your old friend (Alice)...all of the TC Facebook photos are mine.
6 · March 3 at 10:56pm

Lyn Engels I hope you all don't permit that. Leona valley's charm for living there is it's peaceful quiet country way of life. Let them put condos in town, not in your rural setting!
12 · March 4 at 4:25am

Sherrie Stolarik No condos. 100 % horsekeeping. Min 2 acres.
11 · March 4 at 6:13am

Linda Goble Malott Mark Malott
March 4 at 6:20am

Leona Valley Town Council Minimum lot size 2.5 acres in Leona Valley. They can go down to 1.5 with clustering...that site has been down zoned to 1 home per 10 acres or 30 homes. Doubt there will be condos. The 117 home density is the same as the project that was already denied. The condos will go at the very top of the ridge and will be restricted for veteran purchases.
1 · March 4 at 6:45am

Laralee Seargeant You say, "doubt there will be condos" and then you day "The condos will go at the very top of the ridge." Which is it?
March 4 at 3:00pm

Leona Valley Town Council The plan calls for condos at the top of the ridge. I doubt that could be approved. The ridgeline is protected. The denied project calls for lower density. The number of homes was not reduced from the amount denied in the last submission. They just eliminated some single family homes and replaced with condos.
March 5 at 7:49am

Sherrie Stolarik hmm, interesting.....VV has been ongoing for quite some time...Is Jodie Sackett the project manager from Regional Planning ?
2 · March 4 at 6:51am

Ʊ Marcy Kaputnik I think Jodie is no longer in this project, right Alice?
2 · March 4 at 7:00am

Meghann Dana Very much dislike this. We will be at the meeting
3 · March 4 at 7:21am

Alice Benoit That is correct. Jodie Sackett was promoted; his replacement is very thorough and is equally excellent.

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March 4 at 7:21am

Donna Bloom Why ruin a beautiful town ? A condo in the country will bring lazy people & greed!
8 · March 4 at 7:33am

Brenda Butler Chris
March 4 at 7:34am

Chris Butler Yuck
3 · March 4 at 7:51am

Sherrie Stolarik I remember you and I went there to talk to Jodie....
1 · March 4 at 8:12am

Michael Henderson And the traffic... That will lead to bigger roads. It makes me sad.
4 · March 4 at 8:14am

Jeannie Domay Hults Just makes me sick!
4 · March 4 at 8:28am

Leona Valley Town Council See you Monday Jeannie.
March 5 at 7:46pm

Pam McGillicudy Ritter Ranch or 107th?
1 · March 4 at 8:32am

Leona Valley Town Council The picture is Bouquet Canyon. The project is at Bouquet near Lost Valley.
March 4 at 8:53am

Laralee Seargeant Where is access? Bouquet Canyon or Lost Valley?
1 · March 4 at 3:02pm

Leona Valley Town Council There will be two access points. Bouquet and Lost Valley.
March 5 at 7:51am

Laralee Seargeant Bouquet Canyon I can see as a maybe ok traffic situation. But Lost Valley? Nope. Bad bad bad. The whole idea is bad. Build new homes according to the current building agreements for Leona Valley or don't build at all. Them's my thoughts as one who grew up there and wants it preserved not engulfed into urban sprawl. Save it's uniqueness. Don't become just like everybody else.
1 · March 5 at 8:03am

Leona Valley Town Council Because this is designated as a High Fire Hazard Severity Zone, they are required to have multiple exits;
March 5 at 8:09am

Aileen Simblet May I have permission to share this gorgeous picture please
1 · March 4 at 8:38am

Leona Valley Town Council You may share
March 4 at 8:52am

Aileen Simblet Thank you..it's gorgeous and I love showing folks back in the UK photos of the area I live in.
1 · March 4 at 9:10am

Jennifer Porter Chikato Wow! Really?
1 · March 4 at 10:21am

Leona Valley Town Council Really. they started back in 2006; the project was denied a couple of years ago; this is a redesign of the same project;
March 4 at 11:34am

Anthony Watson Beautiful pic! No tract homes on Leona Valley!
3 · March 4 at 11:25am

Mzmama Bear Beautiful view
1 · March 4 at 12:44pm

Bobbie De La Fuente I live in QH. When I bought my home it was open and I could ride from my place. Now I have to trailer out. Hate to see your beautiful town become filled with track homes and condos.
7 · March 4 at 12:50pm

Becky Veach Watts Tract homes and condos would destroy the town we all love and call home. I hope to move back some day but not if it is going to look exactly like every other over crowded ugly town. Developers have always wanted to ruin and destroy Leona Valley!! They are greedy bastards. I know because I live in one of their crappy over build homes! Please don't allow this!!!
5 · March 4 at 1:42pm

Laralee Seargeant I grew up in Leona Valley. Please don't ruin this beautiful valley with a tract or condos! Let the city have them. Protect Leona Valley!
8 · March 4 at 3:04pm

Donna Lousen You are going to go through what we are currently going through with the extension of golden valley. Homes condos apartments time to head somewhere else.
March 4 at 5:05pm

Jerry Welch If you are going to do that to Leona valley I'm glad we moved to eastern Oregon 24 yr ago
March 4 at 6:36pm

Mary Vallejo Remember what happened to Ana verde. They had all the wonderful plans and then bankrupt!!! 8 years of no school and overcrowded borrowed classrooms ! Don't so it.
1 · March 4 at 6:46pm

Steve Hofbauer And all those big houses became investor heaven for group homes!
March 7 at 3:08pm

Mary Vallejo That is exactly what is happening. We moved.
March 7 at 4:38pm

Susan Johnson Great photo
March 4 at 8:02pm

Donna Bloom If you really want to trash it, bring in a wallymart, then a prison.
March 4 at 9:34pm

Lisa Corbin yep. worked real well for Lancaster. but even tho we made lots of noise, the city did what they wanted anyway. now my

neighborhood is full of crime, drugs, and rundown houses. that's what you get from walmart. there is a high cost for low price.
March 5 at 11:04am

Donna Bloom I worked for them & I can't think of 1 nice thing to say about them, I guess the nicest would be how dishonest they are to their employees & public!
March 5 at 11:14am

Nicole Stehlik Price I don't live in Leona valley, but I don't like this idea....Leona valley is so beautiful peaceful and not meant for condos. I pray this not happen. Sorry to anyone I may offend
2 · March 4 at 9:43pm

Donna Dixon Crannell kinda ruin your serene settingf
2 · March 5 at 5:35am

Deb Dunham Good luck to LV residents.
Former teacher @ LV Elementary.(1990-1996)
1 · March 5 at 9:58am

Paula Russell Markley Why don't they finish up Ritter Ranch first before they take away more beauty of Leona valley.
3 · March 5 at 10:35am

Shawna Lynn I moved out here to get away from track homes and congested suburbs!
2 · March 5 at 3:11pm

Sandra Ritter Becker Its so sad the besutiful Valley I grew up in could be ruined by a greedy developer who wants to make this another sad place to live, so he can benefit . Bresks my heart
3 · March 5 at 5:16pm

Shirley Brown Makes me homesick Sandy
2 · March 5 at 6:12pm

Terry J Tittle me to...I was 12 yrs old when we moved from Leona Valley...but it ws home for those yrs...memories ...and alot of snakes, scropions...ground forts with tumble weeds....remember those Cary Knott Fay...lol
2 · March 5 at 8:43pm

Cary Knott Fay I do...and always will Terry J Tittle !
1 · March 5 at 8:45pm

Cindy Jones Please show up to the meeting we need to fight !!!!
4 · March 5 at 10:18pm

Terry J Tittle I live in Texas way up in corner of ark, LA , Oklahoma...I lieve too far away , but I will help be a voice against in any way possible..
1 · March 7 at 8:43am

Leona Valley Town Council Letters always help
March 7 at 9:37am

Michael Henderson Light pollution
1 · March 6 at 7:16pm

Steve Hofbauer Why are they saying restricted to veterans? Unless they

have a lifetime covenant, and restriction against rentals, they are just using it as a sales pitch to a patriotic community.

3 · March 7 at 7:48am

Leona Valley Town Council It does appear to be a sales pitch. I have heard of green washing...when a developer tries to make a project seem green and environmentally friendly. This is clearly red, white and blue washing the project. They also stated they want to give us a riding arena even though we have one at the community-based center. I guess they think we are a flag waving, patriotic, horseback riding town. Yes, they are from Los Angeles...

1 · March 7 at 9:36am

Steve Hofbauer Correct. They can do "veterans preference" programs...

1 · March 8 at 2:37pm

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Leona Valley Town Council
February 26 ·

The new proposal for the tract home subdivision known as Valley Vineyard will be presented to the community on March 9, 2015 during our regular town council meeting. You will have an opportunity to discuss with the Developer the new plans and ask questions about the condominiums and tract home development proposed for our community.

Like **Comment**

Leona Valley Town Council, Quartz Hill Queens Page, Pamela Ziemann and 3 others like this.

Kim D Alvarez Where is that? Kind of new here...
February 26 at 9:42pm

Leona Valley Town Council South of Elizabeth Lake Road, west of Bouquet Canyon Road; near Lost Valley Ranch Road/86th Street West. 117 dwellings in the proposal;
February 26 at 9:44pm

Kim D Alvarez Is it just me thinking ugh?!!!
1 · February 26 at 9:45pm

Kim D Alvarez That would begin to ruin such a beautiful rural place we have!!
3 · February 26 at 9:46pm

Leona Valley Town Council This project was first proposed in 2006/07. This project was previously denied and now it has been redesigned. We will see if they listened to the Planning Depart and community.
February 26 at 9:50pm

Kim D Alvarez I don't usually (ok, I never) go to the meetings, but I have to go to this one. Is there any way residents can keep this from happening?
2 · February 26 at 9:59pm

Leona Valley Town Council It is important for the residents to voice their opinions; attend the meeting; and give the town council direction--which is exactly what this town has always done; this information will be communicated to the County;
5 · February 26 at 10:06pm

Tammy Imera Birrer Homes don't bother me as much as condo's do. Too many people packed in a small area!
1 · February 26 at 10:28pm

Steve Hofbauer Yeah, what could go wrong? You need to ensure there's rental restriction covenants in the condo plan to limit the percentage of non-owner occupied condo's!
1 · February 26 at 10:32pm · Edited

Leona Valley Town Council The project that was denied had 117 single

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family homes; the County determined the density was far too high on that old the developer has decided to keep the high density but changed to a mix of multi and single-family; the new AV Plan limits this property to 30 dwellings. The most recent review of the project by County Planning can be found here: http://planning.lacounty.gov/.../tr_066952_scm-report...

February 26 at 10:43pm

Karen Macpherson Condominiums? U r joking? How can he get away w high density?

February 26 at 10:51pm

Leona Valley Town Council They can't. They will say that the average lot size is 1.5 acres with clustering--except the project is not clustered; and the pad sizes are 10,000 to 20,000/sf; the density is not reduced from the proposal that was already denied. If you look at the review by the County (linked above) you will see that there are substantial issues that will need to be resolved like grading; sewage treatment; ridgeline protection; water; density; etc.

February 26 at 10:57pm

Karen Macpherson I don't get this guy, he just can't seem to go by what the county said? They say 30 homes, and he keeps pushing over 100? What is he doing stalling til he can pay off the right politician? I can't even imagine why the county is considering it?

February 26 at 10:59pm

Leona Valley Town Council When they first started the plan...the allowable density was higher...not 30...but not 117. The property has been down zoned to 30.. I would have to look at the last denial to see the threshold that was recommended by the County at the time. I think it was around 80....but not positive.

February 26 at 11:22pm

Rick Davis The more homes that go in this area, the county can change our zone requirements. Won't septics have to be removed and sewers will be mandatory? Leona just was reviewed weren't we?

February 27 at 5:59am

Steve Hofbauer They may have sewer access, but will prob require a pump station. Watch out!

February 27 at 7:01am

Leona Valley Town Council The original plan had a sewage treatment plant to be installed in town because the site only percs for 30 septic tanks. The new plan suggests the developer plans for shared septic systems.

February 27 at 7:09am

Leona Valley Town Council There are no sewers in Leona Valley; there is no sewer access. If Palmdale had sewers across the street, they still could not connect by the binding litigation settlement agreement between Leona Valley, Ritter Ranch and the City of Palmdale. The developer will need their own sewage treatment plant; or will need to limit the project to the amount of homes that can be supported by actual septic systems.

1 · February 27 at 7:45am

Rick Davis This seems to be a real problem. I moved here because of its unique small town quality. This developer isn't looking out for the people who live here. He's looking out for his pocket book.

2 · February 27 at 7:47am

Bill McBurney I'm hopeful it gets denied again!!!

1 · February 27 at 2:14pm

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Leona Valley Town Council
November 26, 2014 ·

The County of Los Angeles Planning Department completed a very thorough analysis of the proposed Tract Home/Condominium project. A review of the proposal can be found here: : http://planning.lacounty.gov /c.../view/project_no._tr066952-5/

Case & Hearing | DRP

Department of Regional Planning320 West Temple StreetLos Angeles, CA 90012T: (213) 974-6411 . F: (213) 626-0434TDD: (213) 617-2292

PLANNING.LACOUNTY.GOV | BY DEPARTMENT OF REGIONAL PLANNING

Like **Comment** **Share**

Leona Valley Town Council and Terry Kenney like this.

Terry Kenney I could not get anything to open
1 · November 26, 2014 at 2:45pm

Leona Valley Town Council All of the County documents are in PDF form; you should read the top document, the subcommittee review of the project.
1 · November 26, 2014 at 3:16pm

Leona Valley Town Council It may take a while to download a document. The subcommittee document is 27 mb by itself.
1 · November 26, 2014 at 3:19pm

Ʊ Marcy Kaputnik It appears they threw together ...something, anything in order to make the deadline. They didn't even get the project owners' names right.
1 · November 26, 2014 at 7:47pm

Leona Valley Town Council They changed the plan by taking out homes and replacing with condos. Claimed to reduce grading but did not account for the grading for condos. In the end... it appears they have not complied with anything.
November 26, 2014 at 8:16pm

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Leona Valley Town Council
We have a LVTC meeting tonight @ 7:00 PM. We will be discussing a developer's proposal for a condominium complex along with a tract home subdivision in Leona Valley; you read correctly, condominiums. We will also have a changing of the guard with a new face on the board. Looking forward to seeing our friends and neighbors. — at Leona Valley Improvement Assn Community Building.

November 10, 2014

Leona Valley Town Council, Paul N Angela Voorhees and Alice Benoit like this.

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Corinna Danielle Schutz Kelley Michel
November 10, 2014 at 11:42am

Ronda Reese-Skirvin 🙈🙉🙊
November 10, 2014 at 9:45pm · 1

Linda Bishop Eubanks I remember Mike Morton once telling me "I resist change, even when it was my idea"! This one? Not my idea but I still resist. Where is the property?
November 12, 2014 at 8:21am

Leona Valley Town Council South of ELR and west of Bouquet...near Lost Valley Ranch Road
November 12, 2014 at 9:22am

Linda Bishop Eubanks Here we go again! Infrastructure woefully inadequate, developers offered tax breaks, current taxpayers bear the costs of road expansion, utilities and services. Isn't there some obscure life form that would be threatened?
November 12, 2014 at 9:27am · 1

Gail Simms DeJongh Some things never change!
November 12, 2014 at 11:28am · 1

Stacey Smith Oh please just say no!
November 12, 2014 at 6:41pm · 1

Holly Hawk Valley Vineyards has made no changes to the last plan, has not contacted County Departments for any sign offs for changes since County asked them to go back to drawing board. The only change is the head of Departments. So have your voice heard. call 213 974 6433 Linda Hikichi for details.
"Future Veteran Housing" is the label for Condominiums, not part of the 117 houses but more houses after the 117.
November 13, 2014 at 11:53am · 1

Julie Lane Briggs Where will the water come from for this homes?
November 13, 2014 at 4:38pm · 1

Leona Valley Town Council The new proposal is actually 85 single-family homes on 1.5 acre lots (+/-) and 34 condominium units.
November 14, 2014 at 8:23am

Leona Valley Town Council The County does know. The documents are posted on their website and they have a subdivision meeting scheduled. The Cal Water "will serve" letter has expired.
November 14, 2014 at 9:15pm

Holly Hawk http://planning.lacounty.gov/.../project_no._tr066952-5/
http://planning.lacounty.gov/.../tr_066952_site-photos.pdf
http://planning.lacounty.gov/.../tr_066952_tentative-map.pdf
November 18, 2014 at 1:02pm · 1

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English (US)

Exhibit 5

LEONA VALLEY TOWN COUNCIL
A GREAT PLACE TO LIVE. ESTABLISHED 1990

Tract Homes

HOME PAGE
AGENDA AND MINUTES
COMMUNITY CALENDAR
LVIA
TC ELECTION
CONTACT US
LV WEATHER STATIONS
EARTHQUAKE COUNTRY
LOCAL BUSINESSES
USEFUL LINKS
CHERRY PARADE
CSD
BYLAWS
LAND USE
TRACT HOMES
WATER COMMITTEE
GUEST BOOK
SITEMAP

8/4/15 UPDATE

The Hearing Officer denied the Valley Vineyards project for inactivity. The owner asked for another 90 day extension, but the Hearing Officer said that, based on their past record, she was not optimistic that another 90 days would show any results. The owners have until Monday, August 17 to file an appeal with the Regional Planning Commission. This is the same board that previously denied the project in 2011.

7/15/15 UPDATE

A hearing is scheduled before a Hearing Officer on August 4, 2015, at 9:00 a.m. The recommendation from Regional Planning staff is to deny the project for inactivity. The Town Council has submitted a letter supporting the denial and will appear at the hearing to argue for that position. The developer has done nothing since the March 9 Town Council meeting despite promises to come back with a new design based on the comments of the community.

Update as of 11/11/14

Regional Planning scheduled several hearings over the past year for the purpose of denying the Valley Vineyards project based on their lack of activity on the project since it was referred back by the Board of Supervisors. Each time a hearing was scheduled, the developer met with Regional Planning and promised to make progress, so the hearing would be delayed again. Most recently, Valley Vineyards filed a new tract map with the result that the denial hearing was canceled.

The new tract map removed the vineyards and gates, but changed very little otherwise. They are now proposing to add condominiums in addition to 85 single family residences. They did not work with the LVTC as they had been ordered to do. The new tract maps can be seen on the Regional Planning website.

Below are the links to the Regional Planning website, case information page for the Valley Vineyards Tract Homes:

Case Info Page: http://planning.lacounty.gov/case/view/project_no._tr066952-5/

October 23, 2012

VALLEY VINEYARDS ALLOWED TO GO BACK TO DRAWING BOARD

At the October 23rd Board of Supervisor's meeting, Supervisor Antonovich's motion to return the Valley Vineyards tract project to the Regional Planning Department was approved. This approval was despite the objection of the Leona Valley Town Council. Valley Vineyards had appealed the denial of their project by the Regional Planning Commission 15 months ago. In their appeal, the developers asked to be allowed to redesign the project to satisfy the concerns of Regional Planning and the community. No progress had been made since the appeal was filed. Approval of the motion effectively granted the developer's appeal.

The Leona Valley Town Council was not notified that the motion was being made even though their interest in the project is well known to the Supervisor's office. When LVTC discovered the motion and contacted the Supervisor's office they were given the impression it was a "done deal" and told not to bother appearing at the hearing to object as no comments would be heard. LVTC sent an email to all 5 of the supervisors expressing their concerns to which they received no response.

In January, 2012, Valley Vineyards threatened to barricade Lost Valley Ranch Road, claiming that the residents who lived on that street did not have an ingress/egress easement. As a result, there had been several assurances from county staff that the Supervisor would not support the project so long as the easement issue remained unresolved. Nevertheless, Supervisor Antonovich put this motion on the agenda without notifying the Leona Valley community.

June 29, 2011

On June 29, 2011, the Los Angeles County Regional Planning Commissioners, in a 3 to 2 vote denied the Tract Home Development known as Valley Vineyards. 35 Leona Valley Residents attended the Meeting. The Developer has filed an appeal to the LA County Board of Supervisors.

View Leona Valley Presentation

Watch the recorded meeting.
http://streaming.planning.lacounty.gov/rpc-20110629/main.htm

Tuesday, August 11, 2015 5:43 PM

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Document Received:
AUG 13 2015
This document was received by the Department of Regional Planning

DECLARATION OF RICHARD DOSS

I, Richard Doss, do hereby declare as follows:

1. I have been the President of Pacific Coast Civil, Inc. since 1996 and am an authorized representative of Leona Valley Estates Limited, the applicant for Vesting Tentative Tract Map No. 066952 (the "Project"). I am older than 18 years old and if called as a witness I would testify truthfully to the matters stated herein.

2. Pacific Coast Civil, Inc. was hired by Leona Valley Estates Limited to draft and revise the Vesting Tentative Tract Map ("VTTM") No. 066952 for submission to the Department of Regional Planning and the Leona Valley Town Council. I am a member of the American Institute of Certified Planners (AICP) as well as a Registered Civil Engineer in the State of California. I have substantial experience as Director of Engineering for a Ventura County engineering firm for six years prior to the creation of Pacific Coast Civil, Inc. In addition, I have served as project planner and design engineer for several successful major subdivisions in Southern California and Nevada.

3. The following is a summary of some of the efforts that I made over the past year and a half in order to get the Project approved.

4. On April 15, 2014, the Project was granted a 90-day extension.

5. On May 27, 2014, the property owners and I met with Jodie Sackett, a Regional Planner with the Los Angeles County Department of Regional Planning ("DRP"), and Nooshin Paidar, Mr. Sackett's supervisor, both employees of the Land Section division of the DRP, to discuss the new direction for the Project and changes that had been requested by the DRP in greater detail.

6. On June 9, 2014, it is my understanding that Jodie Sackett and Nooshin Paidar met with the Leona Valley Township Council ("LVTC") to provide the LVTC with an update on the Project and get additional feedback on project design issues.

7. On June 30, 2014, the property owners and I had a follow-up meeting with Jodie Sackett to review our first draft of a revised plan and discuss the LVTC's input and feedback from the June 9, 2014 meeting.

8. On July 15, 2014, the DRP held a meeting regarding the Project. The DRP continued the hearing in order to allow us to prepare and vet our plans with DRP staff and the LVTC leading up to a formal resubmittal of the Project. The DRP scheduled a follow-up hearing date for November 4, 2014.

9. Throughout August of 2014, I, along with Matt Jewett, a planning consultant from the firm SC Planners, exchanged email communications with Jodie Sackett regarding our further modifications to the Project based on feedback from the DRP. A true and correct copy of these email communications are collectively attached hereto as Exhibit "A" and incorporated herein by reference.

10. On August 26, 2014, the property owners, Matt Jewett, a planning consultant from the firm SC Planners, and I had a follow-up meeting with Jodie Sackett at the DRP regarding our second revision to draft plans for the Project. Mr. Sackett voiced approval of the concept, but stated we needed to formalize and finalize the revised plans and calculations and submit them for formal approval. A PDF format copy of this plan was emailed to Mr. Sackett.

11. On August 27, 2014, I received an email from Jodie Sackett wherein he represented that he had forwarded the latest plan of the Project to Nooshin Paidar at the DRP for her comment. We never received any comments from Ms. Paidar. A true and correct copy of this August 27, 2014 email communication from Mr. Sackett is attached hereto as Exhibit "B" and incorporated herein by reference.

12. On October 9, 2014, we received notification that DRP Senior Planner Jodie Sackett would no longer be working on the project in Land Divisions as of October 20, 2014.

13. On October 14, 2014, we requested a transitional "hand off" meeting with Jodie Sackett and the new DRP planner assigned to the Project regarding the progress we had made with Mr. Sackett. However, we did not receive a response and that meeting did not occur.

14. On October 28, 2014, our final version of the revised plans for the Project which Mr. Sackett had tentatively approved was submitted to the DRP. We were informed by DRP that the Project was now assigned to Lynda Hikichi.

15. On December 4, 2014 the Los Angeles County Development Review Committee met to review the formal submittal package and offer comments from the various departments for further attention and processing. The property owners, Peter Gonzalez of SC Planners, and I were in attendance. Peggy Fuller from the LVTC was also in attendance but did not speak. For the first time, Lynda Hikichi, the new Regional Planner with the DRP, and Nooshin Paidar brought up the idea of reducing the number of residential units. They also posed questions regarding the grading and layout within the veteran housing and condominium areas shown on the plan.

16. On February 24, 2015 at 3:00 p.m., the property owners, Peter Gonzalez, a planning consultant, and I met with Lynda Hikichi to discuss the Project. Ms. Hikichi and Ms. Paidar noted that a significant reduction of residential units would be required to gain DRP staff support going forward and that we would need to present our plans to the LVTC.

17. On February 24, 2015, I sent an email to Peggy Fuller, a member of the LVTC and of the LVTC Land Use Committee, and copied Lynda Hikichi from the DRP and Edel Vizcarra, a Planning Deputy for Supervisor Antonovich at the Los Angeles County Board of Supervisors. In the email, I requested an opportunity to present our latest design of the Project to the LVTC as well as to obtain input from the LVTC to further improve the latest design at the LVTC's earliest convenience. On February 25, 2015, Ms. Fuller responded that the next LVTC meeting was scheduled to take place on March 9, 2015 at 7:00 p.m. I responded that we would be there for the March 9, 2015 meeting. A true and correct copy of this email chain is attached hereto as Exhibit "C" and incorporated herein by reference.

18. On March 9, 2015, I attended a meeting with the LVTC in which we discussed the revised plan and our desire to move forward with the project. The revised plan included a reduced number of residential units, 2.5 acre lots, and the elimination of condominium areas. A veteran housing component was still included, following my own discussion with representatives from the California Department of Veterans Affairs/Homes for Families. At the meeting, I was present with Peter Gonzalez and Mike Norberg of SC Planners and Jeffrey Boren and Norman Sloan, representatives of the property owner. Following a presentation of the proposed concept

design, the presenters were met with a series of criticisms of the plan mixed with conflicting design requests from the individuals in attendance, despite the revised project adhering to local ordinances and zoning requirements, and incorporating staff's recommendations. A true and correct copy of the revised Project that we presented to the LVTC on March 9, 2015 is attached hereto as Exhibit "D" and incorporated herein by reference.

19. On March 10, 2015, I sent an email to Peggy Fuller of the LVTC and copied Lynda Hikichi in which I continued to engage the LVTC, as I was required to do, in order to move forward and obtain an approval of the VTTM. I thanked Ms. Fuller and stated we would address the concerns of the LVTC and the Leona Valley community in a further draft of the plan which would be drawn up in advance of an LVTC Land Use Committee meeting. Unfortunately, the LVTC never responded to my email and continued to ignore all of my telephone calls. A true and correct copy of this email is attached hereto as Exhibit "E" and incorporated herein by reference.

20. On April 1, 2015, I sent an email to Lynda Hikichi and Nooshin Paidar at the DRP, and copied Peggy Fuller and Edel Vizcarra, in which I stated that our team met with the LVTC in March and presented our draft redesign for constructive comments. I stated that we were getting conflicting directions from the DRP and LVTC, with specifics of community guidelines and/or the existing General Plan. I proposed we set up an "all hands" meeting between DRP staff, the LVTC and Supervisor Antonovich's office to establish a consensus on the direction for the Project. A true and correct copy of this email is attached hereto as Exhibit "F" and incorporated herein by reference.

21. The only response I received to my April 1, 2015 email from the DRP was an automatic "Out of Office" email from Lynda Hikichi. A true and correct copy of this email is attached hereto as Exhibit "G" and incorporated herein by reference.

22. On April 7, 2015, I called Lynda Hikichi to further express my concerns about the conflicting comments we were getting from the DRP and LVTC and to schedule an "all hands" meeting between DRP staff, the LVTC, and Supervisor Antonovich's office to establish a

consensus on the direction for the Project. My notes in indicate that Ms. Hikichi was out of the office.

23. On April 22, 2015, I again called Lynda Hikichi. I spoke to someone at her office who told me that Ms. Hikichi would be on vacation until later that day.

24. On April 27, 2015, I again called Lynda Hikichi and was able to reach her. After expressing my concerns about the conflicting comments we were getting from the DRP staff and the LVTC, Ms. Hikichi gave me the telephone number for Peggy Fuller at the LVTC, instructed me to call Ms. Fuller and set up a meeting with the LVTC Land Use Committee.

25. On April 27, 2015, I called Peggy Fuller to schedule an "all hands" meeting between DRP staff, the LVTC, and Supervisor Antonovich's office to establish a consensus on the direction for the Project, but I was unable to reach her.

26. On April 29, 2015, I again called Peggy Fuller. I reached the Voicemail for "Channel Islands Canvas", which it appears is Ms. Fuller's business, and left a Voicemail message for Ms. Fuller.

27. On April 29, 2015, after I failed to receive a response from my April 1, 2015 email and my telephone calls, I sent an email to Lynda Hikichi, Peggy Fuller, and Edel Vizcarra stating that I wished to document that my office was actively attempting to set up a meeting with the Land Use Committee of the LVTC, following our presentation before the LTVC on March 9, 2015. I stated that I was frustrated by the lack of communication from the LVTC, in the face of continuing and needless deadlines. In addition, I stated that I had left another telephone message with Peggy Fuller that morning with no response. A true and correct copy of this email is attached hereto as Exhibit "H" and incorporated herein by reference.

28. On April 29, 2015, I received a reply email from Peggy Fuller in which she claimed that my telephone call of April 29, 2015 noted in my email was the first time she had received any telephone call from me regarding a meeting with the Land Use Committee. Ms. Fuller also states that she did not respond to my April 1, 2015 email because she was waiting for the Planning Commission or the Supervisor's office to schedule a meeting. Regardless, Ms. Fuller stated that she could communicate with the other members of the LVTC Land Use

Committee to find out when they will be available in the next 7-10 days for a meeting with me regarding the Project. A true and correct copy of this email is attached hereto as Exhibit "I" and incorporated herein by reference.

29. Ms. Fuller's statements in her email were both untrue and disingenuous. Despite my numerous telephone calls and emails to Ms. Fuller and other members of the LVTC throughout the first four months of 2015, that April 29, 2015 email from Ms. Fuller was the last time I heard from anyone at the LVTC regarding my request for a meeting.

30. On June 15, 2015, I was surprised to receive an email from Lynda Hikichi in which she stated that the denial due to inactivity process had commenced and that a hearing was scheduled for August 4, 2015. This was the first substantive communication (not an automatic "Out of Office" email) I had received from Ms. Hikichi since February of 2015. This lack of response from the DRP and LVTC followed by the DRP's commencement of a denial of the Project due to claimed "inactivity" led me to believe the Project was being set up for failure by the DRP and LVTC. On June 15, 2015, I sent a response email to Ms. Hikichi in which I expressed my frustrations at feeling backed into a corner by the lack of response or action on the part of the DRP and LVTC. I stated that we wanted the Project to succeed and were willing to go through necessary extra steps to make it happen. I pointed out that when we last met, Ms. Hikichi had asked that we reduce the lot count and present the reduced-count plan to the LVTC. We did both in an effort to gain consensus and were greeted with silence from DRP and the LVTC since that time, despite my efforts to get a response. I expressed my concern that Ms. Hikichi and I had discussed that we go over the simple conflicts between DRP staff recommendations and LVTC comments, but that it had not happened. I also advised Ms. Hikichi of similar problems receiving a response from Peggy Fuller of the LVTC. A true and correct of this email chain is attached hereto as Exhibit "J" and incorporated herein by reference.

31. Ms. Hikichi did not respond to this email either. Rather, the next communication I received from Ms. Hikichi was on July 23, 2015 in which she simply notified me of the August 4, 2015 meeting in which the project was being set up for denial due to inactivity. A true and correct copy of this email is attached hereto as Exhibit "K" and incorporated herein by reference.

32. My firm and I and have devoted thousands of hours over many years to the Project. We have been diligent in our attempts to see this project through to approval, despite the impossible barriers put by both the DRP and the LVTC. We have worked with staff and the community throughout the review process in order to make this project successful, and at no time in the past two years have we ever requested a variance.

I declare under penalty of perjury under the laws of the State of California and the United States that the foregoing is true and correct.

Executed at Agoura Hills, California on August 12, 2015.

RICHARD DOSS

Exhibit A

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Wednesday, August 12, 2015 12:50 PM
To: Stephen Z. Boren
Subject: Fwd: TR066952 (Leona Valley) Meeting?

more fyi

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
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---------- Forwarded message ----------
From: **Matthew Jewett** <mjewett@scplanners.com>
Date: Tue, Aug 19, 2014 at 11:48 AM
Subject: RE: TR066952 (Leona Valley) Meeting?
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: Richard Doss <rich@pacificcoastcivil.com>, mjewett@scplanners.com

Sounds great. Thank you, Jodie and we'll see you next Tuesday.

Best,

Matt Jewett

Planning Consultant

SC Planners

619 S. Fremont Ave., Suite C

Alhambra, CA 91803

office - 310.591.8198

cell – 425.753.6115

fax - 866.504.4012

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From: Jodie Sackett [mailto:jsackett@planning.lacounty.gov]
Sent: Tuesday, August 19, 2014 7:18 AM
To: 'Matthew Jewett'
Cc: 'Richard Doss'
Subject: RE: TR066952 (Leona Valley) Meeting?

Ok, I have you down for then.

Jodie Sackett

Land Divisions

From: Matthew Jewett [mailto:mjewett@scplanners.com]
Sent: Monday, August 18, 2014 5:30 PM
To: Jodie Sackett
Cc: 'Richard Doss'; mjewett@scplanners.com
Subject: RE: TR066952 (Leona Valley) Meeting?

Hi Jodie.

Let's plan on meeting next Tuesday (August 26) at 10AM.

Thanks.

Matt Jewett

Planning Consultant

SC Planners

619 S. Fremont Ave., Suite C

Alhambra, CA 91803

office - 310.591.8198

cell – 425.753.6115

fax - 866.504.4012

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From: Jodie Sackett [mailto:jsackett@planning.lacounty.gov]
Sent: Monday, August 18, 2014 9:23 AM
To: 'Matthew Jewett'
Cc: 'Richard Doss'
Subject: RE: TR066952 (Leona Valley) Meeting?

Hi Matt,

I was out of the office and just returned this past Thursday. Next week would be best for me; how about Mon. Tue or Wed at 10 am?

Jodie Sackett

Land Divisions

From: Matthew Jewett [mailto:mjewett@scplanners.com]
Sent: Thursday, August 07, 2014 4:56 PM
To: Jodie Sackett
Cc: mjewett@scplanners.com
Subject: TR066952 (Leona Valley) Meeting?

Hi Jodie,

We've been working on some further modifications to the subdivision proposal, based upon our conversations and the feedback you've provided to us. We'd like to go over them with you to make sure that we're still moving in the right direction. Are you available for a few minutes to take a look at them with us next week sometime? Please let me know when you get a chance.

Thanks for all your help.

Matt Jewett

Planning Consultant

SC Planners

619 S. Fremont Ave., Suite C

Alhambra, CA 91803

office - 310.591.8198

cell – 425.753.6115

fax - 866.504.4012

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Exhibit B

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Wednesday, August 12, 2015 12:51 PM
To: Stephen Z. Boren
Subject: Fwd: White Rock Valley, TR066952

more

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
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(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
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---------- Forwarded message ----------
From: **Jodie Sackett** <jsackett@planning.lacounty.gov>
Date: Wed, Aug 27, 2014 at 8:10 AM
Subject: White Rock Valley, TR066952
To: Richard Doss <rich@pacificcoastcivil.com>

Hello Richard,

Yesterday I scanned your concept plan and sent it to Nooshin for her comment. I'll let you know when I get any feedback.

Regards,

Jodie Sackett, AICP

Senior Planner

Land Divisions Section

Department of Regional Planning

320 W. Temple St., Rm. 1382

Los Angeles, CA 90012

(213) 974-6433

jsackett@planning.lacounty.gov

http://planning.lacounty.gov

Exhibit C

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Thursday, August 06, 2015 6:31 PM
To: Stephen Z. Boren
Subject: Fwd: Vesting Tentative Tract Map 066952

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC·
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

---------- Forwarded message ----------
From: **Richard Doss** <rich@pacificcoastcivil.com>
Date: Thu, Feb 26, 2015 at 12:18 PM
Subject: Re: Vesting Tentative Tract Map 066952
To: Peggy Fuller <pfuller@leonavalleytc.org>
Cc: Jeffrey Boren <jboren47@gmail.com>, "Norman D. Sloan" <NDS@ndspc.com>, Lynda Hikichi <lhikichi@planning.lacounty.gov>, Nooshin Paidar <npaidar@planning.lacounty.gov>, Peter Gonzalez <pgonzalez@scplanners.com>, evizcarra@lacbos.org

Thank you for the opportunity- we will be there for that March 9 meeting.

All the best,

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC·
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
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Please consider the environment before printing this email

On Wed, Feb 25, 2015 at 11:50 PM, Peggy Fuller <pfuller@leonavalleytc.org> wrote:
Our next Town Council is on March 9, at 7 pm. Would you be available on that date?

From: Richard Doss
Sent: Tuesday, February 24, 2015 8:34 PM

To: pfuller@leonavalleytc.org
Cc: Jeffrey Boren ; Norman D. Sloan ; Lynda Hikichi ; Nooshin Paidar ; Peter Gonzalez ; evizcarra@lacbos.org
Subject: Vesting Tentative Tract Map 066952

Good evening Ms Fuller,

On behalf of the development team, we respectfully request the opportunity to conduct a presentation and working design charrette with the Leona Valley Town Council regarding the project, at the Council's earliest convenience.

We look forward to outlining our proposed VTTM updates as well as facilitating a constructive dialogue, with valuable input from the Council and neighborhood, to further improve the design.

All the best,

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
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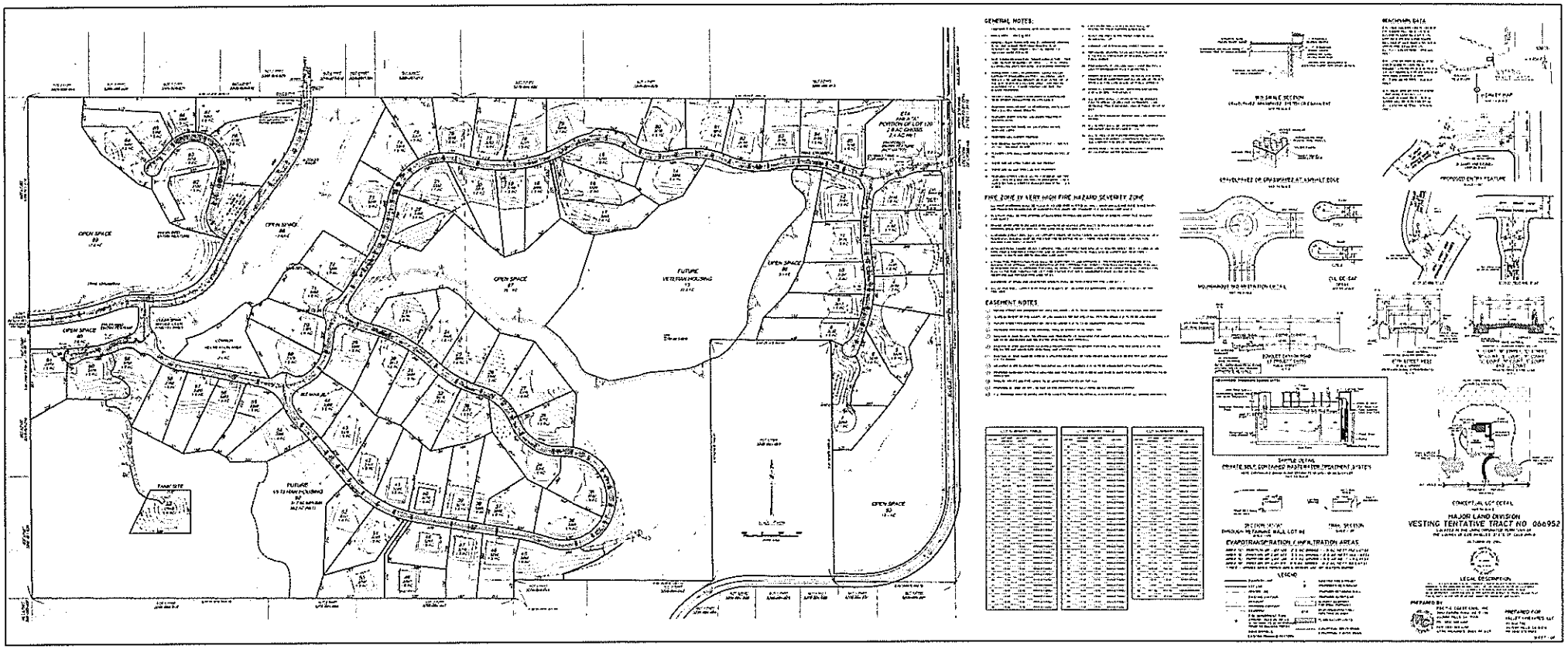
GENERAL NOTES:
FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE
EASEMENT NOTES
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 066952
LEGAL DESCRIPTION
EVAPOTRANSPIRATION / INFILTRATION AREAS
OPEN SPACE
FUTURE
TANK SITE

Exhibit D

Exhibit E

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Thursday, August 06, 2015 6:32 PM
To: Stephen Z. Boren
Subject: Fwd: VTTM 066952 Leona Valley

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

---------- Forwarded message ----------
From: **Richard Doss** <rich@pacificcoastcivil.com>
Date: Tue, Mar 10, 2015 at 4:15 PM
Subject: VTTM 066952 Leona Valley
To: Peggy Fuller <pfuller@leonavalleytc.org>
Cc: Lynda Hikichi <lhikichi@planning.lacounty.gov>, evizcarra@lacbos.org, Jeffrey Boren <jboren47@gmail.com>, Nooshin Paidar <npaidar@planning.lacounty.gov>, "Norman D. Sloan" <NDS@ndspc.com>, Peter Gonzalez <pgonzalez@scplanners.com>

Leona Valley Town Council,

Thank you all for the opportunity to speak to your community and obtain community input on the project. We look forward to addressing the Council and community concerns going forward. We have copious notes from last night's meeting and community members are sending further comments to our web site, pacificcoastcivil@gmail.com.

We also appreciate your generous offer to meet with the Council's Land Use Committee. We will certainly take you up on that offer!

Once we have gathered all the community comments, a further draft of the plan will be drawn up in advance of that Land Use Committee meeting. My offhand estimate is 30-45 days to incorporate community input, as an aid to your scheduling for the meeting.

All the best,

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
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Agoura Hills, CA 91301
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(818) 865-4198 fax
www.pacificcoastcivil.com
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Exhibit F

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Thursday, August 06, 2015 6:35 PM
To: Stephen Z. Boren
Subject: Fwd: VTTM 066952 Leona Valley

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
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(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

---------- Forwarded message ----------
From: **Richard Doss** <rich@pacificcoastcivil.com>
Date: Wed, Apr 1, 2015 at 3:55 PM
Subject: VTTM 066952 Leona Valley
To: Lynda Hikichi <lhikichi@planning.lacounty.gov>, Nooshin Paidar <npaidar@planning.lacounty.gov>
Cc: evizcarra@lacbos.org, "Norman D. Sloan" <NDS@ndspc.com>, Jeffrey Boren <jboren47@gmail.com>, Peggy Fuller <pfuller@leonavalleytc.org>, Peter Gonzalez <pgonzalez@scplanners.com>

Good afternoon Lynda

Our team met with the Leona Valley Town Council three weeks back, presented our draft redesign for constructive comments, of which there were many(!), which will help guide us in the next phase of design. There are also areas of design and perception which are in seeming conflict with staff direction, with specifics of community guidelines and/or the existing General Plan.

As we have stated many times, we want this project to be successful. We understand the need to bring about consensus between the various interested parties, so that a fruitful direction can be established going forward.

To that end, we request to set up an 'all-hands' meeting between your RPD staff, Town Council representatives and Supervisor Antonovich's office.

Thanks for your consideration,

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL

(818) 865-4168 ext. 276
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www.pacificcoastcivil.com
Please consider the environment before printing this email

Examination (iv)

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Thursday, August 06, 2015 6:36 PM
To: Stephen Z. Boren
Subject: Fwd: Automatic reply: VTTM 066952 Leona Valley

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
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Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

---------- Forwarded message ----------
From: **Lynda Hikichi** <lhikichi@planning.lacounty.gov>
Date: Wed, Apr 1, 2015 at 3:55 PM
Subject: Automatic reply: VTTM 066952 Leona Valley
To: Richard Doss <rich@pacificcoastcivil.com>

I am currently out of the office. For immediate assistance, please contact the Land Divisions Section at (213) 974-6433.

Exhibit H

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Thursday, August 06, 2015 6:38 PM
To: Stephen Z. Boren
Subject: Fwd: Leona Valley VTTM 066952

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

---------- Forwarded message ----------
From: **Richard Doss** <rich@pacificcoastcivil.com>
Date: Wed, Apr 29, 2015 at 10:17 AM
Subject: Leona Valley VTTM 066952
To: Lynda Hikichi <lhikichi@planning.lacounty.gov>, Peggy Fuller <pfuller@leonavalleytc.org>, evizcarra@lacbos.org
Cc: "Norman D. Sloan" <NDS@ndspc.com>, Peter Gonzalez <pgonzalez@scplanners.com>, Jeffrey Boren <jboren47@gmail.com>, Nooshin Paidar <npaidar@planning.lacounty.gov>

To all

I wish to document that this office is actively attempting to set up a meeting with the Land Use Committee of the Leona Valley Town Council, following our presentation before the full Council some weeks ago. We are somewhat frustrated by the lack of communication from the Council, in the face of continuing and needless deadlines.

This morning I left another phone message with Peggy Fuller, after sending multiple emails to all the parties cc;ed herein, with no response.

Thanks for your help,

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com

Please consider the environment before printing this email

Exhibit 1

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Thursday, August 06, 2015 6:38 PM
To: Stephen Z. Boren
Subject: Fwd: Leona Valley VTTM 066952

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

---------- Forwarded message ----------
From: **Peggy Fuller** <pfuller@leonavalleytc.org>
Date: Wed, Apr 29, 2015 at 1:58 PM
Subject: Re: Leona Valley VTTM 066952
To: Richard Doss <rich@pacificcoastcivil.com>, Lynda Hikichi <lhikichi@planning.lacounty.gov>, evizcarra@lacbos.org
Cc: "Norman D. Sloan" <NDS@ndspc.com>, Peter Gonzalez <pgonzalez@scplanners.com>, Jeffrey Boren <jboren47@gmail.com>, Nooshin Paidar <npaidar@planning.lacounty.gov>

This is the first time I have received any phone call from Mr. Doss regarding a meeting with the Land Use Committee. The call came at 9:55 this morning, about 20 minutes before his email. He left a message which did not reference any problems with communication.

I have also not received any emails for the Land Use Committee from Mr. Doss, other than one directed to Regional Planning several weeks ago. A meeting was requested in that email and we have been waiting to hear from Regional Planning or the Supervisor's office about the scheduling.

There has been no lack of communication on our part.

If you want to meet with the Land Use Committee, we are able to do that in the evenings or on weekends. Most of our members work full-time jobs during the week. I can communicate with the other members to find out when they will be available in the next 7-10 days.

Peggy Fuller
LVTC Land Use Committee

From: Richard Doss

Sent: Wednesday, April 29, 2015 10:17 AM
To: Lynda Hikichi ; Peggy Fuller ; evizcarra@lacbos.org
Cc: Norman D. Sloan ; Peter Gonzalez ; Jeffrey Boren ; Nooshin Paidar
Subject: Leona Valley VTTM 066952

To all

I wish to document that this office is actively attempting to set up a meeting with the Land Use Committee of the Leona Valley Town Council, following our presentation before the full Council some weeks ago. We are somewhat frustrated by the lack of communication from the Council, in the face of continuing and needless deadlines.

This morning I left another phone message with Peggy Fuller, after sending multiple emails to all the parties cc;ed herein, with no response.

Thanks for your help,

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

Exhibit J

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Thursday, August 06, 2015 6:40 PM
To: Stephen Z. Boren
Subject: Fwd: Leona Valley VTTM 066952

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

---------- Forwarded message ----------
From: **Richard Doss** <rich@pacificcoastcivil.com>
Date: Mon, Jun 15, 2015 at 5:01 PM
Subject: Re: Leona Valley VTTM 066952
To: Lynda Hikichi <lhikichi@planning.lacounty.gov>

Lynda

We want this project to succeed and we are willing to go the necessary extra steps to make that happen. However, if lack of action by the reviewing agencies is considered to be inactivity on our part, what can we do? Once again, we are backed into a position of defending this project from denial.

When we last met, you asked that we reduce the lot count and present the reduced-count plan to the Town Council. We did both in an effort to gain consensus and have been greeted with silence from DRP and the Council since that time. I sent an email on behalf of our Client, following that TC meeting asking to sit down with staff and review the project. No response. You and I discussed (by phone) meeting to go over the simple conflicts between staff recommendations and Town Council comments- that hasn't happened. About a month ago, Peggy Fuller from the Council promised (in an email, no less) to set us up with the TC's Land Use Committee- nothing has occurred.

I am not sure where to go with this latest correspondence. Perhaps you have some ideas...

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL

(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
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On Mon, Jun 15, 2015 at 3:20 PM, Lynda Hikichi <lhikichi@planning.lacounty.gov> wrote:

Hello Richard,

The time extension for the Valley Vineyards project expired on June 4, 2015. Regional Planning has started the denial due to inactivity process, and a letter informing you about the Hearing Officer meeting was sent to you recently. Attached is a copy of that letter. The original letter was sent to the owner and copies of the letter were sent to the applicants. The Hearing Officer meeting is scheduled for August 4, 2015 at 9 a.m.

Please let me know if you have additional questions.

Lynda Hikichi, AICP

Land Divisions Section

Department of Regional Planning

(213) 974-6433

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I

Exhibit K

Stephen Z. Boren

From: Richard Doss <rich@pacificcoastcivil.com>
Sent: Thursday, August 06, 2015 6:41 PM
To: Stephen Z. Boren
Subject: Fwd: VTTM 066952 Leona Valley

Richard E. Doss, PE AICP LEED AP
President
PACIFIC COAST CIVIL, INC.
rich@pacificcoastcivil.com
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
(877) PC-CIVIL
(818) 865-4168 ext. 276
(818) 865-4198 fax
www.pacificcoastcivil.com
Please consider the environment before printing this email

---------- Forwarded message ----------
From: **Lynda Hikichi** <lhikichi@planning.lacounty.gov>
Date: Thu, Jul 23, 2015 at 5:00 PM
Subject: RE: VTTM 066952 Leona Valley
To: Richard Doss <rich@pacificcoastcivil.com>
Cc: "Norman D. Sloan" <NDS@ndspc.com>, Jeffrey Boren <jboren47@gmail.com>, Peggy Fuller <pfuller@leonavalleytc.org>, Peter Gonzalez <pgonzalez@scplanners.com>, Nooshin Paidar <npaidar@planning.lacounty.gov>

Hello Richard,

The Hearing Officer Meeting for TR066952 is scheduled for August 4, 2015 at 9 a.m. Per the letter dated June 9, 2015, the applicant/owner needs to appear before the Hearing Officer to request for the additional time extension. The Hearing Officer package for TR066952 is available at the following departmental website:

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

Due to the size of the document, I am unable to attach the Hearing Officer package to this email. Please visit the departmental website for a copy. Please let me know if you have additional questions.

Lynda Hikichi, AICP

Land Divisions Section

Department of Regional Planning

(213) 974-6433

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 4, 2015

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

RE: PROJECT NO. TR066952 – (5)
VESTING TENTATIVE TRACT MAP NO. 066952
CONDITIONAL USE PERMIT NO. 200700138
ENVIRONMENTAL ASSESSMENT NO. 200700035

Dear Applicant:

Vesting Tentative Tract Map No. 066952 ("TR 066952") and Conditional Use Permit No. 200700138 ("CUP 200700138") were considered by Ms. Gina Natoli, a Hearing Officer of Los Angeles County, on August 4, 2015.

After considering the evidence presented, the Hearing Officer in her action on August 4, 2015, **denied** TR 066952 and CUP 200700138 in accordance with Los Angeles County Code ("County Code") Section 21.16.060 (Public Hearings), Section 21.40.110 (Matters Required to Complete Submittal and Filing), and Section 22.56.060 (Denial for Lack of Information). A copy of the denial findings is attached.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on <u>August 17, 2015</u>**. Any appeal must be delivered <u>in person</u> to the Commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

If you have any questions regarding this matter, please contact Ms. Lynda Hikichi of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Nooshin Paidar

Nooshin Paidar, AICP
Supervising Regional Planner
Land Divisions Section

NP:lkh

Enclosures: Findings
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

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 ("TR") 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 – 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 ("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 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 ("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 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 applicant's attorney requesting "an extension of time of ninety (90) days to Monday, November 2, 2015."

12. During the August 4, 2015 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

13. During the August 4, 2015 Hearing Officer public meeting, Mr. Steven Kuehl (applicant's attorney) and Mr. Jeffrey Boren (applicant) were present. Mr. Kuehl and Mr. Boren provided testimony requesting a 90-day time extension to keep the project active and a specific roadmap and assurances from the County that would lead to a recommendation for approval. Staff explained that County staff has provided guidance and feedback to the applicant through six Subdivision Committee Reports and many discussions and meetings staff has had with the applicant throughout the years. Ms. Peggy Fuller (representing the Leona Valley Town Council) provided testimony in support of staff's recommendation of denial.

14. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied Vesting Tentative Tract Map No. 066952 due to inactivity.

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

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. During the August 4, 2015 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

13. During the August 4, 2015 Hearing Officer public meeting, Mr. Steven Kuehl (applicant's attorney) and Mr. Jeffrey Boren (applicant) were present. Mr. Kuehl and Mr. Boren provided testimony requesting a 90-day time extension to keep the project active and a specific roadmap and assurances from the County that would lead to a recommendation for approval. Staff explained that County staff has provided guidance and feedback to the applicant through six Subdivision Committee Reports and many discussions and meetings staff has had with the applicant throughout the years. Ms. Peggy Fuller (representing the Leona Valley Town Council) provided testimony in support of staff's recommendation of denial.

14. During the August 4, 2015 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit No. 200700038 due to inactivity.

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

LEONA VALLEY TOWN COUNCIL

P.O. BOX 795 • LEONA VALLEY • CA 93551

July 30, 2015

Gina Natoli
Hearing Officer
Los Angeles County

Re: Project No. TR066952
Tentative Tract Map No. 066952
HO Meeting: August 4, 2015
Agenda Item: 10

Ms. Natoli,

The Leona Valley Town Council, on behalf of our residents, urges you to grant the motion denying TR066952 due to inactivity. As clearly seen in Staff's letter recommending denial, this project lacks any forward impetus. It has been ongoing since 2007, over eight years. A review of the entire package shows a history of inaction, delaying tactics, and a failure to comply with the intent of the Board of Supervisors directive. There is enough evidence to more than justify denial of the project.

The developer has requested and been granted numerous continuances, yet has submitted nothing. They met with our community on March 9, 2015, and promised to come right back with a map based on the resident's comments. There has been no attempt made to do so. All we have seen for several years are last minute requests for more time. They have had ample opportunity to move forward with this project and failed every time. With more than 70 compliance issues, surely they could have found the wherewithal to complete just one.

Thank you for your consideration in this matter.

Peggy Fuller

Peggy Fuller
LVTC Land Use Committee

rec'd via email
8-3-2015

LEONA VALLEY TOWN COUNCIL

P.O. BOX 795 • LEONA VALLEY • CA 93551

May 20, 2015

Richard Bruckner
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Re: TR066952

Mr. Bruckner,

In regard to the above referenced Valley Vineyards project, the developers made a presentation at the Leona Valley Town Council meeting in March. They showed a rough sketch of the changes they had made and gave a vague description of their new plans. At the end of the meeting, they promised to review all the comments from the audience and incorporate those into a new plan. This new plan would be shared with the Town Council Land Use Committee. So far, this has not occurred.

The Land Use Committee has the following concerns with the new proposal as presented. The density is still too high, even though they have eliminated their proposed condominiums. The water tank is not large enough to supply water to the entire development, much less our whole community, as they promised, in case of an emergency. They have not obtained a new "will serve" letter from the water supplier. They have not done a new traffic survey. They have not submitted a percolation test. They have not designed a septic system that will work in our climate. The amount of open space still does not comply with regulations. These are all basic infrastructure items that must be addressed up front, not worked out somewhere down the line after the tract map has been approved.

Their vague plans seem to include some type of veteran housing. They claim they can obtain state funding for this. Our community certainly supports veteran housing, however, we do not believe our remote and isolated rural area is the best location. There is no public transportation or other services that might be required for veterans, no staffed fire department, and emergency response services are slow with up to a 30 minute response time.

RECEIVED
JUN 03 2015
BY:

Our primary concern is that the proposed changes are "cosmetic" only. They redrew some lines on the tract map, but have completely failed to address any of the basic issues spelled out by Regional Planning or the Leona Valley Town Council. The Town Council Land Use committee has submitted extensive documentation over the past seven years, all of which is available for review by the developer if they are truly committed to designing a project suitable for our community. At the Town Council presentation, the residents again raised their many concerns. These are the same fundamental concerns that they have been expressing for years, yet nothing substantial has changed.

We have enclosed with this letter a flash drive containing a video of the presentation made at the March meeting. We request that the video be made a part of the file related to this project. We invite you to review it to see for yourself the lack of good faith demonstrated by the sophisticated developers and owners of the property. Note that the owners didn't even identify that they were present until halfway through the meeting and only reluctantly then. You will also see the frustration of our community in being held hostage with no end in sight. Please advise us as to any remedy we may have available to bring this matter to an end.

Sincerely,

Steve Fredericks
President, LVTC

Cc: Supervisor Antonovich
Norm Hickling
Edel Vizcarro
Nooshin Paidar
Lynda Hikichi

RECEIVED
JUN 03 2015
BY:

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

Stephen Z. Boren /SFK

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 (ñCUPò) 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 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. Vesting Tentative Tract Map (ñTRò) 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 (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 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 (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 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 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, **Conditional Use Permit No. 200700038 is DENIED.**

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

SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER	HEARING DATE
TR066952	TBD

REQUESTED ENTITLEMENTS

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

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 ñÀò Modification to : ☐ Recorded Map Other: ☐

MAP STATUS

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

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

ASSESSORS PARCEL NUMBER(S)	SITE AREA
3206-003-001 & -008	292 gross acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	SUP DISTRICT
Antelope Valley Areawide	Leona Valley	5th

LAND USE DESIGNATION	ZONE	CSD
N1 (Non-urban 1, 0.5 du/gross acre)	A-2-2	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 ñAò through ñJò Where are ñD, E, G, I, and Jò courts?
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 acreò in #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 partò of 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.

<u>Community Standards District:</u>

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.

<u>Healthy Design Ordinance (ñHDOò):</u>

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.
P:\gmepub\Development Review\Combined Reviews\Tracts and Parcels\66952, Leona Valley, TM-NA_9.docx

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.

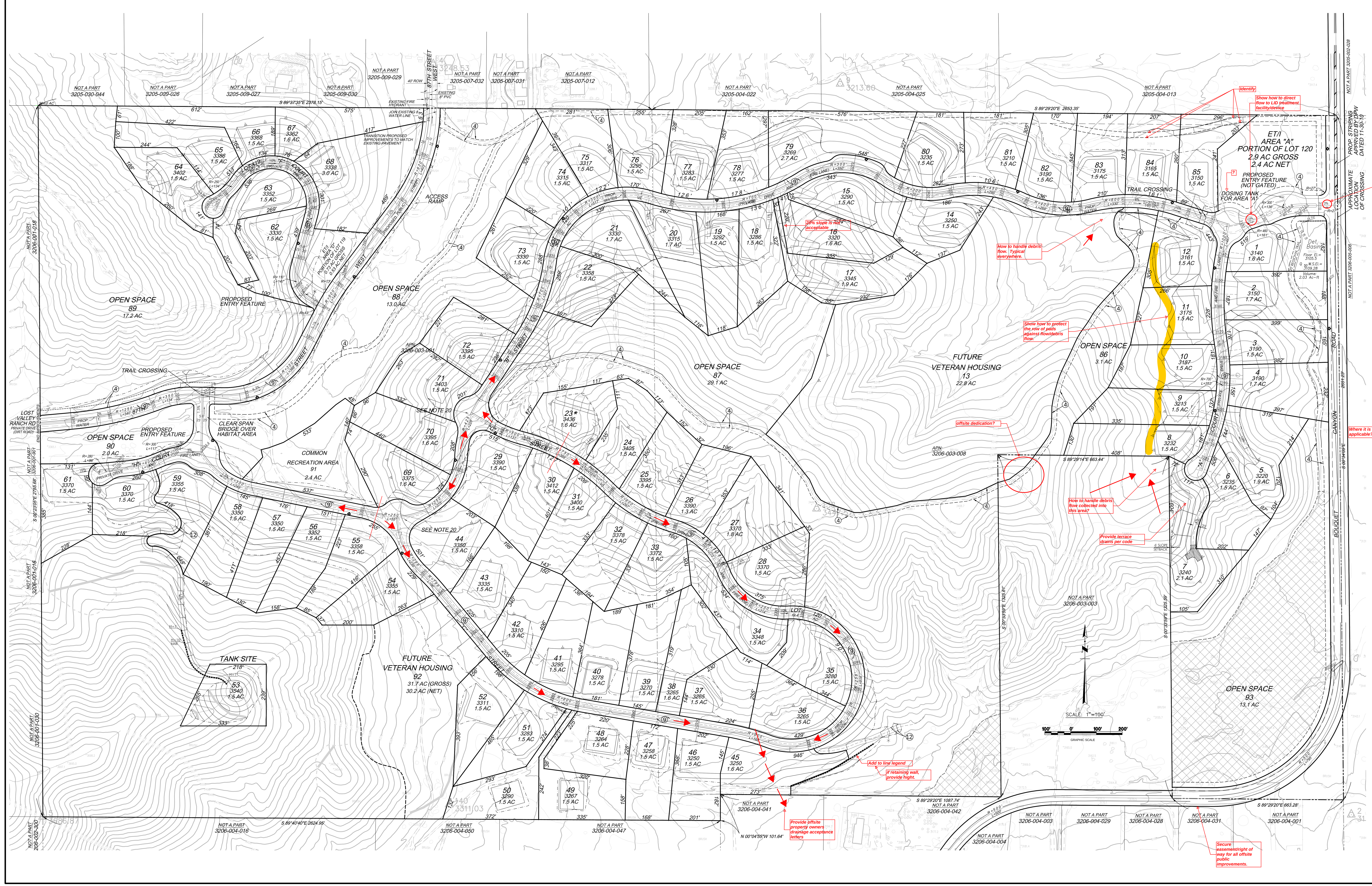
5. Drainage acceptance letters/covenants are required from all offsite property owners

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.

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

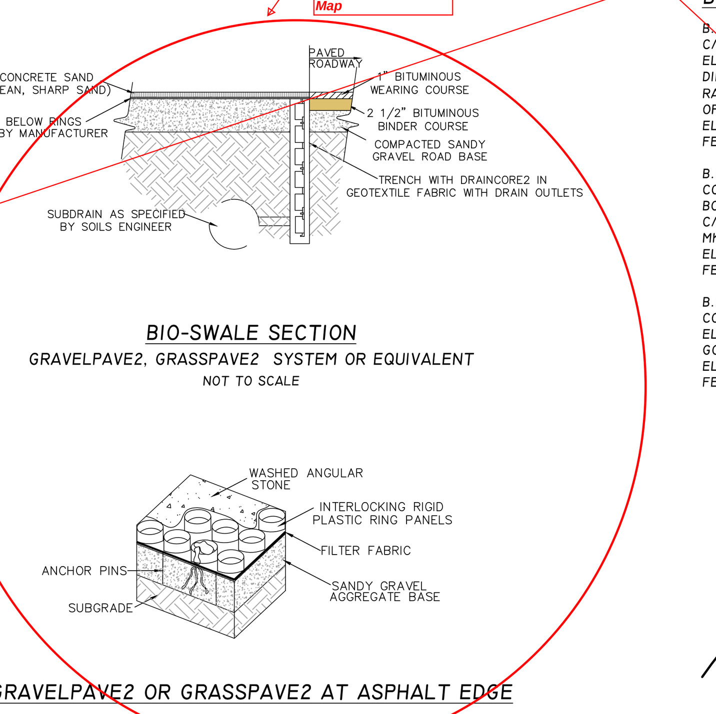
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.6 AC	1.6 AC	SINGLE-FAMILY
2	1.7 AC	1.7 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.7 AC	1.7 AC	SINGLE-FAMILY
5	1.9 AC	1.9 AC	SINGLE-FAMILY
6	1.5 AC	1.5 AC	SINGLE-FAMILY
7	2.1 AC	2.1 AC	SINGLE-FAMILY
13	22.8 AC	22.8 AC	CONDOMINIUMS
14	1.5 AC	1.5 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

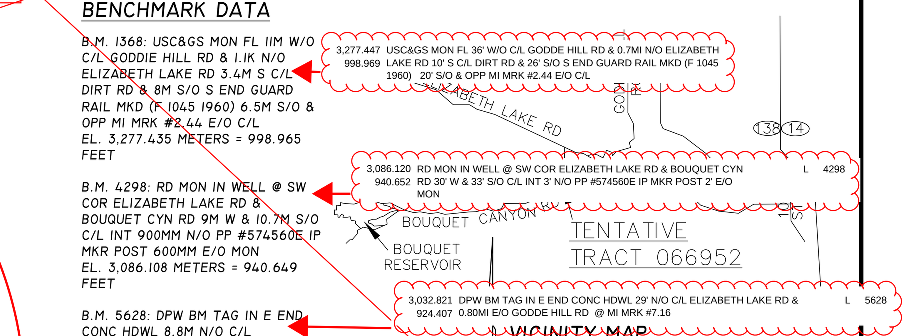
GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE
NOT TO SCALE

BENCHMARK DATA

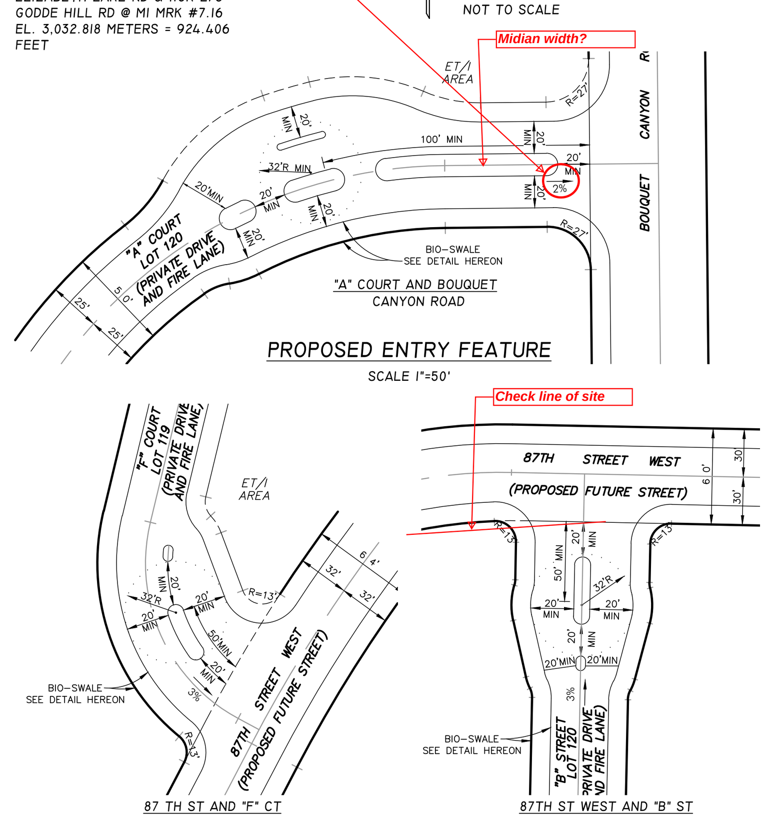
B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L EL. 3,277.435 METERS = 998.965 FEET

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

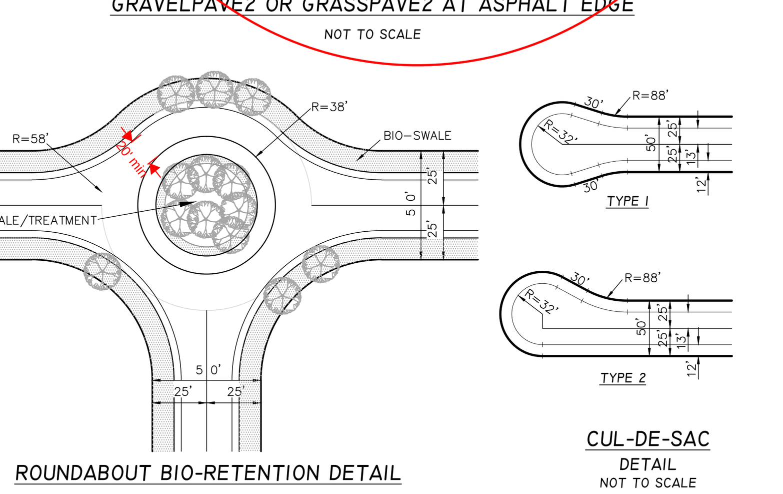
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDIE HILL RD @ MI MRK #7.16 EL. 3,032.818 METERS = 924.406 FEET



VICINITY MAP
NOT TO SCALE

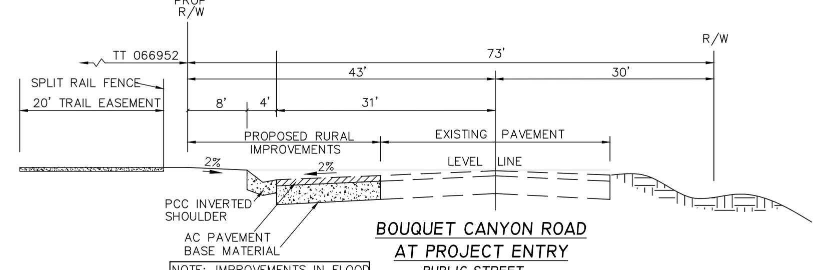


PROPOSED ENTRY FEATURE
SCALE 1"=50'



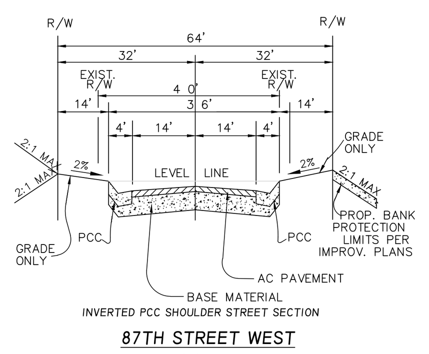
ROUNDABOUT BIO-RETENTION DETAIL
NOT TO SCALE

CUL-DE-SAC
DETAIL
NOT TO SCALE

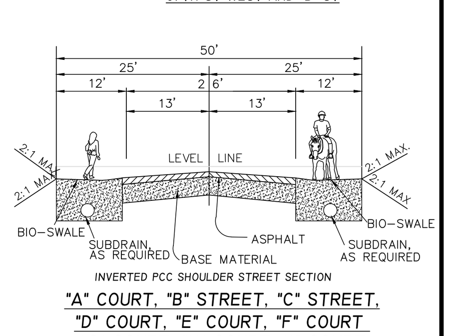


BOUQUET CANYON ROAD
AT PROJECT ENTRY
PUBLIC STREET
N.T.S.

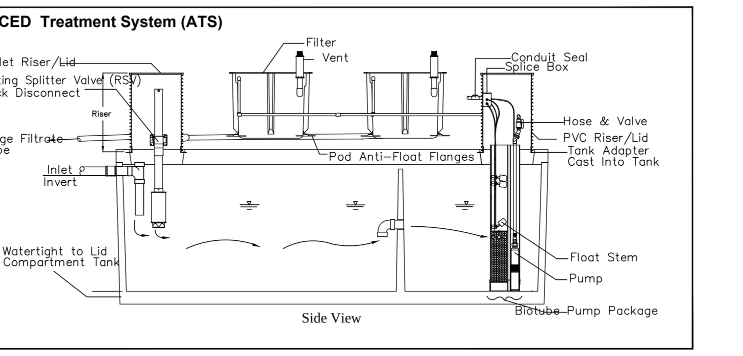
NOTE: IMPROVEMENTS IN FLOOD HAZARD AREAS WILL REQUIRE APPROPRIATE MEASURES.



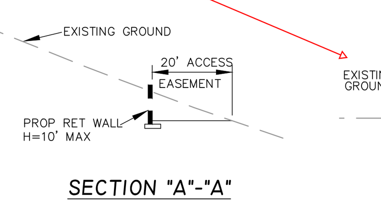
INVERTED PCC SHOULDER STREET SECTION
87TH STREET WEST
PUBLIC STREET
(PROPOSED RURAL IMPROVEMENTS)
N.T.S.



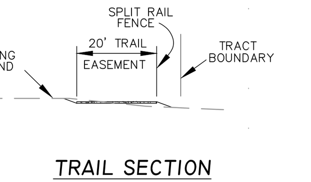
INVERTED PCC SHOULDER STREET SECTION
"A" COURT, "B" STREET, "C" STREET, "D" COURT, "E" COURT, "F" COURT "G" COURT, "H" COURT, "I" COURT AND "J" COURT
PRIVATE DRIVE & FIRE LANE
N.T.S.



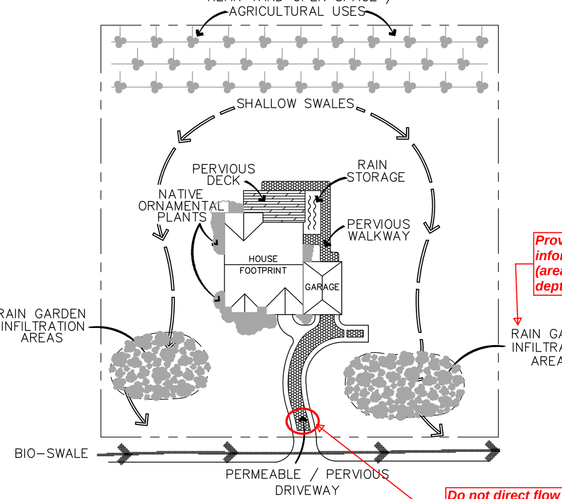
SAMPLE DETAIL
PRIVATE SELF CONTAINED WASTEWATER TREATMENT SYSTEM
NOTE: COMPARABLE STAND ALONE SYSTEM TO BE UTILIZED ON EACH LOT
NOT TO SCALE



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

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

Review comments:
- Identify
- Show how to direct flow to LID treatment facility/device
- ?
- 20% slope is not acceptable
- How to handle debris flow. Typical everywhere.
- Show how to protect the row of pads against flow/debris flow.
- offsite dedication?
- How to handle debris flow collected into this area?
- Provide terrace drains per code
- Add to line legend
- if retaining wall, provide hight.
- Provide offsite property owners drainage acceptance letters
- Secure easement/right of way for all offsite public improvements.
- Where it is applicable?
- To be dedicated to P&R? only dedication and no improvements required must be notified on the map.
- Details to be discussed with improvement plans. Remove from Tent Map
- Whic is right?
- Submit a copy
- Provide
- Midian width?
- Check line of site
- NO PRAKING
- Provide size information (area and depth)
- Do not direct flow from dwys into residential lot

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
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.

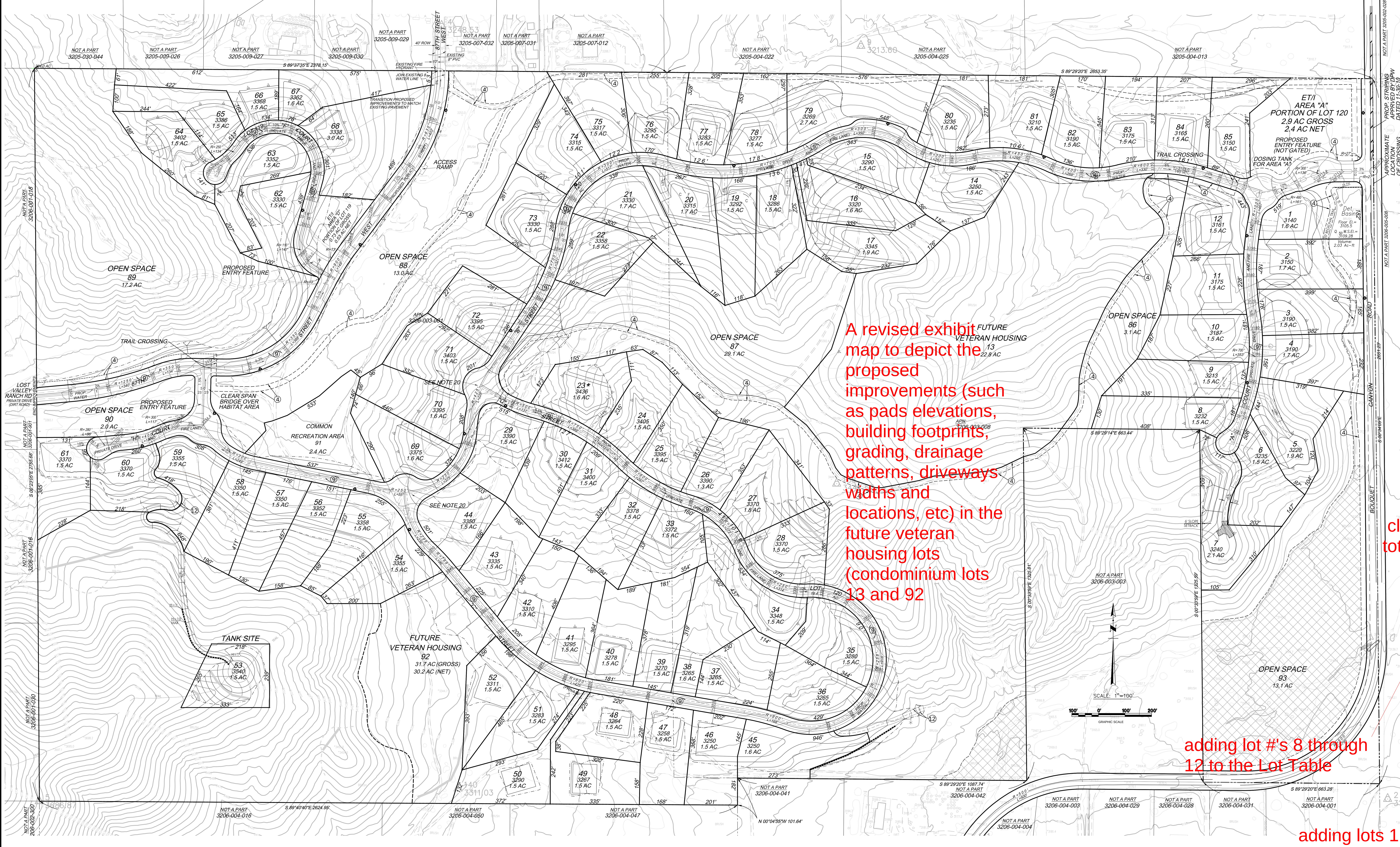
    f. Show the building footprints and attached/detached nature of the condominium units. Detail the number of buildings and the number of residential units.

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

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

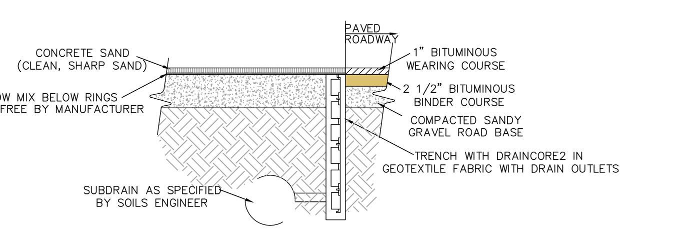
LOT SUMMARY TABLE

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

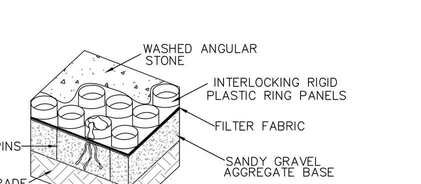
LOT SUMMARY TABLE

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

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

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

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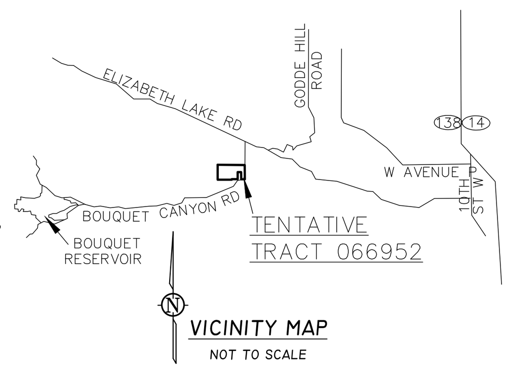
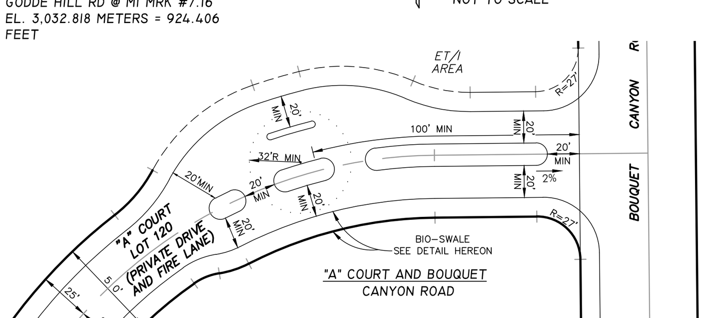
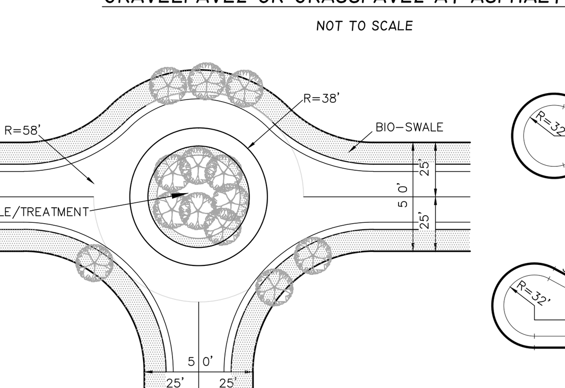


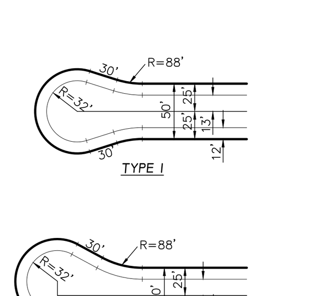
VICINITY MAP
NOT TO SCALE



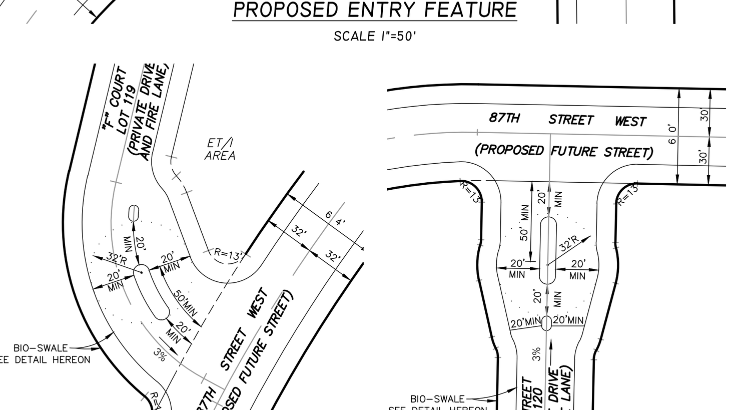
"A" COURT AND BOUQUET CANYON ROAD
PROPOSED ENTRY FEATURE
SCALE 1"=50'

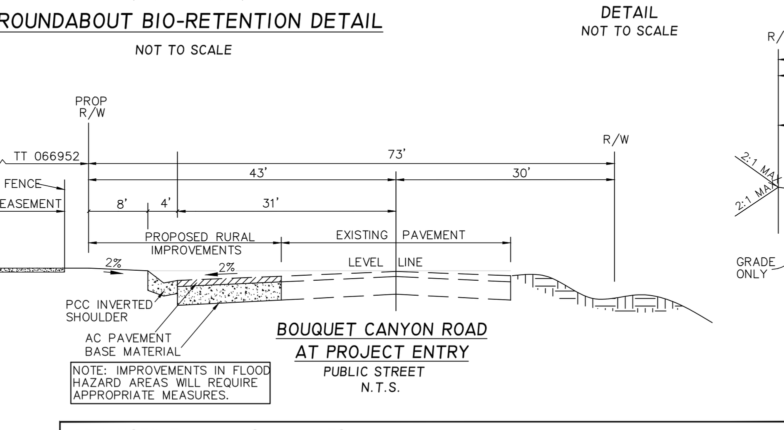


ROUNDABOUT BIO-RETENTION DETAIL
NOT TO SCALE

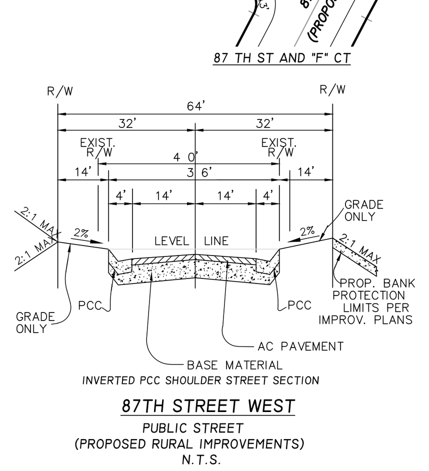


CUL-DE-SAC DETAIL
NOT TO SCALE

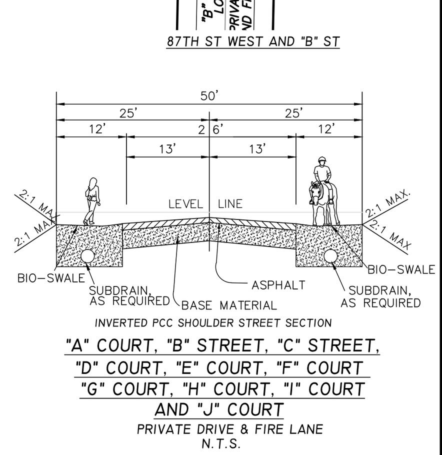




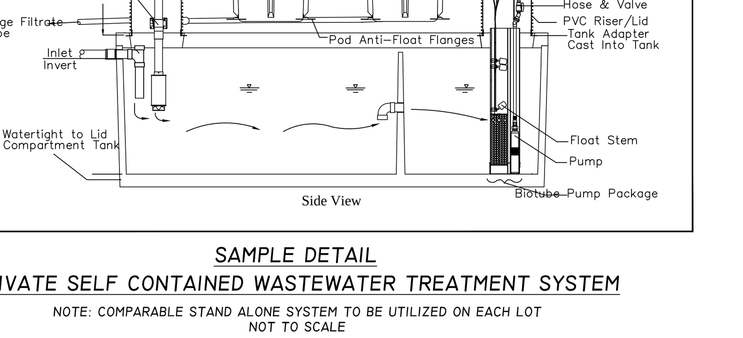
BOUQUET CANYON ROAD
AT PROJECT ENTRY
PUBLIC STREET
N.T.S.



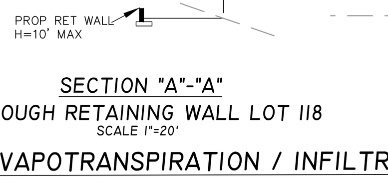
87TH STREET WEST
PUBLIC STREET
(PROPOSED RURAL IMPROVEMENTS)
N.T.S.



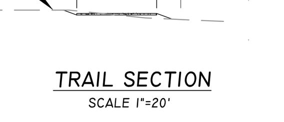
"A" COURT, "B" STREET, "C" STREET,
"D" COURT, "E" COURT, "F" COURT
"G" COURT, "H" COURT, "I" COURT
AND "J" COURT
PRIVATE DRIVE & FIRE LANE
N.T.S.



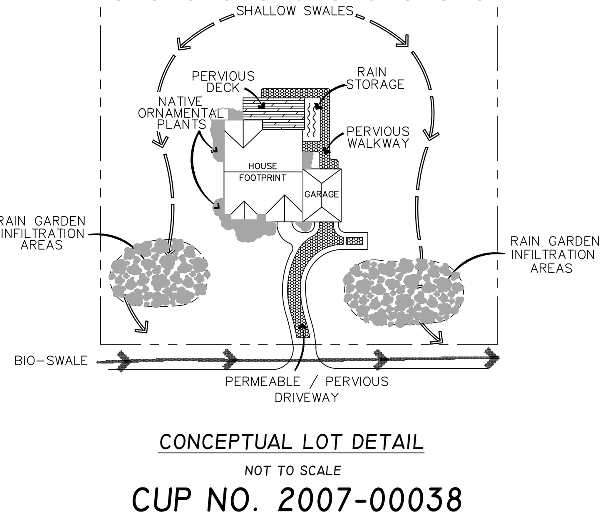
SAMPLE DETAIL
PRIVATE SELF CONTAINED WASTEWATER TREATMENT SYSTEM
NOTE: COMPARABLE STAND ALONE SYSTEM TO BE UTILIZED ON EACH LOT
NOT TO SCALE



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

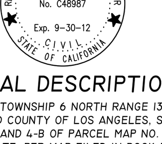
- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EXISTING CONTOUR
- DAYLIGHT
- PROPOSED CONTOUR
- EASEMENT
- FIRE DEPARTMENT TURN AROUND LOCATION, DETAIL & CRITERIA TO BE DETERMINED PRIOR TO BUILDING PERMIT.
- SIGHT DISTANCE
- EXISTING DRAINAGE PATTERN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED 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

signature of the civil engineer



LEGAL DESCRIPTION

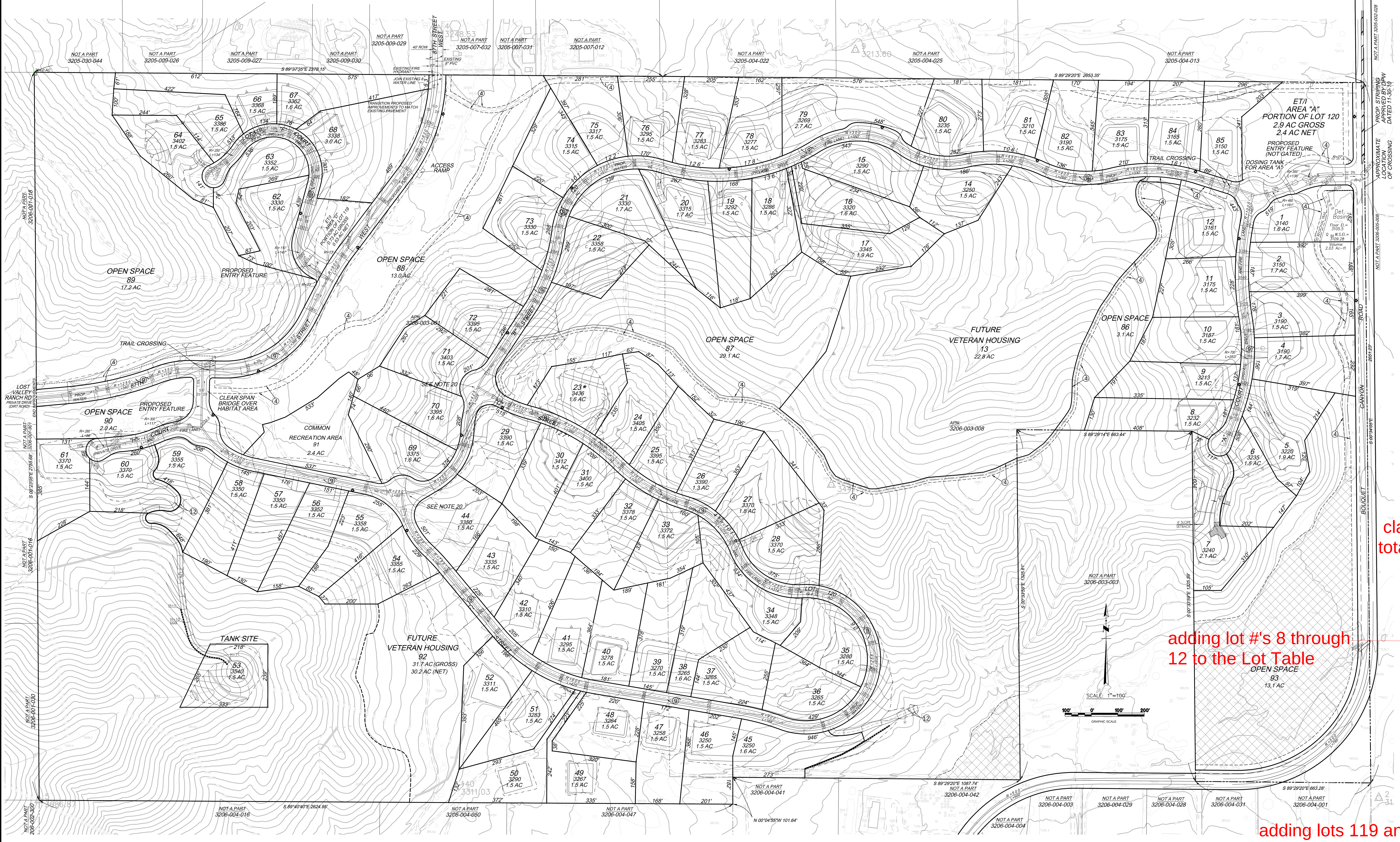
LOTS 1, 2, 3 AND 4 IN SECTION 20, TOWNSHIP 6 NORTH RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TOGETHER WITH PARCELS NO. 4-A AND 4-B OF PARCEL MAP NO. 4607, IN SAID UNINCORPORATED COUNTY AND STATE, PER MAP FILED IN BOOK 56, PAGES 24 AND 25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

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 066952\SUB 066952\2014-10-29 TTR 066952 SUBMITTAL\2014-10-29 TTR 066952 Exhibit Map -check 5.pdf

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



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

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

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.

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

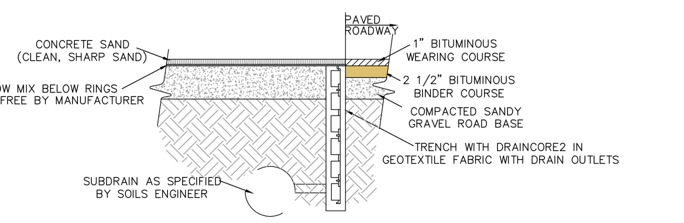
LOT SUMMARY TABLE

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

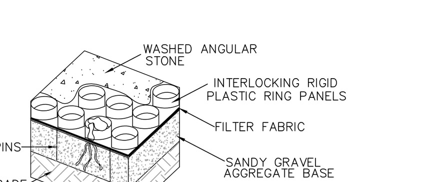
LOT SUMMARY TABLE

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



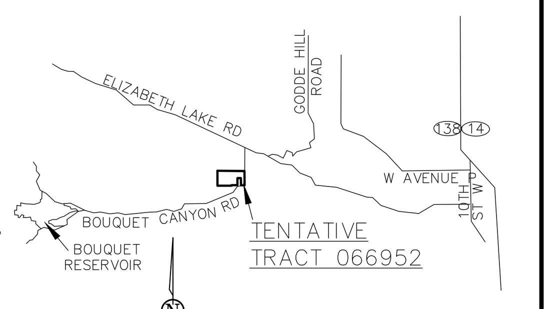
GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE
NOT TO SCALE

BENCHMARK DATA

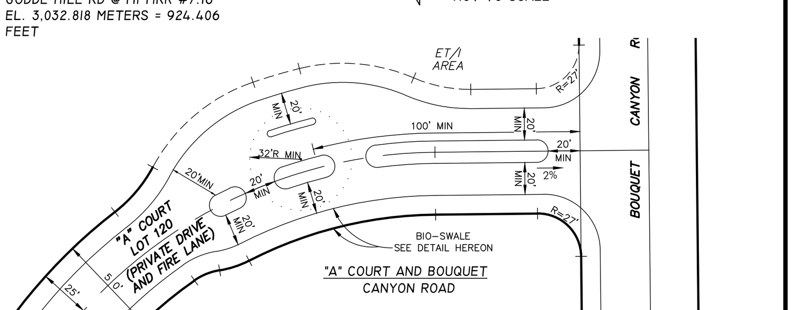
B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L EL. 3,277.435 METERS = 998.965 FEET

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

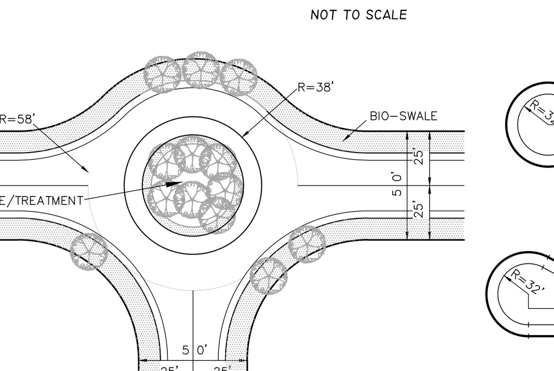
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDE HILL RD @ MI MRK #7.16 EL. 3,032.818 METERS = 924.406 FEET



VICINITY MAP
NOT TO SCALE



PROPOSED ENTRY FEATURE
SCALE 1"=50'



ROUNDABOUT BIO-RETENTION DETAIL
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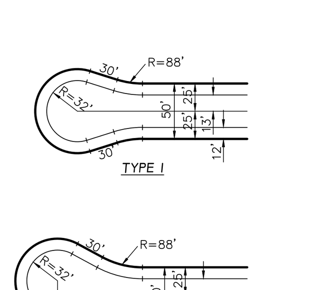
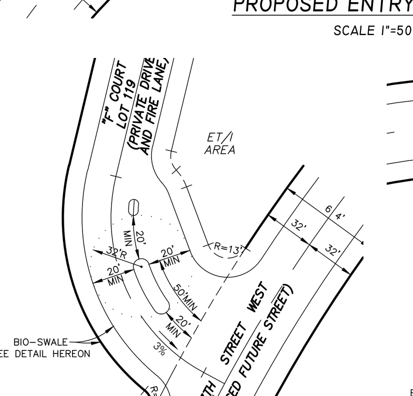
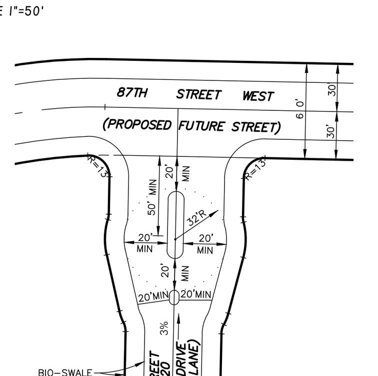


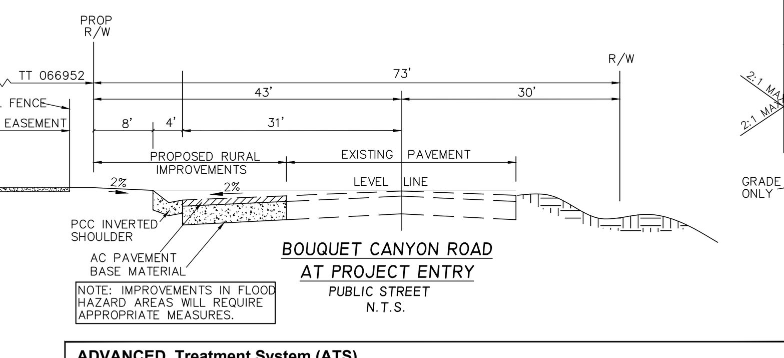
CUL-DE-SAC
DETAIL
NOT TO SCALE



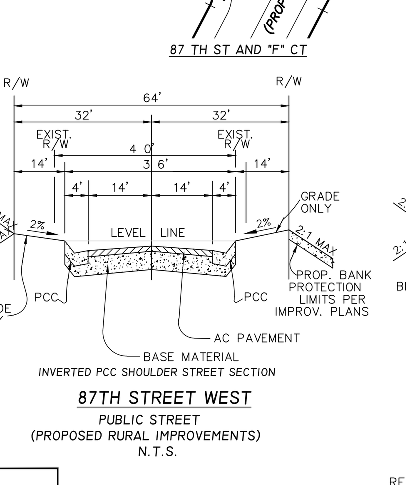
87 TH ST AND "F" CT



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)
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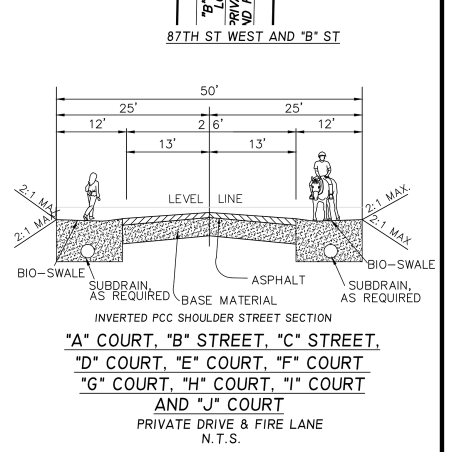
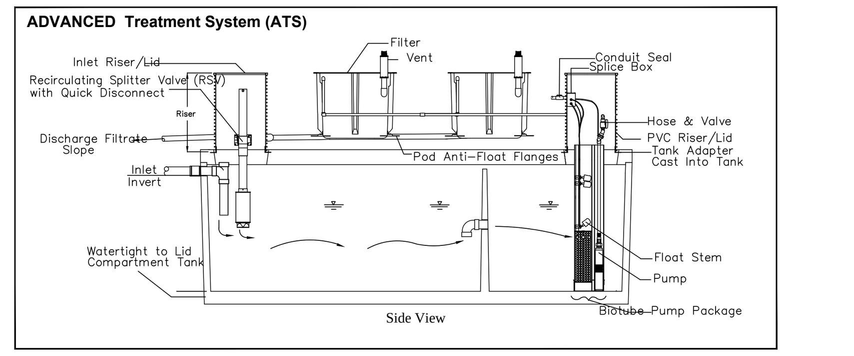
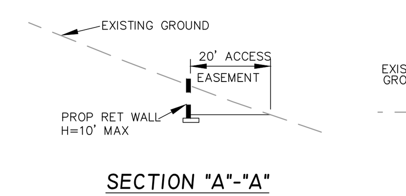


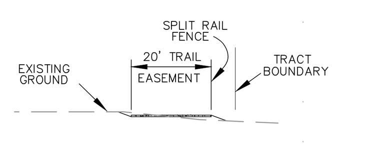
"A" COURT, "B" STREET, "C" STREET,
"D" COURT, "E" COURT, "F" COURT
"G" COURT, "H" COURT, "I" COURT
AND "J" COURT
PRIVATE DRIVE & FIRE LANE
N.T.S.



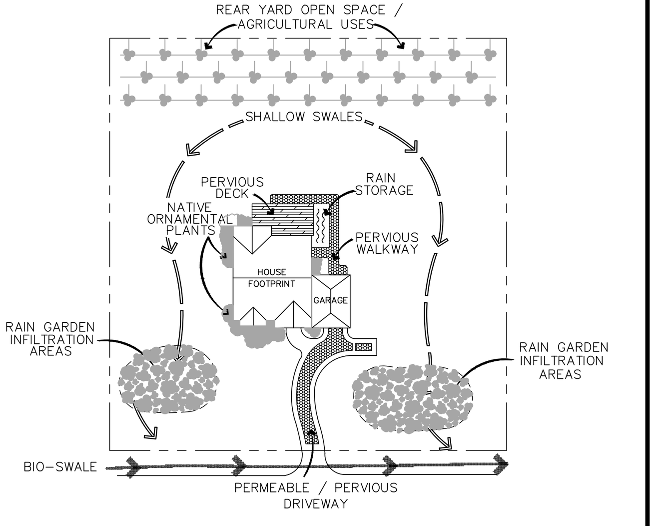
SAMPLE DETAIL
PRIVATE SELF CONTAINED WASTEWATER TREATMENT SYSTEM
NOTE: COMPARABLE STAND ALONE SYSTEM TO BE UTILIZED ON EACH LOT
NOT TO SCALE



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	

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

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 066952\SUB 066952\2014-10-29 TTR 066952 SUBMITTAL\2014-10-29 TTR 066952 Tentative Map-check5.pdf

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:

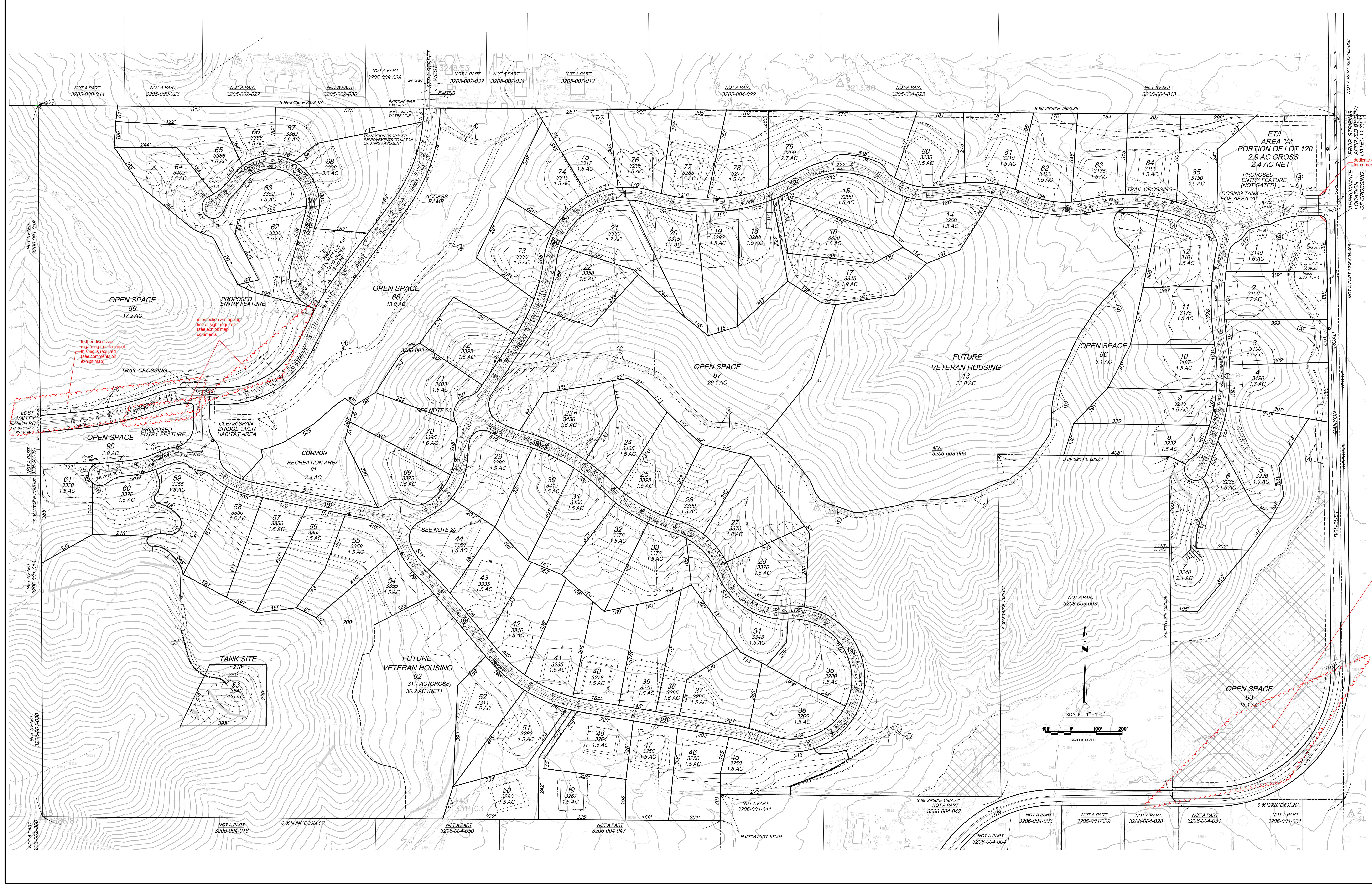
(1) A revised tentative map and exhibit map is required. See additional road comments as shown in the attached files (2014-11-12 TTR 066952 dated 2014-10-29 RD checkprint.pdf and 2014-11-12 TTR 066952 Exhibit Map dated 2014-10-29 RD checkprint.pdf) which can be found at the following ftp link: ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%20066952rev5/

JN for PC

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

tr66952r-rev5.doc

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-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: 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

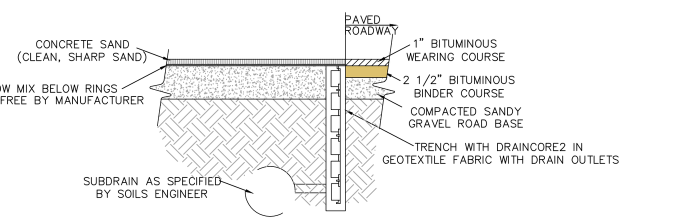
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.6 AC	1.6 AC	SINGLE-FAMILY
2	1.7 AC	1.7 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.7 AC	1.7 AC	SINGLE-FAMILY
5	1.9 AC	1.9 AC	SINGLE-FAMILY
6	1.5 AC	1.5 AC	SINGLE-FAMILY
7	2.1 AC	2.1 AC	SINGLE-FAMILY
13	22.8 AC	22.8 AC	CONDOMINIUMS
14	1.5 AC	1.5 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

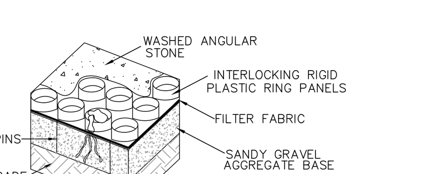
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
36	1.5 AC	1.5 AC	SINGLE-FAMILY
37	1.5 AC	1.5 AC	SINGLE-FAMILY
38	1.6 AC	1.6 AC	SINGLE-FAMILY
39	1.5 AC	1.5 AC	SINGLE-FAMILY
40	1.5 AC	1.5 AC	SINGLE-FAMILY
41	1.5 AC	1.5 AC	SINGLE-FAMILY
42	1.5 AC	1.5 AC	SINGLE-FAMILY
43	1.5 AC	1.5 AC	SINGLE-FAMILY
44	1.5 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



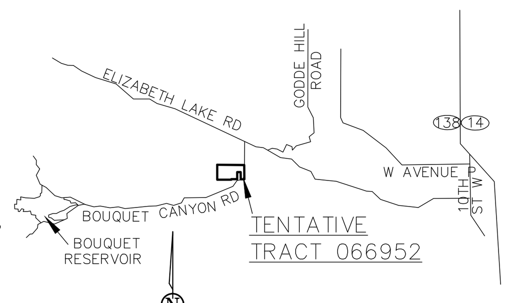
GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE
NOT TO SCALE

BENCHMARK DATA

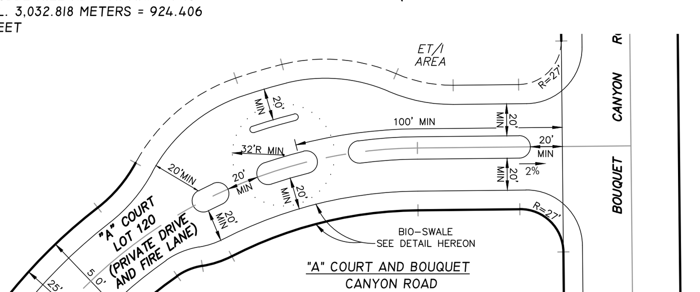
B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L EL. 3,277.435 METERS = 998.965 FEET

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

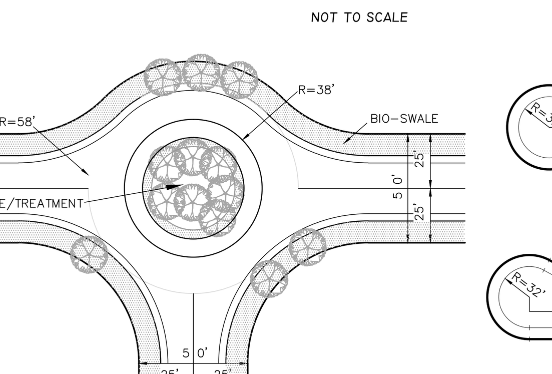
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDE HILL RD @ MI MRK #7.16 EL. 3,032.818 METERS = 924.406 FEET



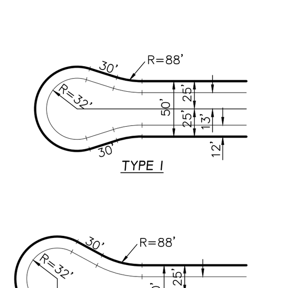
VICINITY MAP
NOT TO SCALE



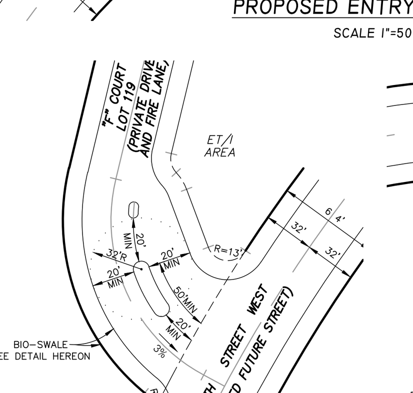
PROPOSED ENTRY FEATURE
SCALE 1"=50'



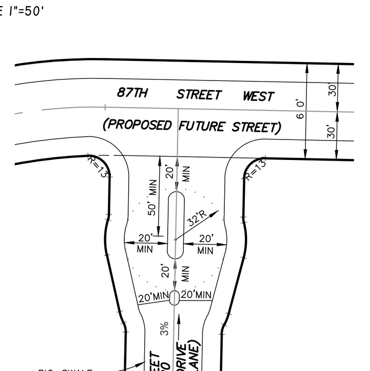
ROUNDABOUT BIO-RETENTION DETAIL
NOT TO SCALE



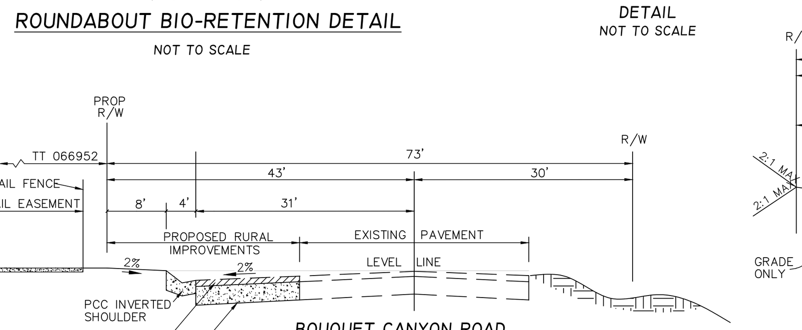
CUL-DE-SAC
DETAIL
NOT TO SCALE



87 TH ST AND "F" CT

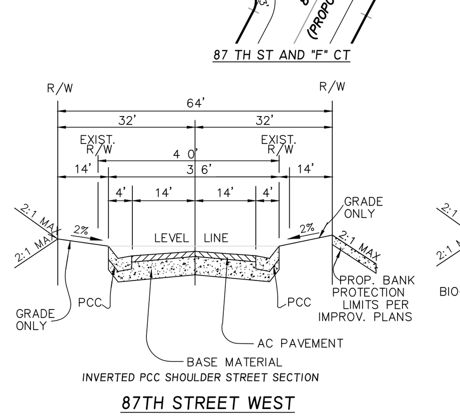


87TH ST WEST AND "B" ST

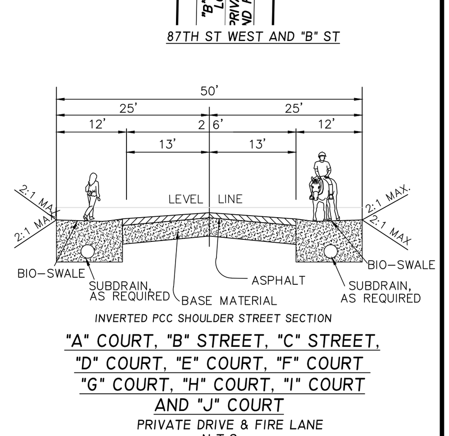


NOTE: IMPROVEMENTS IN FLOOD HAZARD AREAS WILL REQUIRE APPROPRIATE MEASURES.

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
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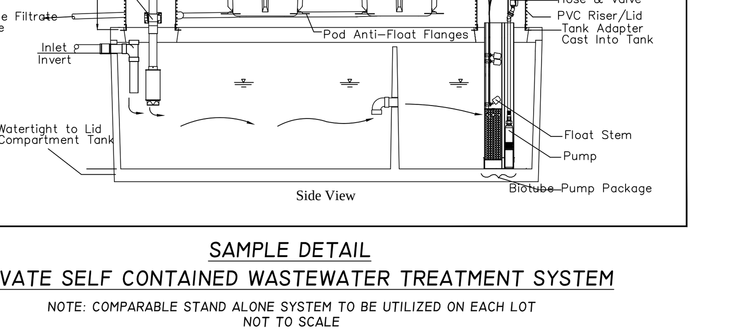

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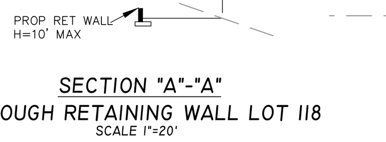
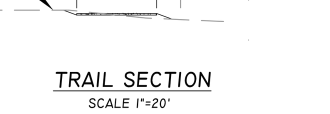
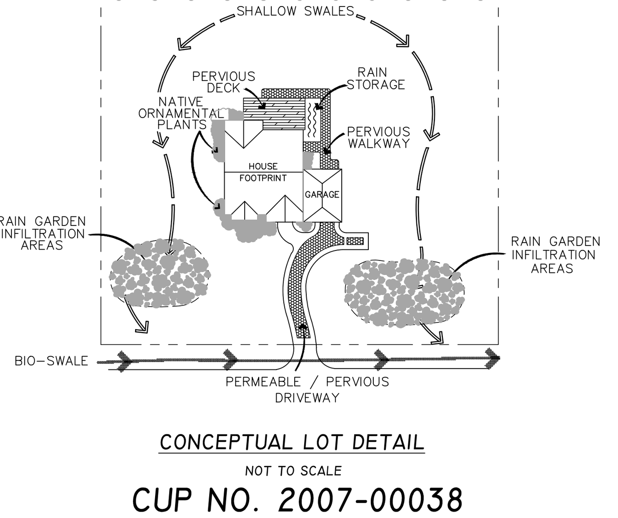


SECTION "A"-"A"
THROUGH RETAINING WALL LOT 118
SCALE 1"=20'



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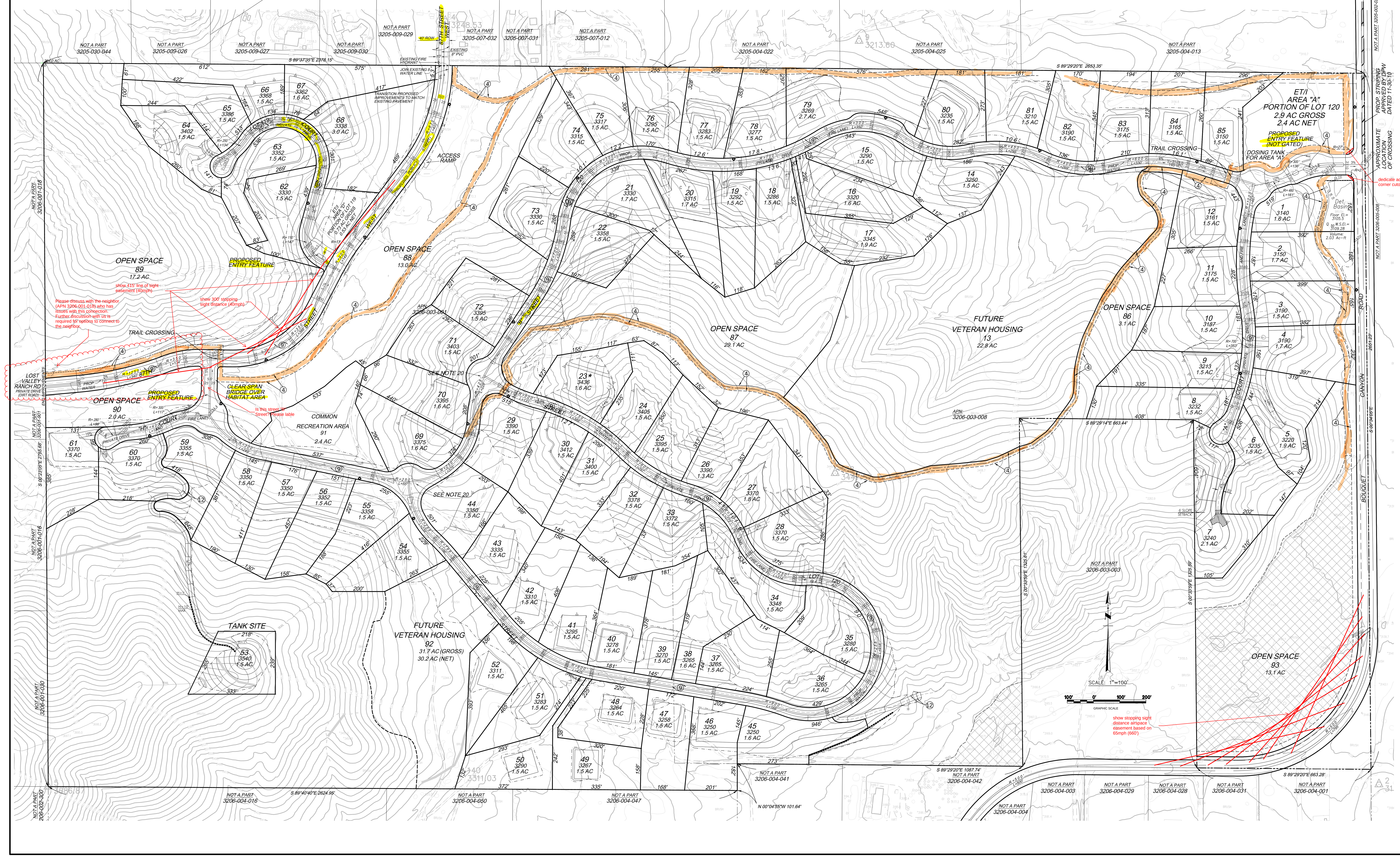
PH: (818) 575-9983

RECEIVED
DEPT OF REGIONAL PLANNING
TR066952 TENTATIVE
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: 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

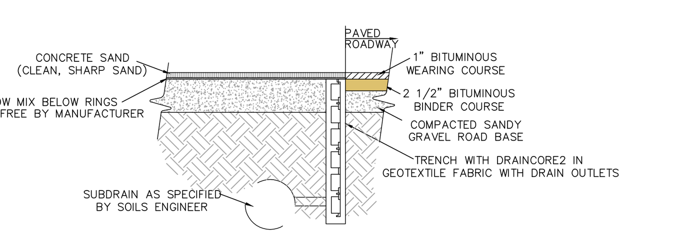
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.6 AC	1.6 AC	SINGLE-FAMILY
2	1.7 AC	1.7 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.7 AC	1.7 AC	SINGLE-FAMILY
5	1.9 AC	1.9 AC	SINGLE-FAMILY
6	1.5 AC	1.5 AC	SINGLE-FAMILY
7	2.1 AC	2.1 AC	SINGLE-FAMILY
13	22.8 AC	22.8 AC	CONDOMINIUMS
14	1.5 AC	1.5 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

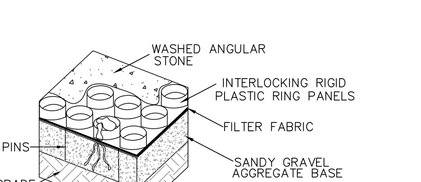
LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
36	1.5 AC	1.5 AC	SINGLE-FAMILY
37	1.5 AC	1.5 AC	SINGLE-FAMILY
38	1.6 AC	1.6 AC	SINGLE-FAMILY
39	1.5 AC	1.5 AC	SINGLE-FAMILY
40	1.5 AC	1.5 AC	SINGLE-FAMILY
41	1.5 AC	1.5 AC	SINGLE-FAMILY
42	1.5 AC	1.5 AC	SINGLE-FAMILY
43	1.5 AC	1.5 AC	SINGLE-FAMILY
44	1.5 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



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



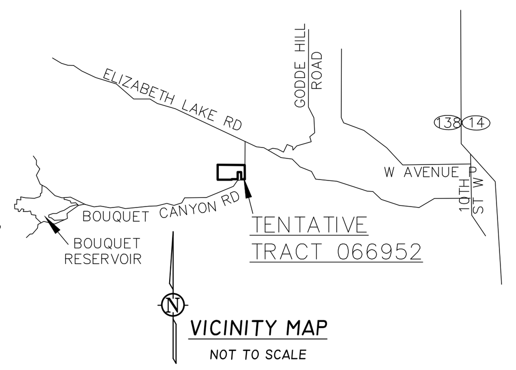
GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE
NOT TO SCALE

BENCHMARK DATA

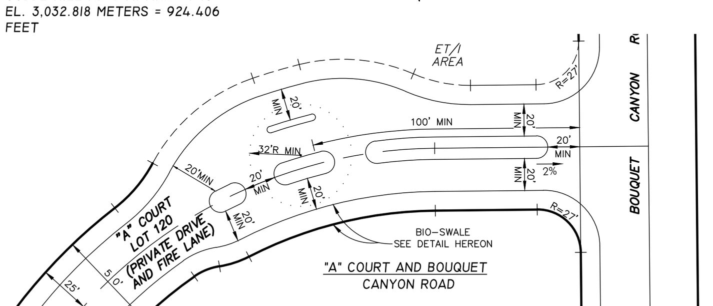
B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L EL. 3,277.435 METERS = 998.965 FEET

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

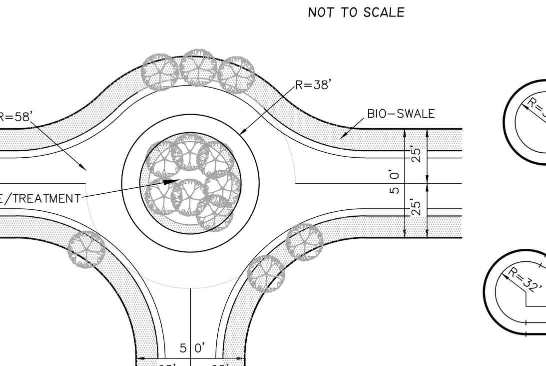
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDE HILL RD @ MI MRK #7.16 EL. 3,032.818 METERS = 924.406 FEET



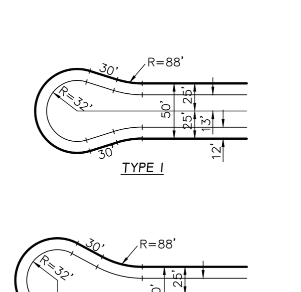
VICINITY MAP
NOT TO SCALE



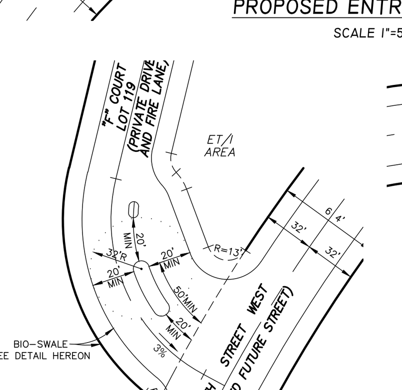
PROPOSED ENTRY FEATURE
SCALE 1"=50'



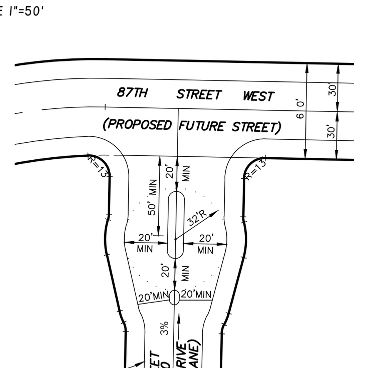
ROUNDABOUT BIO-RETENTION DETAIL
NOT TO SCALE



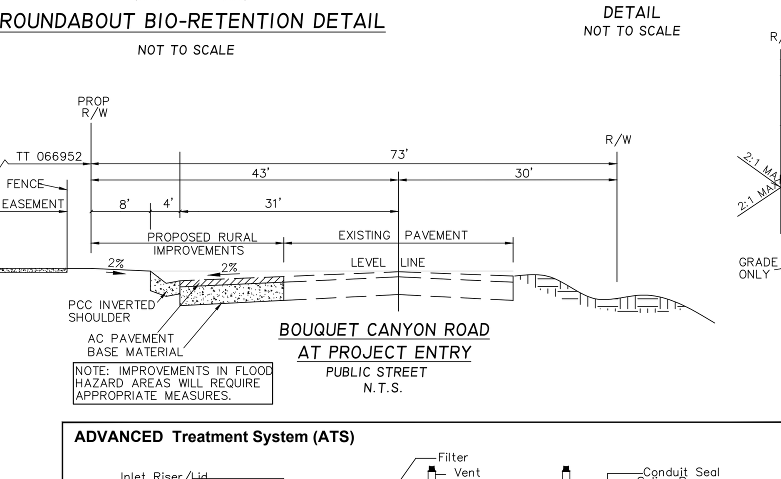
CUL-DE-SAC
DETAIL
NOT TO SCALE



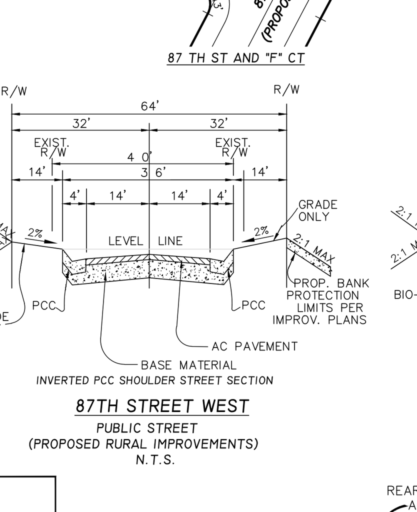
87 TH ST AND "F" CT



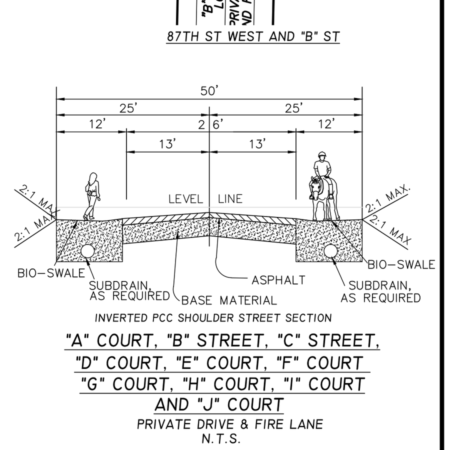
87TH ST WEST AND "B" ST



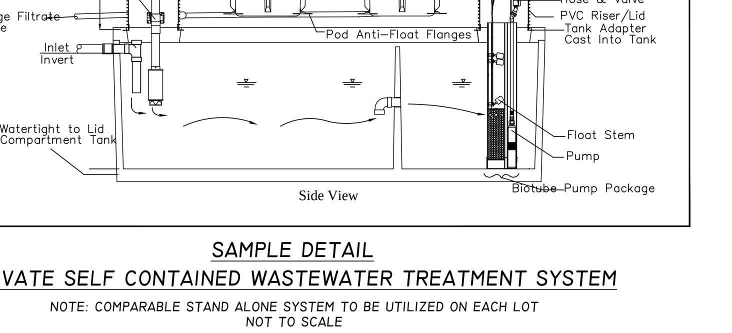
BOUQUET CANYON ROAD
AT PROJECT ENTRY
PUBLIC STREET
N.T.S.



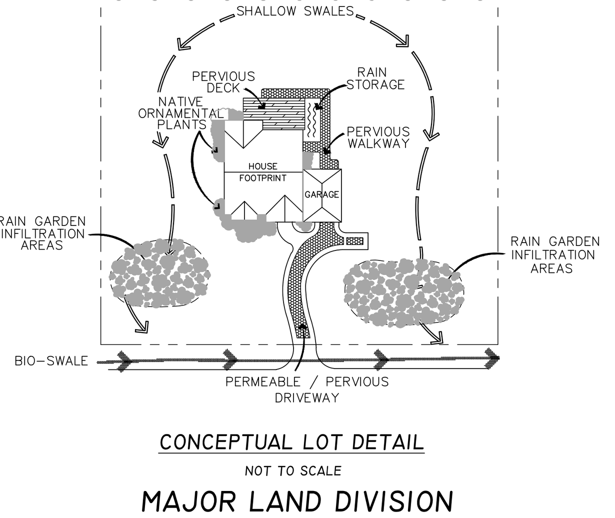
87TH STREET WEST
PUBLIC STREET
(PROPOSED RURAL IMPROVEMENTS)
N.T.S.



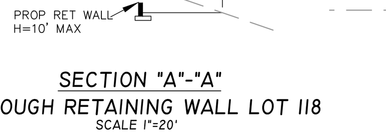
"A" COURT, "B" STREET, "C" STREET,
"D" COURT, "E" COURT, "F" COURT
"G" COURT, "H" COURT, "I" COURT
AND "J" COURT
PRIVATE DRIVE & FIRE LANE
N.T.S.



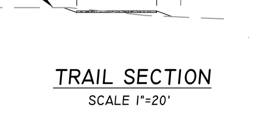
SAMPLE DETAIL
PRIVATE SELF CONTAINED WASTEWATER TREATMENT SYSTEM
NOTE: COMPARABLE STAND ALONE SYSTEM TO BE UTILIZED ON EACH LOT
NOT TO SCALE



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)
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* 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

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.

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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 ANGELE
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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

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

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

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

tr66952r-rev5.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

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.

<u>Elizabeth Lake Road at Bouquet Canyon Road</u>

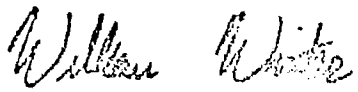
Install traffic signal. Please note, per AB 1581 and the guidelines that Caltrans will be adopting, this signal is to include detection for bicyclists.

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.

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

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 Departmentôs 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 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**

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November 12, 2014 16:39:53
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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 *K 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.

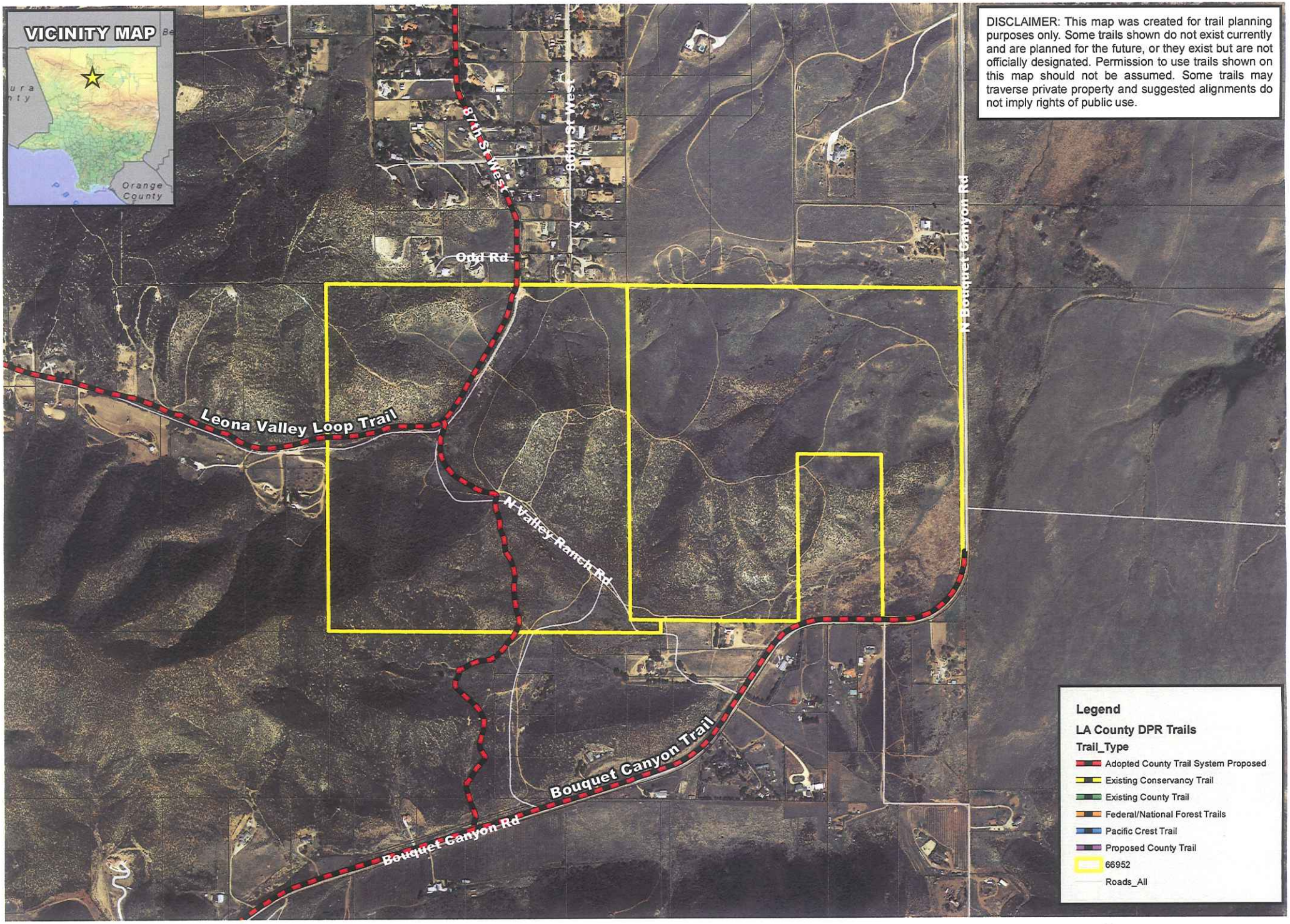
X **Map is on HOLD**

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

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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:

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Los Angeles County
Department of Regional Planning
Director of Planning Bruce W. McClendon, FAICP
320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 planning.lacounty.gov

SUBDIVISION COMMITTEE REPORT

Planner:	Mr. Jodie Sackett	E-mail:	jsackett@planning.lacounty.gov
Subdivision Committee Date:	April 23, 2007	Map Date:	February 13, 2007
Tract/Parcel Map No:	TR 066952	Project No:	TR 066952
Zoned District:	Leona Valley	Community:	Antelope Valley
Supervisorial District:	5th	Library Planning Area:	

Map Stage: ☒ Tentative ☐ 1st Revised ☐ 2nd Revised ☐ Reactivation

Map Type: ☒ Initial Map ☐ ____ Revision Received ☐ Amendment

Proposal: **Subdivision: To create 121 single-family lots on 292.49 gross acres.**
CUP No. 2007-00038: For hillside management design review and onsite project grading.

Location: **West of and adjacent to Bouquet Canyon Road, one mile south of Elizabeth Lake Road, Leona Valley**

☐ **This application is deemed complete.**

☒ **This application is deemed incomplete.** This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.

☐ **This application is recommended for denial.**

TIME EXTENSION 1 Year

☒ Drainage Concept	☒ Geologic Report	☒ Soils Report	☒ Traffic Study access, fire flow planning
☒ Water Supply need written verification for annexing	☒ Septic System feasibility	☒ Fire Dept. Hold	☒ Parks & Recreation Hold Trails report, park
☒ Public Health Hold septic feasibility, will-serve letter	☒ Environmental	☐ Revised Slope Map	☐ General Plan Determination
☐ Proof of Legal Access	☒ Revised Map* DRP, DPW	☒ Revised Exhibit* DRP, DPW	☐ Plan Amendment Hold
☒ Public Hlth: Contact water quality control board	Hillside Mgmt.		
☐ Zone Change Hold	☒ /Density Cont. CUP Hold	☐ Oak Tree Permit Hold	☒ Revised Application

☒ Reschedule for Subdivision Committee ☐ Schedule for Subdivision Committee Reports

* Please resubmit **35 folded** copies of the map, one original and a cover letter outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

☒ **HOLD** Planner: **Please contact Daniel Fierros.**
☐ Categorical Exemption ☒ Pending Initial Study review
☐ Negative Declaration ☐ Mitigated Negative Declaration
☐ Pending Draft EIR + Agency review

GENERAL PLAN

☒ **HOLD** **Antelope Valley Area Plan**
Land Use Category (Land Use Element)
Countywide General Plan:
Community or Specific Plan: **N1 (Non-Urban 1; up to 0.5DU/ac)**

☐ Altadena Community Plan ☒ Antelope Valley Area Plan ☐ Catalina Island Land Use Plan

☐ East Los Angeles Community Plan ☐ Hacienda Heights Community Plan ☐ Marina Del Rey Land Use Plan

☐ Rowland Heights Community Plan ☐ Santa Clarita Valley Area Plan ☐ Santa Monica Mtns. North Area Plan

☐ W. Athens - Westmont Community Plan ☐ Walnut Park Neighborhood Plan ☐ _____

Maximum Density (not automatic): **TBD** Proposed Density: **121DU (0.41DU/ac)**

Plan Highways: _____

☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.

SEA: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☒ Hillside Project (Land Use Element)

☐ Urban ☒ Non-Urban **70** % Open Space Requirement

☐ Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: **0.41DU/ac**

Hillside CUP: ☒ Required ☐ Not required ☐ Not required: Building restriction on slopes > 25%

Proposed Open Space: **TBD** Public parks ___ Private parks _____ Private yards

CUP 200700038 _____ Landscaped areas, slopes, _____ Undisturbed natural areas

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ Infill Project (Land Use Element): Request increase by _____ land use category(ies).

Surrounding land use category: _____ Surrounding density: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ Plan Amendment: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☒ Pending ☐ Consistent ☐ Inconsistent

☒ **Please submit a <u>slope density analysis</u> with a map showing density calculations; submit an <u>open space exhibit map</u> showing areas designated as open space and calculations for different types of open space (see comments on pg. 8).**

ZONING

☒ **HOLD** **Revised tentative map to provide the gross acreage of proposed single-family lots.**

Current Zoning: **A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)**

☐ Zone Change Proposed Zoning: _____

Surrounding zoning: _____ Surrounding land _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

☐ Conditional Use Permit: _____

☐ Submit an Exhibit A (35 copies) showing: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ _____

☐ Oak Tree Permit _____ Proposed removals: _____ Proposed encroachments: _____

☐ Sent Oak Tree Report to Forester on: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ _____

☒ Community Standards District: **Conform to the requirements of the Leona Valley CSD.**

☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

☐

IMPROVEMENTS

☐ **HOLD** _____

☐ Section 21.32.040: 20-acre parcels; No improvements required.

☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).

☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.

☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥5 acres and the zoning is agricultural, residential, or desert/mountain.

☐ Section 21.32.080: No street improvements required except grading since all lots are ≥2.5 acres, at least 75% of the property has a slope ≤3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.

☐ Section 21.32.060: The following note shall be placed on all parcel maps with ≥5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."

☐ _____

ACCESS

☐ **HOLD**

Primary access is: **Bouquet Canyon Rd.** Secondary access is: **Lost Valley Ranch Rd., 87th Street West**

☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.

☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.

☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.

☐ Tract/Parcel Map _____ must record first.

☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.

☐ Section 21.24.020: Single Means of Access

- ☐ Pavement width shall be ≥20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
  - ☐ 25% if pavement width is ≥28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥64 feet and the restriction to a single means of access will be removed through future development.

☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.

☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.

☐ Provide tap street(s) to: _____

☐ _____

STREETS

☐ **HOLD**

☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Bouquet Canyon Rd., Lost Valley Ranch Rd., 87th Street West

Sections 21.24.120 and 21.24.060: Private and future streets.

- ☒ Show the following street(s) as private & future streets on the final map:
  "B" Street, "C" Street, "A" Court, "D" Court, "E" Court, "F" Court
- ☒ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- ☐ Dedicate _____ feet additional future street right-of-way on: _____
- ☒ Provide for the ownership of the private and future streets:
  - ☒ Show lot lines to the centerline of the private and future streets.
  - ☐ Show the following streets as lots on the final map.
- ☒ Provide for the maintenance of the private and future streets by a:
  - ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
  - ☒ Maintenance Agreement. Submit a copy to Planning prior to final map approval.

☐ Section 21.24.090: Right-of-way modification requested.
- ☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
- ☐ Not granted.

☐ Section 21.24.090: Alternate cross section requested.
- ☐ Granted.
- ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.

☐ Section 21.24.100: Street grade is > 6%. Modification is requested.
- ☐ Modification granted for street grade to be > 6% but ≤10% on portions of the following streets, with final determinations made by DPW. _____
- ☐ Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____

☐ Section 21.24.150: For property abutting a major or secondary highway:
- ☐ Service road or local street is required.
- ☐ Alley is required instead of a service road or local street.
- ☐ Service road, local street, and alley requirement is waived.

☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____

☐ Section 21.24.180. Turnarounds.
- ☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
- ☐ Required on local streets where the distance between intersections is > 2,000 feet.
- ☐ Required at the end of stub or dead-end streets

☒ Section 21.24.190: Cul-de-sacs.
- ☐ Maximum of 500 feet in length for industrial or commercial uses.
- ☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
- ☒ Maximum of 1,000 feet in length for residential uses with a density ≤4 dwelling units per acre.
- ☐ Maximum cul-de-sac length: _____
- ☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
  - ☐ Granted. Modify length to: _____ ☐ Not granted.

☐ Section 21.24.210: Transverse pedestrian way with a grade ≤30% required through middle of each block > 700 feet in length.

☐ Section 21.24.220: Dedication required for fire protection access easement ≥15 feet width from the public highway to the boundary of the subdivision.

☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.

☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.

☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end

or cul-de-sac street in which a turnaround is installed.

☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥20,000 ft^2 and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.

☐ Section 21.32.150: Waive street lights since lots are ≥40,000 sq ft. _____

☒ Section 21.32.160: Street tree planting required.

☐ Section 21.32.180: Sidewalks ≥4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.

☐ Section 21.32.190: Waive sidewalks since lots are ≥15,000 sq ft. _____

☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____

☐ Section 21.32.400: Pay drainage facilities fees: _____

☐ Prepare a feasibility study to Public Works' satisfaction for: _____

☐ Dedicate/offer vehicular access rights on: _____

☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on:

_____

☐ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

☐ **HOLD**

☐ Show the driveway system and paving widths on the tentative and/or exhibit map.

☐ Construct or bond with Public Works for driveway paving as shown on the tentative and/or exhibit map.

☐ Label the driveway as "Private Driveway Fire Lane" on the final map.

☐ Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.

☐ Provide for maintenance of the common driveway by a:

- ☐ Homeowners Association.
- ☐ Road Maintenance Agreement.
- ☐ Other: _____

☐ Provide reciprocal easements over _____

☐ Show lot lines to the _____

☐ Show as lot(s) on final map.

☐ _____

LOT/BUILDING DESIGN

☐ **HOLD**

☒ Section 22.52.043: 50 ft minimum average lot width. _____

☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____

☒ Section 21.24.300: Provide street frontage ≥average lot width. _____

☒ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____

☐ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☐ Not granted.

☐ Section 21.24.320: Eliminate the flag lots: _____

☒ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access strips. 20% maximum grade.

Section 21.24.260: Reduced lot area and/or width requested for hillside development.

- ☐ Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
  - ☐ If zoning < 10,000 ft^2: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
  - ☐ If 10,000 ft^2 < 15,000 ft^2: Minimum area: 70% of required area. Minimum average width: 60 feet.
  - ☐ If 15,000 ft^2 < 30,000 ft^2: Minimum area: 70% of required area. Minimum average width: 80 feet.
  - ☐ If ≥30,000 ft^2: Minimum area 65% of required area. Minimum average width: 100 feet.
- ☐ Not granted.

- ☐ Section 21.24.310. Eliminate the acute angle point on lots: _____
- ☐ Permission is granted to adjust lot lines to Regional Planning satisfaction.
- ☒ Provide evidence that each lot meets zoning requirements. **A-2-2 and Leona Valley CSD.**
- ☐ Show the setbacks on the tentative map. _____
- ☐ Setback modification requested.
  - ☐ Granted. _____ yard setback is modified to: _____
  - ☐ Not granted.
- ☐ Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- ☐ Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.
- ☐ _____

OPEN SPACE

- ☒ **HOLD** **Submit an Open Space Exhibit Map; depict open space lots on the revised tentative map.**
- ☐ Dedicate construction rights. _____
- ☒ Provide for ownership and maintenance by a:
  - ☒ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
  - ☐ Other: _____
- ☒ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- ☒ Number as lots on the final map.
- ☒ Provide a minimum of 15 feet of access to each lot. _____
- ☐

DEDICATIONS

- ☐ Section 21.28.080: Dedicate easements for: _____
- ☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- ☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.
- ☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- ☐ Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- ☐ **HOLD**
- ☐ Section 21.24.340: Park space obligation.
- ☐ Sections 21.24.350 and 21.28.120: Local park sites.
- ☐ Section 21.28.130: Private parks.
- ☒ Section 21.28.140: Park fees.
- ☐ Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

- ☐ **HOLD**
- ☒ Meet requirements of the zone, Subdivision Ordinance **Conform to the requirements of the Leona Valley CSD.**
- ☐ Withdraw and cancel tract/parcel map _____
- ☒ Section 21.38.010 through 21.38.080: Vesting tentative map.
- ☐ Property line returns.
- ☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.
- ☒ California Department of Fish and Game impacts. The project:
  - ☐ Is *de minimus* in its impact on fish and wildlife. A $25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.

- ☐ Is not *de minimus* in its impact on fish and wildlife. A fee of _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- ☒ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- ☐ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- ☒ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☒ Section 21.32.195: Plant one tree in the front yard of each residential lot.
- ☐ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- ☒ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- ☐ _____

RESIDENTIAL PLANNED DEVELOPMENT

- ☐ **HOLD**
- ☐ Waive the requirement for street frontage. _____
- ☐ Conform to the minimum average lot width requirement approved by the CUP. _____
- ☐ Conform to the minimum street frontage requirement approved by the CUP. _____
- ☐ Conform to the lot area requirements approved by the CUP. _____
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS

- ☐ **HOLD**
- ☐ This project is approved as a lease project for _____ residential/commercial buildings.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a lease project for _____
- ☐ Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of ≥¼" in height on the final map.
- ☐ Record separate final maps.
- ☐ _____

MOBILEHOME SUBDIVISIONS

- ☐ **HOLD**
- ☐ This project is approved as a mobilehome project for _____ mobile homes.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a mobilehome project for _____
- ☐ Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters ≥¼" in height on final map.
- ☐ _____

STANDARD CONDOMINIUM CONDITIONS

- ☐ **HOLD**
- ☐ New Condominiums ☐ Condominium Conversion
- ☐ Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- ☐ Provide for the maintenance of the common areas by a Homeowners Association.
- ☐ Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- ☐ Provide the standard note on the final map.
- ☐ Provide the commercial note on the final map.
- ☐ For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):

- ☐ Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
- ☐ Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
- ☐ Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.

☐ Standard condominium conversion ordinance requirements.

☐ Record a separate final map over the condominium project.

ADDITIONAL COMMENTS

PLANNING HOLDS: Please submit 35 copies of a revised tentative map; submit 35 copies of an exhibit map showing project grading, proposed building pad locations and elevations, and calculations for grading amounts (cut, fill, over-excavation, etc.); submit 35 copies of a revised application; submit a slope density analysis with two copies of a slope density map; submit 2 copies of an open space exhibit map.

Tentative Map/Exhibit Map:

1) On the tentative/exhibit map, provide a lot table showing all proposed lots numbered corresponding to the map, with gross area, net area and lot type/use (i.e. single-family, open space, debris basin, etc.)
2) Depict dimensions for all sides of each individual lot, including street frontage dimensions for all flag lots and lots fronting cul-de-sacs.
3) Label all proposed streets as "Private and Future Streets."
4) Label and name the proposed street that connects Lost Valley Ranch Rd. and 87th Street West.
4) Revise the proposed grading amounts to match the subdivision application, or, resubmit 35 copies of a revised application indicating the correct grading amounts.
5) In the "General Notes" section, indicate the correct general plan designation as N1: Non-Urban 1, 0.5 Dwelling Units Per Acre.
6) Remove the slope density calculations on the tentative map, revise, and include on the slope density map.
7) Label the large parcel fronting Bouquet Canyon Rd. as "NOT A PART."
8) Make proposed grading and building pad locations more pronounced on the tentative and exhibit maps.
9) Label and number all open space lots on the tentative and exhibit maps. Also, ensure each open space lot has at least 15 feet of paved access depicted for maintenance purposes.
10) Label any existing structures or improvements to remain or to be removed.

Slope Density Analysis:

1) Provide a slope density map with the following elements:

- **A map showing topography with the three different slope groups (0-25%, 25-50%, 50%+) depicted using the colors green, yellow and red respectively**
- **Show lot lines, streets and any easements**
- **Show all proposed grading, with building pad locations and elevations**
- **Label the land use category on the map**
- **Provide a table showing the slope calculations individually for each category, including low and max density thresholds** * Applicant previously submitted slope map; Staff to verify slope density is on-file.

Open Space Exhibit Map:

1) Provide an open space exhibit map with the following elements:

- **A map showing topography, lot lines, streets and easements**
- **All proposed grading, with building pad locations**
- **All open space areas labeled and depicted, with separate colors used to designate undisturbed open space, disturbed open space within individual lots, and open space counted within manufactured slopes**
- **On the open space exhibit map, provide a table showing calculations for amount of area within each type of open space, along with total open space % proposed throughout the project.**

Revised Application:

1) Submit 35 copies of a revised application showing the correct zoning and Zoned District on pg.1, correct grading amounts on pg. 2, and the correct/updated lot information on pg. 3.

- Provide a gate detail on the tentative map, and label the gated entry.
- Label "street lot" areas on tentative map

* This project is not currently designed as a "clustering" project. Many lot do not appear to meet the minimum gross area (i.e. 2.5ac) requirements of the CSD. Redesign project for clustering or design all proposed lots to conform to the min. area requirements of the CSD. Refer to (Applicant to meet w/ Staff to discuss)

* Staff to determine if any underlying entitlements exist; staff to review previous projects, if applicable.

Please resubmit 35 folded and collated copies each of the tentative and exhibit maps, one original of each, and a cover letter outlining all changes made to the map and any other items revised or submitted. Prior to resubmittal, please contact Gloria Taylor at (213) 974-6433 to schedule a resubmittal appointment.

PUBLIC HEARING ☐ Hearing Officer ☒ Regional Planning Commission

Newspaper:

Library:

COMMUNITY STANDARDS DISTRICTS (CSD)

☒ **HOLD** **Please conform to the requirements of the Leona Valley CSD.**

☐	Section 22.44.112: East Compton	☐	Section 22.44.113: Agua Dulce
☐	Section 22.44.114: Walnut Park	☐	Section 22.44.118: East Los Angeles
☐	Section 22.44.119: Topanga Canyon	☐	Section 22.44.120: West Athens-Westmont
☐	Section 22.44.121: Twin Lakes	☒	Section 22.44.122: Leona Valley
☐	Section 22.44.123: Malibou Lake	☐	Section 22.44.125: Willowbrook
☐	Section 22.44.126: Acton	☐	Section 22.44.127: Altadena
☐	Section 22.44.130: West Rancho Dominguez-Victoria	☐	Section 22.44.131: South San Gabriel
☐	Section 22.44.132: Rowland Heights	☐	Section 22.44.133: Santa Monica Mtns North Area
☐	Section 22.44.135: East Pasadena-San Gabriel	☐	Section 22.44.136: Avocado Heights
☐	Section 22.44.137: Castaic Area	☐	Section 22.44.138: Florence-Firestone

☒ **TOWN COUNCIL**

PLEASE CONTACT THE LEONA VALLEY TOWN COUNCIL AND NOTIFY THEM ON A CONTINUAL BASIS OF ANY CHANGES AND/OR UPDATES TO THE PROPOSED PROJECT.

☒ **CITY OF PALMDALE**

PLEASE CONTACT THE CITY OF PALMDALE AND SUBMIT TO THEM A LETTER SUMMARIZING THE PROJECT PROPOSAL AND ANY OTHER INFORMATION THAT MAY BE REQUESTED.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 066952 TENTATIVE MAP DATED 02-13-2007

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 and Standard Urban Stormwater Mitigation Plan. Please see attached Hydrology/Drainage/Grading review sheet for comments and requirements. The drainage concept and Standard Urban Stormwater Mitigation Plan shall be submitted directly to Public Works.

(2) An approved engineering geologic report. Please see attached Geologic/Soils review sheet. The engineering geologic report shall be submitted directly to Public Works and a review fee is also required.

(3) An approved soils report. Please see attached Geologic/Soils review sheet. The soils report shall be submitted directly to Public Works and a review fee is also required.

(4) An approved traffic study. Please see attached Road review sheets for comments and requirements.

(5) Please see attached Road review sheets for additional comments and requirements.

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

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

a. Provide a Lot Summary Table and indicate the proposed usage of each lot. Identify the proposed usage of Lots 15, 18, 25, 42, 51, 56, 63, and 71.

b. Show and call out all proposed gates. Also, provide typical gate entrance details.

c. Add the label "Private and Future Street" on all interior streets.

d. Show and call out the proposed private street area: Lot A and Lot B. Label "PROPOSED PRIVATE STREET AREA" as "PROPOSED PRIVATE AND FUTURE STREET AREA." Also, provide a numeric reference for all lots.

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

e. Connect both portions of ownership within Lot 7, separated by Bouquet Canyon Road, with a standard land hook.

f. Label all existing easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.

g. Please see attached Hydrology/Drainage/Grading review sheet (Comments 4 and 5) for requirements.

h. Please see attached Road review sheet for requirements.

i. Please see attached Water review sheet for requirements.

(8) A revised "Zoning and Subdivision Application" is required to indicate the Domestic Water Source and the name of the water company/district.

HW

Prepared by Henry Wong Phone (626) 458-4915 Date 04-23-2007

tr66952L.doc

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
HYDROLOGY, DRAINAGE, AND GRADING UNIT

TRACT MAP NO. 066952 **TENTATIVE MAP DATED** 02/13/07

1. Portions of the property lying in and adjacent to the natural drainage courses, are subject to flood hazard.

2. 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.

3. Prior to tentative map approval for drainage/grading, 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. Comply with Antelope Valley Drainage Policy.

4. Prior to tentative map approval for drainage/grading, submit a revised tentative map showing proposed and existing onsite drainage patterns and proposed flood control devices (storm drains, debris basins, etc.). Proposed debris basins should be shown as fee title lots. Clearly delineate the fee title lot boundary. Show and label all existing Los Angeles County drainage systems and easements. Offsite flow should not be blocked by the proposed development.

5. Prior to tentative map approval for drainage/grading, specify the status of all the Easements (i.e. Quitclaim, Relocate, Abandon, etc.) and identify all Easement holders.

6. Covenants will be required for alteration of drainage patterns from offsite adjacent property owner(s).

7. Comply with Interim Peak Flow Policy, adopted by the Regional Water Quality Control Board February 1, 2005. The Peak Flow Standard shall require that all post-development runoff from a 2-year, 24-hour storm shall not exceed the pre-development peak flow rate, burned, from a 2-year, 24-hour storm. The Peak Flow Standard shall also require that post-development runoff from the 50-year capital storm shall not exceed the pre-development peak flow rate, burned and bulked, from the 50-year capital storm.

By EJR _____ Date 04/02/07 Phone (626) 458-4921
DIEGO G. RIVERA

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

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 66952
SUBDIVIDER Leona Valley Estates, Ltd.
ENGINEER Pacific Coast Civil, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 2/13/07 (Tentative)
LOCATION Leona Valley

REPORT DATE ---
REPORT DATE ---

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

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

1. An engineering geologic report will be required to evaluate the feasibility of the proposed subdivision.

2. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: http://ladpw.org/gmed/manual.pdf

3. 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. The above requested reports must address the potential for liquefaction and ground failure. The reports must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, and is available on the internet at http://ladpw.org/gmed/manual.pdf. Provide this office with two (2) original copies of the reports for review and distribution to the State of California.

4. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.

5. 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.

6. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.

7. In accordance with Sections 21.40.040 and 21.40.80 of Title 21- Los Angeles County Subdivision Code, geotechnical reports shall be submitted in hardcopy format and also a text searchable electronic version in Adobe® Portable Document Format (PDF) presented on a compact disc, which shall include an electronically generated representation of the licensee's seal, signature, license number, and date of sealing or signing.

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

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/07
CIVIL
STATE OF CALIFORNIA

Prepared by

Yoshiya Morisaku
Soils Section

Geir R. Mathisen
Geology Section

Date 3/29/07

P:\gmepub\Geology_Review\Geir\Review Sheets\District 8.0 (Antelope Valley)\Tracts\66952, TM1 NA.doc

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) If needed, provide proof that the subdivider has obtained the necessary off-site right of way/easement to construct the offsite highway improvements/grading on Bouquet Canyon Road in the vicinity of the northerly and southerly property lines to the satisfaction of Public Works. See Comment (5) v below for additional information.

(2) If road improvements along the property frontages on Bouquet Canyon Road, 87th Street West, and Lost Valley Ranch Road require off-site drainage acceptances from adjacent properties owners, prior to tentative map approval, provide proof that the subdivider has obtained the necessary off-site drainage acceptances to the satisfaction of Public Works.

(3) An approved traffic study is required prior to the approval of the tentative map. The traffic study shall also address adequate stacking distance from right of way to location of entry gates (or key pad if one is provided). A minimum of 50 feet of stacking distance is required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. Please contact Patrick Arakawa at (626) 300-4967 of our Traffic and Lighting Division and Sam Richard of Land Development Division at (626) 458-4921 for additional information.

(4) An approved 40-foot-scale conceptual striping plan is required for all streets/highways to determine adequate pavement widths. Please contact Sam Richard of Land Development Division at (626) 458-4921 for additional information.

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

a. Call out right of way width on all streets and Bouquet Canyon Road.

b. Show 60 feet of right of way on "A" Court including the cul-de-sac, "D" Court, and "F" Court. Revise the typical section accordingly.

c. Show and call out centerline curve data (radii, lengths, tangents, BCR's, ECR's, BC's, EC's, PRC's, PCC's, etc.) on all streets and highways.

d. Adjust the BC/EC of the curve along "No Name" Street so that the curve begins 100 feet from the BCR of "F" Court, along "B" Street so that the curve begins 100 feet from the BCR of "C" Street/southerly intersection, along "C" Street so that the curve begins 100 feet from the BCR of "D" Court, and along "C" Street so that the curve begins 100 feet from the BCR of "E" Court.

(5) A revised tentative map is required to show the following additional items: (cont.)

e. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of Bouquet Canyon Road and "A" Court 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.

f. Provide a street name for the proposed "No Name" public street connecting 87th Street and Lost Valley Ranch Road.

g. Show and call out street landing at a maximum 3% grade on "C" Street at "B" Street, "E" Court at "C" Street, and "F" Court at "No Name" Street.

h. Show and call out proposed street grades on "A" Court, "C" Street, "E" Court and "F" Court. Street grades exceeding 10% are not approved at this time.

i. The extended length of "D" Court (2000' +/-) and "F" Court (1300' +/-) over 1,000 feet must be approved by the Fire Department.

j. Label and call out each proposed gated entrance as "Gated Entry".

k. Delineate and call out additional right of way in the vicinity of the gated entrances to construct a turnaround with minimum radius of 32 feet to the satisfaction of Public Works. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of the intersecting street/highway and construct a minimum 32 foot radius turnaround 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 to the satisfaction of Public Works. The median nose shall be set back a minimum 20 feet beyond the right of way of the intersecting street/highway. Add a gate detail to the satisfaction of Public Works and Fire Department.

l. Delineate and call out the existing right of way 30 feet from centerline along the property frontage on Bouquet Canyon Road.

m. Delineate and call out proposed right of way 40 feet from centerline along the property frontage on Bouquet Canyon Road. Ten feet of additional right of way beyond the existing 30 feet of right of way dedication is required along the property frontage.

n. Revise the cross section for Bouquet Canyon Road to show 40 feet of right of way dedication from centerline with proposed rural improvements: construct inverted shoulder pavement 30 feet (lane width from centerline) and 5 feet (shoulder width) with concrete flow lines. Grade remaining parkway/shoulder at two (2) percent cross-slope to the ultimate right of way.

(5) A revised tentative map is required to show the following additional items: (cont.)

o. Delineate and call out proposed public right of way 32 feet from centerline on "No Name" Street connecting 87th Street and Lost Valley Ranch Road.

p. Revise the cross section for "No Name" street to show 32 feet of right of way dedication from centerline with proposed rural improvements.

q. Provide curves with a minimum centerline curve radius of 350 feet on "No Name" Street connecting 87th Street and Lost Valley Ranch Road.

r. Provide curves with a minimum centerline curve radius of 250 feet "D" Court and "F" Court.

s. Revise cross sections for all proposed local streets to show 12 feet of pavement (or a wider pavement width if required by Fire Department) and 4 feet of shoulder width with concrete flow lines from centerline. The project lies within the Leona Valley Community Standards District.

t. Provide detail for the standard bulb design and for the partially off-set bulb design for proposed cul-de-sacs within the proposed subdivision.

u. Depict all line of sight easements on the tentative map. Provide intersection sight distance for a design speed of:

i. 40 mph (415 ft) on "No Name" Street from "B" Street (both directions).

ii. 30 mph (310 ft) on "B" Street from "C" Street/southerly intersection (both directions) and "C " Street from "D" Street (southeasterly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional on-site and off-site 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

v. Show the proposed off-site transition pavement from the vicinity of the proposed inverted shoulder on Bouquet Canyon Road (from the northerly and southerly property lines) at a 65:1 ratio northerly and southerly to the existing pavement to the satisfaction of Public Works. Also, show any necessary off-site grading.

(5) A revised tentative map is required to show the following additional items: (cont.)

w. Provide left-turn and right-turn lane with adequate pavement transitions using 65 mph on Bouquet Canyon Road at "A" Court to the satisfaction of Public Works. Please contact Sam Richard of Land Development Division at (626) 458-4921 for additional information.

x. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.

HW

Prepared by Juan M Sarda Phone (626) 458-4921 Date 04-23-2007

tr66952r.doc

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

TENTATIVE MAP DATED 02-13-2007

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 "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.

or

A Water Utility Certificate of Registration. From the information available to this office, this proposed subdivision is not within the service area of a water utility. A mutual water company to provide service to all lots within the subdivision must be formed and registered. A Water Utility Certificate of Registration shall be filed with Public Works. For additional information, please contact Mo Kajbaf of Land Development Division at (626) 458-4921.

(2) A revised "Zoning and Subdivision Application" is required to indicate the Domestic Water Source and the name of the water company/district.

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

a. Show location of existing/proposed water main lines to serve the proposed development and call out the proposed points of connection.

b. Show how the on-site proposed development is to be served by existing/proposed public water and call out proposed points of connection.

HCW

Prepared by Lana Radle Phone (626) 458-4921 Date 04-23-2007

tr66952w.doc

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

TRACT NO. 066952 TENTATIVE MAP DATED 02-13-2007

- 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:

HW

Prepared by Henry Wong Phone (626) 458-4915 Date 04-23-2007
tr66952L.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 066952 TENTATIVE MAP DATED 02-13-2007

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. 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.

7. 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.

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

9. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

10. Grant ingress/egress and utility easements to the public over the private and future or future streets.

11. 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.

12. 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.

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 Henry Wong Phone (626) 458-4915 Date 04-23-2007

tr66952L.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

TRACT NO. 66952 TENTATIVE MAP DATED 02-13-2007

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.

HW

Prepared by Imelda Ng Phone (626) 458-4921 Date 04-23-2007

tr66952s.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Jody

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66952 Map Date February 13, 2007

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 300 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: **THE FIRE DEPARTMENT RECOMMENDS DENIAL OF THIS PROJECT AS PRESENTLY SUBMITTED. SEE ADDITIONAL SHEET FOR ALL CONDITIONS OF APPROVAL.**

By Inspector: Juan C. Padilla Date April 19, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 66952 Tentative Map Date February 13, 2007

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 ____ 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 will be 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: **Show all existing fire hydrants within 600' of any property line on the Tentative Map. Fire hydrant locations will be determined upon approved access.**

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 April 19, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 66952** PAGE NO. **1**

1 The proposed cul-de-sac streets "D" Court and "F" Court exceed 1000' in length. Redesign both cul-de-sac streets to reduce the length to a maximum of 1000' or extend the street to connect to another proposed street.

2 The proposed cul-de-sac street "A" Court exceeds 700' in length. Revise the cross section to provide 60' of R/W which will provide a minimum paved width of 36'.

3 Clearly depict the access from the street to the proposed pad for each lot. If a private driveway is required, the design criteria for each driveway shall be as followes: provide a minimum paved width of 20', any driveway exceeding 150' in length is required to provide an approved Fire Department turnaround, the driveway grades shall not exceed 15%.

4 The proposed Flag Lots 15, 55, and 56 shall provide a minimum paved access width of 20'. Revise General Note #12 to read 20' instead of 15'. Clarify if lots 14 and 16 will take access off Flag Lot 15's driveway. Additional pavement on the driveway maybe required if this is the case.

5 The design for proposed Flag Lots 71 - 75 will not be supported by the Fire Department. Redesign and resubmit for review and approval.

6 Provide a minimum paved driveway width of 24', with an approved Fire Department turnaround, and grade not to exceed 15% for Lots 44 - 46 and Lots 64 - 66. A reciprocal access agreement shall be approved by the Department of Regional Planning.

7 Clearly depict the location of the proposed gates. Provide a gate detail on the Tentative Map.

By Inspector: Juan C. Padilla Date: April 19, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 66952	DRP Map Date: 02/13/2007	SCM Date: 04/23/2007	Report Date: 04/19/2007
Park Planning Area # 43B	AGUA DULCE / ACTON		Map Type: TENTATIVE

Total Units **121** = Proposed Units **119** + Exempt Units **2**

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:	**1.11**
IN-LIEU FEES:	**$44,009**

Conditions of the map approval:

The map is pending for the departmental reviews.
MAP ON HOLD. For trail requirements, please contact Robert Ettleman, Interim Trail Coordinator at (213) 351-5134.

The park obligation for this development will be met by:

The payment of $44,009 in-lieu fees.

This project is exempt from park obligation requirements because:

Residential lot(s) [specify lot #'s] are 10 or more acres in size. Lot 7 and 62 are exempt because they are having more than 10 acres in sizes.

Trails:

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber

James Barber, Developer Obligations/Land Acquisitions

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April 23, 2007 07:30:51
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 66952	DRP Map Date: 02/13/2007	SMC Date: 04/23/2007	Report Date: 04/19/2007
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) 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 **121** = Proposed Units **119** + Exempt Units **2**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**119**	**1.11**
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			**2**	
			Total Acre Obligation =	**1.11**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.11	$39,648	**$44,009**

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
1.11	0.00	0.00	1.11	$39,648	**$44,009**

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COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

April 23, 2007

NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS

Map #: TTM -066952 Date on Map: February 13, 2007

The Department is investigating into existing **trail** alignments that traverse subject property, and which run alongside Bouquet Canyon Road. Therefore, a 20 foot wide Regional Trail easement may be required to maintain existing linkage to the Adopted County Trail System pending this investigation.

X MAP ON HOLD PENDING INVESTIGATION OF EXISTING TRAIL ALIGNMENTS WITHIN THE VICINITY OF SUBDIVISION.

****

The exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the appropriate Agency a 20 foot wide Regional Trail easement for Riding and Hiking purposes.

X TRAIL DEDICATIONS MUST BE SHOWN ON MAP.

X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Robert Ettleman at (213) 351-5134.

Robert L. Ettleman

Robert Ettleman, Acting Trails Coordinator

Planning and Development Agency • 510 South Vermont Ave • Los Angeles, CA 90020-1975 • (213) 351-5198
Trlrpt066952.07a

COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 19, 2007

RFS No. 07-0006407

Tract Map No. 066952

Vicinity: Leona Valley

Tentative Tract Map Date: February 13, 2007

The County of Los Angeles Department of Public Health's approval for **Vesting Tentative Tract Map 066952** is contingent upon the following conditions:

1. **Prior to Tentative Map Approval**, a report demonstrating the feasibility of installing a private sewage disposal system 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, "Procedures for Application for Approval of Private Sewage Disposal System Construction." The report shall consist of soil profile logs, exploratory boring(s) to determine the historic high ground water mark, and percolation testing to substantiate the viability of installing private sewage disposal 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.** (see handout)

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 private sewage disposal system.

3. The applicant is advised that 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 Company**, a public water system. **Prior to Tentative Map Approval**, the applicant will provide a current letter on water company letterhead stating the company will supply potable water to the <u>entire</u> subdivision and will maintain all water supply infrastructure up to each lateral.

Tract Map No. 066952

The applicant is advised that all requested documents should be 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.

Respectfully,

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

Los Angeles County
Department of Regional Planning
Director of Planning Bruce W. McClendon, FAICP
320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 planning.lacounty.gov

SUBDIVISION COMMITTEE REPORT

Planner:	Mr. Jodie Sackett	E-mail:	jsackett@planning.lacounty.gov
Subdivision Committee Date:	November 19, 2007	Map Date:	October 1, 2007
Tract/Parcel Map No:	TR 066952	Project No:	TR 066952
Zoned District:	Leona Valley	Community:	Antelope Valley
Supervisorial District:	5th	Library Planning Area:	

Map Stage: ☒ Tentative ☐ 1st Revised ☐ 2nd Revised ☐ Reactivation

Map Type: ☐ Initial Map ☒ 1st Revision Received ☐ Amendment

Proposal: **Subdivision: To create 121 single-family lots and two street lots on 292.49 gross acres.**
CUP No. 2007-00038: For Hillside Management design review and onsite project grading.

Location: **West of and adjacent to Bouquet Canyon Road, one mile south of Elizabeth Lake Road, Leona Valley**

☐ **This application is deemed complete.**

☒ **This application is deemed incomplete.** This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.

☐ **This application is recommended for denial.**

TIME EXTENSION 1 Year

☒ Drainage Concept & SUSMP	☒ Geologic Report	☒ Soils Report	☒ Traffic Study need Trails report
☒ Water Supply DPW	☒ Septic System Feasibility Study	☒ Fire Dept. Hold access, parking, safety detail	☒ Parks & Recreation Hold
☐ Public Health Hold	☒ Environmental	☐ Revised Slope Map	☐ General Plan Determination
☐ Proof of Legal Access	☒ **Revised Map*** DPW, DRP	☒ **Revised Exhibit*** DPW, DRP	☐ Plan Amendment Hold
☐ Zone Change Hold	☒ Hillside Mgmt. /Density Cont. CUP Hold	☐ Oak Tree Permit Hold	☒ Revised Application DRP

☒ Reschedule for Subdivision Committee ☐ Schedule for Subdivision Committee Reports

* Please resubmit **35 folded** copies of the map, one original and a cover letter outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

☒ **HOLD**
☐ Categorical Exemption
☐ Negative Declaration
☐ Pending Draft EIR + Agency review

Planner: **Please contact Daniel Fierros.**
☒ Pending Initial Study review
☐ Mitigated Negative Declaration

GENERAL PLAN

☒ **HOLD** **Antelope Valley Area Plan**
Land Use Category (Land Use Element)
Countywide General Plan:
Community or Specific Plan: **N1 (Non-Urban 1; up to 0.5DU/ac)**

☐ Altadena Community Plan ☒ Antelope Valley Area Plan ☐ Catalina Island Land Use Plan

☐ East Los Angeles Community Plan ☐ Hacienda Heights Community Plan ☐ Marina Del Rey Land Use Plan

☐ Rowland Heights Community Plan ☐ Santa Clarita Valley Area Plan ☐ Santa Monica Mtns. North Area Plan

☐ W. Athens - Westmont Community Plan ☐ Walnut Park Neighborhood Plan ☐ _____

Maximum Density (not automatic): **TBD** Proposed Density: **121DU (0.41DU/ac)**

Plan Highways: _____

☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.

SEA: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☒ Hillside Project (Land Use Element)

☐ Urban ☒ Non-Urban **70** % Open Space Requirement

☒ Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: **0.41DU/ac**

Hillside CUP: ☒ Required ☐ Not required ☐ Not required: Building restriction on slopes > 25%

Proposed Open Space: **75.7%** Public parks ___ Private parks _____ Private yards

CUP 2007-00038 **26.3%** Landscaped areas, slopes, walkways **51.2%** Undisturbed natural areas

Burden of Proof: ☐ Satisfactory. ☒ Additional information required: **Under staff review.**

☐ Infill Project (Land Use Element): Request increase by _____ land use category(ies).

Surrounding land use category: _____ Surrounding density: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ Plan Amendment: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☒ Pending ☐ Consistent ☐ Inconsistent

☒ **Please submit a <u>slope density analysis</u> with a map showing density calculations.**

ZONING

☐ **HOLD**

Current Zoning: **A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)**

☐ Zone Change Proposed Zoning: _____

Surrounding zoning: _____ Surrounding land _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

☐ Conditional Use Permit: _____

☐ Submit an Exhibit A (35 copies) showing: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ _____

☐ Oak Tree Permit _____ Proposed removals: _____ Proposed encroachments: _____

☐ Sent Oak Tree Report to Forester on: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ _____

☒ Community Standards District: **Conform to the requirements of the Leona Valley CSD.**

☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

☐

IMPROVEMENTS

☐ **HOLD** _____

☐ Section 21.32.040: 20-acre parcels; No improvements required.

☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).

☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.

☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥5 acres and the zoning is agricultural, residential, or desert/mountain.

☐ Section 21.32.080: No street improvements required except grading since all lots are ≥2.5 acres, at least 75% of the property has a slope ≤3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.

☐ Section 21.32.060: The following note shall be placed on all parcel maps with ≥5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."

☐ _____

ACCESS

☐ **HOLD**

Primary access is: **Bouquet Canyon Rd.** Secondary access is: **Lost Valley Ranch Rd., 87th Street West**

☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.

☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.

☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.

☐ Tract/Parcel Map _____ must record first.

☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.

☐ Section 21.24.020: Single Means of Access

- ☐ Pavement width shall be ≥20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
  - ☐ 25% if pavement width is ≥28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥64 feet and the restriction to a single means of access will be removed through future development.

☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.

☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.

☐ Provide tap street(s) to: _____

☐ _____

STREETS

☐ **HOLD**

☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Bouquet Canyon Rd., Lost Valley Ranch Rd., 87th Street West

Sections 21.24.120 and 21.24.060: Private and future streets.

- ☒ Show the following street(s) as private & future streets on the final map:
  "B" Street, "C" Street, "A" Court, "D" Court, "E" Court, "F" Court, "G" Court
- ☒ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- ☐ Dedicate _____ feet additional future street right-of-way on: _____
- ☒ Provide for the ownership of the private and future streets:
  - ☒ Show lot lines to the centerline of the private and future streets.
  - ☐ Show the following streets as lots on the final map.
- ☒ Provide for the maintenance of the private and future streets by a:
  - ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
  - ☒ Maintenance Agreement. Submit a copy to Planning prior to final map approval.

☐ Section 21.24.090: Right-of-way modification requested.
- ☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
- ☐ Not granted.

☐ Section 21.24.090: Alternate cross section requested.
- ☐ Granted.
- ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.

☐ Section 21.24.100: Street grade is > 6%. Modification is requested.
- ☐ Modification granted for street grade to be > 6% but ≤10% on portions of the following streets, with final determinations made by DPW. _____
- ☐ Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____

☐ Section 21.24.150: For property abutting a major or secondary highway:
- ☐ Service road or local street is required.
- ☐ Alley is required instead of a service road or local street.
- ☐ Service road, local street, and alley requirement is waived.

☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____

☐ Section 21.24.180. Turnarounds.
- ☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
- ☐ Required on local streets where the distance between intersections is > 2,000 feet.
- ☐ Required at the end of stub or dead-end streets

☒ Section 21.24.190: Cul-de-sacs.
- ☐ Maximum of 500 feet in length for industrial or commercial uses.
- ☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
- ☒ Maximum of 1,000 feet in length for residential uses with a density ≤4 dwelling units per acre.
- ☐ Maximum cul-de-sac length: _____
- ☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
  - ☐ Granted. Modify length to: _____ ☐ Not granted.

☐ Section 21.24.210: Transverse pedestrian way with a grade ≤30% required through middle of each block > 700 feet in length.

☐ Section 21.24.220: Dedication required for fire protection access easement ≥15 feet width from the public highway to the boundary of the subdivision.

☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.

☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.

☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end

or cul-de-sac street in which a turnaround is installed.

☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥20,000 ft^2 and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.

☐ Section 21.32.150: Waive street lights since lots are ≥40,000 sq ft. _____

☒ Section 21.32.160: Street tree planting required.

☐ Section 21.32.180: Sidewalks ≥4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.

☐ Section 21.32.190: Waive sidewalks since lots are ≥15,000 sq ft. _____

☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____

☐ Section 21.32.400: Pay drainage facilities fees: _____

☐ Prepare a feasibility study to Public Works' satisfaction for: _____

☐ Dedicate/offer vehicular access rights on: _____

☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on: _____

☐ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

☐ **HOLD**

☐ Show the driveway system and paving widths on the tentative and/or exhibit map.

☐ Construct or bond with Public Works for driveway paving as shown on the tentative and/or exhibit map.

☐ Label the driveway as "Private Driveway Fire Lane" on the final map.

☐ Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.

☐ Provide for maintenance of the common driveway by a:

- ☐ Homeowners Association.
- ☐ Road Maintenance Agreement.
- ☐ Other: _____

☐ Provide reciprocal easements over _____

☐ Show lot lines to the _____

☐ Show as lot(s) on final map.

☐ _____

LOT/BUILDING DESIGN

☐ **HOLD**

☒ Section 22.52.043: 50 ft minimum average lot width. _____

☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____

☒ Section 21.24.300: Provide street frontage ≥average lot width. _____

☒ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____

☐ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☐ Not granted.

☐ Section 21.24.320: Eliminate the flag lots: _____

☒ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access strips. 20% maximum grade.

Section 21.24.260: Reduced lot area and/or width requested for hillside development.

- ☐ Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
  - ☐ If zoning < 10,000 ft^2: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
  - ☐ If 10,000 ft^2 < 15,000 ft^2: Minimum area: 70% of required area. Minimum average width: 60 feet.
  - ☐ If 15,000 ft^2 < 30,000 ft^2: Minimum area: 70% of required area. Minimum average width: 80 feet.
  - ☐ If ≥30,000 ft^2: Minimum area 65% of required area. Minimum average width: 100 feet.
- ☐ Not granted.

☐ Section 21.24.310. Eliminate the acute angle point on lots: _____

☐ Permission is granted to adjust lot lines to Regional Planning satisfaction.

☒ Provide evidence that each lot meets zoning requirements. **A-2-2 and Leona Valley CSD.**

☐ Show the setbacks on the tentative map. _____

☐ Setback modification requested.

- ☐ Granted. _____ yard setback is modified to: _____
- ☐ Not granted.

☐ Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.

☐ Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.

☐ _____

OPEN SPACE

☒ **HOLD** **Depict open space lots on the revised tentative map.**

☐ Dedicate construction rights. _____

☒ Provide for ownership and maintenance by a:

- ☒ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
- ☐ Other: _____

☒ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.

☒ Number as lots on the final map.

☒ Provide a minimum of 15 feet of access to each lot. _____

☐

DEDICATIONS

☐ Section 21.28.080: Dedicate easements for: _____

☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.

☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.

☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.

☐ Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

☐ **HOLD**

☐ Section 21.24.340: Park space obligation.

☐ Sections 21.24.350 and 21.28.120: Local park sites.

☐ Section 21.28.130: Private parks.

☒ Section 21.28.140: Park fees.

☒ Trail requirements. **See Parks and Rec. Trails Report.**

OTHER REQUIREMENTS/COMMENTS

☐ **HOLD**

☒ Meet requirements of the zone, Subdivision Ordinance **Conform to the requirements of the Leona Valley CSD.**

☐ Withdraw and cancel tract/parcel map _____

☒ Section 21.38.010 through 21.38.080: Vesting tentative map.

☐ Property line returns.

☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.

☒ California Department of Fish and Game impacts. The project:

- ☐ Is not *de minimus* in its impact on fish and wildlife. A fee of _____ to the California

Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.

- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- ☒ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- ☐ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- ☒ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☒ Section 21.32.195: Plant one tree in the front yard of each residential lot.
- ☐ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- ☒ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- ☐ _____

RESIDENTIAL PLANNED DEVELOPMENT

- ☐ **HOLD**
- ☐ Waive the requirement for street frontage. _____
- ☐ Conform to the minimum average lot width requirement approved by the CUP. _____
- ☐ Conform to the minimum street frontage requirement approved by the CUP. _____
- ☐ Conform to the lot area requirements approved by the CUP. _____
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS

- ☐ **HOLD**
- ☐ This project is approved as a lease project for _____ residential/commercial buildings.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a lease project for _____
- ☐ Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of ≥¼" in height on the final map.
- ☐ Record separate final maps.
- ☐ _____

MOBILEHOME SUBDIVISIONS

- ☐ **HOLD**
- ☐ This project is approved as a mobilehome project for _____ mobile homes.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a mobilehome project for _____
- ☐ Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters ≥¼" in height on final map.
- ☐ _____

STANDARD CONDOMINIUM CONDITIONS

- ☐ **HOLD**
- ☐ New Condominiums ☐ Condominium Conversion
- ☐ Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- ☐ Provide for the maintenance of the common areas by a Homeowners Association.
- ☐ Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- ☐ Provide the standard note on the final map.
- ☐ Provide the commercial note on the final map.
- ☐ For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):

- ☐ Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
- ☐ Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
- ☐ Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.

☐ Standard condominium conversion ordinance requirements.

☐ Record a separate final map over the condominium project.

ADDITIONAL COMMENTS

PLANNING HOLDS: Please submit the following—

- **35 copies of a revised tentative map and revised Exhibit "A" Map and a cover letter stating all changes made to the maps**
- **35 copies of a revised application**
- **2 copies of a revised slope density map**

Tentative Map/Exhibit Map:

1) Please submit 35 copies of an Exhibit "A" Map for the CUP request. The Exhibit "A" Map should be identical to the tentative map, except labeled as "Exhibit 'A' Map" and include the CUP No., with any additional grading information and/or information related specifically to the CUP request.

2) Clarify why not proposing dedicated Open Space lots (if proposing OS lots, label and number all open space lots on the tentative and exhibit maps. Also, ensure each open space lot has at least 15 feet of paved access depicted for maintenance purposes.) Density-controlled projects normally cluster "lots" and not just building pads. In addition, clarify nature of "vineyard" open space and how it will be maintained.

*Applicant to provide further "burden of proof" for no OS lots, vineyard maintenance.

3) Staff is not recommending that the project be designed to include building pads in areas with 50%+ slopes. Particularly, Lots 5, 7, 18, 19, 39, 42, 43, 56, 70, 72, 95, 104, and 105 are examples of lots that should be relocated or removed to minimize grading impacts. In addition, grading should not be proposed in slopes of 50% or greater.

*Vineyards plan to produce profits, but also maintained by HOA. Clarify w/ County Counsel

4) Explain the need for the extended driveways for Lots 7, 39, 56, 63, 70-76.

5) Explain the public benefits being proposed for this project: Why is no park space or recreational facility being proposed?

6) In the "General Notes" section, revise note No. 19 to read ""Permission is granted to adjust pad elevations up to three feet to the satisfaction of Regional Planning and Public Works."

7) Identify and depict flood hazard areas on the tent. & exh. "A" maps. Also ~~[illegible]~~ identify / indicate SEA on maps.

8) Provide proof to construct offsite road improvements for "transition" to adjacent properties

9) Provide details for proposed "roundabouts." Place on a separate map sheet or include on revised tent / exh. "A" maps.

10) Staff to discuss OS, vineyards, CC&R w/ County Counsel.

Slope Density Analysis:

1) Submit two copies of a revised slope density map:

- **Provide a larger slope map so that grading and proposed pad locations can be read against the contour intervals.**
- **Place the slope density calculations on the slope map (see example provided).**

Revised Application:

1) Submit 35 copies of a revised application with the following corrections:

- **Add the applicant's agent information to Pg. 1.**
- **Complete the "Lot Type" information at the bottom of Pg. 3.**

Other:

1) If possible, provide to staff a ~~3-dimensional rendering~~ cross-sections if more applicable (on a map sheet) of how the proposed homes, grading and streets/driveways will impact the existing hillsides.

2) Staff to clarify existence of SEA, and boundaries.

3) According to applicant, Impact Analysis recommending a MND. LVTC is opposing determination.

Please resubmit 35 folded and collated copies each of the tentative and exhibit maps, one original of each, and a cover letter outlining all changes made to the map and any other items revised or submitted. Prior to resubmittal, please contact Gloria Taylor at (213) 974-6433 to schedule a resubmittal appointment.

PUBLIC HEARING ☐ Hearing Officer ☒ Regional Planning Commission

Newspaper:

Library:

COMMUNITY STANDARDS DISTRICTS (CSD)

☒ **HOLD** **Please conform to the requirements of the Leona Valley CSD.**

☐	Section 22.44.112: East Compton	☐	Section 22.44.113: Agua Dulce
☐	Section 22.44.114: Walnut Park	☐	Section 22.44.118: East Los Angeles
☐	Section 22.44.119: Topanga Canyon	☐	Section 22.44.120: West Athens-Westmont
☐	Section 22.44.121: Twin Lakes	☒	Section 22.44.122: Leona Valley
☐	Section 22.44.123: Malibou Lake	☐	Section 22.44.125: Willowbrook
☐	Section 22.44.126: Acton	☐	Section 22.44.127: Altadena
☐	Section 22.44.130: West Rancho Dominguez-Victoria	☐	Section 22.44.131: South San Gabriel
☐	Section 22.44.132: Rowland Heights	☐	Section 22.44.133: Santa Monica Mtns North Area
☐	Section 22.44.135: East Pasadena-San Gabriel	☐	Section 22.44.136: Avocado Heights
☐	Section 22.44.137: Castaic Area	☐	Section 22.44.138: Florence-Firestone

☒ **TOWN COUNCIL**

Please continue to notify the Leona Valley Town Council on a continual basis of any changes and/or updates to the proposed project. Submit to staff a copy of any correspondence sent or received.

☒ **CITY OF PALMDALE**

Please contact the City of Palmdale and submit to them a letter summarizing the project proposal and any other information that may be requested. Submit to staff a copy of any correspondence sent or received. Already sent letter; awaiting response.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 066952 (Rev.) TENTATIVE MAP DATED 10-01-2007

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 and Standard Urban Stormwater Mitigation Plan. Please see attached Hydrology/Drainage/Grading review sheet for comments and requirements. The drainage concept and Standard Urban Stormwater Mitigation Plan shall be submitted directly to Public Works.

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

(3) An approved engineering geologic report. Please see attached Geologic/Soils review sheet. The engineering geologic report shall be submitted directly to Public Works and a review fee is also required.

(4) An approved soils report. Please see attached Geologic/Soils review sheet. The soils report shall be submitted directly to Public Works and a review fee is also required.

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

(6) Please see attached Road review sheets 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. Provide a north arrow for the tentative map.

b. Provide an engineering scale for the tentative map

c. If applicable, delineate County adopted floodway limits impacting the proposed tentative map.

d. Please see attached Hydrology/Drainage/Grading review sheet (Comments 4, 5, 6 and 7) for requirements.

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

e. Please see attached Road review sheet for requirements.

f. Please see attached Water review sheet for requirements.

JMS

Prepared by Juan M Sarda Phone (626) 458-4921 Date 11-19-2007

tr66952L-rev1.doc

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
HYDROLOGY, DRAINAGE, AND GRADING UNIT

TRACT MAP NO. 066952 **REV TENTATIVE MAP DATED** 10/01/07

1. Portions of the property lying in and adjacent to the natural drainage courses, are subject to flood hazard.

2. 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;
   - Developments encroaching into Antelope Valley Master Drainage Plan System.

3. Prior to tentative map approval for drainage/grading, 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. Comply with Antelope Valley Drainage Policy.

4. Prior to tentative map approval for drainage/grading, submit a revised tentative map showing proposed and existing onsite drainage patterns and proposed flood control devices (storm drains, debris basins, etc.). Proposed debris basins should be shown as fee title lots (if applicable). Clearly delineate the fee title lot boundary. Show and label all existing Los Angeles County drainage systems and easements (if applicable). Offsite flow should not be blocked by the proposed development.

5. Prior to tentative map approval for drainage/grading, specify the status of all the Easements (i.e. Quitclaim, Relocate, Abandon, etc.) and identify all Easement holders.

6. Covenants will be required for alteration of drainage patterns from offsite adjacent property owner(s).

7. Comply with Interim Peak Flow Policy, adopted by the Regional Water Quality Control Board February 1, 2005. The Peak Flow Standard shall require that all post-development runoff from a 2-year, 24-hour storm shall not exceed the pre-development peak flow rate, burned, from a 2-year, 24-hour storm. The Peak Flow Standard shall also require that post-development runoff from the 50-year capital storm shall not exceed the pre-development peak flow rate, burned and bulked, from the 50-year capital storm.

By Yong Guo Date 11/08/07 Phone (626) 458-4921
YONG GUO

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ROAD AND GRADING SECTION
GRADING UNIT

TRACT/PARCEL MAP NO. ~~066592~~ 066952

REVISED TENTATIVE MAP DATED 10/01/07
EXHIBIT MAP 10/01/07

GRADING DENIAL

1. Submit an approved drainage concept prior to tentative map approval.
2. Provide and dimension slope set backs per grading ordinance.
3. Submit drainage acceptance letters from all affected downstream properties prior to the approval of the tentative map.
4. Provide terrace drains (8' wide and 20' wide as necessary) on slopes where required per grading ordinance. Terrace drains should be shown on the tentative map to ensure that slope setback requirements can be met.

Name J. E. Flak Date 11/7/07 Phone (626) 458-4921

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

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 66952
SUBDIVIDER Leona Valley Estates, Ltd.
ENGINEER Pacific Coast Civil, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 10/1/07 (Revision)
LOCATION Leona Valley

REPORT DATE ---
REPORT DATE ---

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

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

As previously requested:

1. An engineering geologic report will be required to evaluate the feasibility of the proposed subdivision.

2. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: http://ladpw.org/gmed/manual.pdf

3. 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. The above requested reports must address the potential for liquefaction and ground failure. The reports must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, and is available on the internet at http://ladpw.org/gmed/manual.pdf. Provide this office with two (2) original copies of the reports for review and distribution to the State of California.

4. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.

5. 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.

6. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.

7. In accordance with Sections 21.40.040 and 21.40.80 of Title 21- Los Angeles County Subdivision Code, geotechnical reports shall be submitted in hardcopy format and also a text searchable electronic version in Adobe® Portable Document Format (PDF) presented on a compact disc, which shall include an electronically generated representation of the licensee's seal, signature, license number, and date of sealing or signing.

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

Prepared by

NO. C67563
EXP. 6/30/09

Jeremy Wan
Soils Section

Geir R. Mathisen
Geology Section

Date 11/1/07

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 66952 (rev) TENTATIVE MAP DATED 10-01-2007

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) If needed, provide proof that the subdivider has obtained the necessary off-site right of way/easement to construct the offsite highway improvements/grading on Bouquet Canyon Road in the vicinity of the northerly and southerly property lines to the satisfaction of Public Works. See Comment (8) j below for additional information.

(2) If road improvements along the property frontages on Bouquet Canyon Road, 87th Street West, and Lost Valley Ranch Road require off-site drainage acceptances from adjacent properties owners, prior to tentative map approval, provide proof that the subdivider has obtained the necessary off-site drainage acceptances to the satisfaction of Public Works.

(3) An approved traffic study is required prior to the approval of the tentative map. The traffic study shall also address adequate stacking distance from right of way to location of entry gates (or key pad if one is provided). A minimum of 50 feet of stacking distance is required. Depending on the results of the traffic study, a revised tentative map and/or conceptual striping plan may be required. Please contact Patrick Arakawa at (626) 300-4967 of our Traffic and Lighting Division and Sam Richard of Land Development Division at (626) 458-4921 for additional information.

(4) The footprint for all proposed roundabouts will need to conform, at a minimum, with the template shown in the Roundabout Manual and should be conservative enough to allow deviation during final design. Adjustments will need to be made to reflect the number of legs coming to the intersection. Include the roundabouts in the conceptual signing and striping plan.

(5) The Department recently adopted standards related to the alternate rural highway sections. Revise the typical section for Bouquet Canyon Road as well as the delineation of the right of way on the tentative map to conform with the approval section.

(6) 87th Street East is a limited secondary highway on the County Highway Plan. This highway is intended to be removed as part of the County-wide update of the General Plan. Therefore, the subdivider is not required to conform with the current Highway Plan.

(7) An approved 40-foot-scale conceptual striping plan is required for all streets/highways to determine adequate pavement widths. Please contact Sam Richard of Land Development Division at (626) 458-4921 for additional information. A review fee is required.

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

a. Show and call out street landing at a maximum 3% for a minimum of 50 feet length at all roundabouts approaches: "A" Court at "B" Street, "B" Street at "C" Street (two intersections), "B" Street at "G" Court, "C" Street at "D" Court, "C" Street at "E" Court.

b. Delineate and call out proposed right of way 43 feet from centerline along the property frontage on Bouquet Canyon Road. Thirteen feet of additional right of way beyond the existing 30 feet of right of way dedication is required along the property frontage

c. Revise the cross section for Bouquet Canyon Road to show 43 feet of right of way dedication from centerline with proposed rural improvements: construct inverted shoulder pavement 31 feet (lane width from centerline) and 4 feet (shoulder width) with concrete flow lines. Grade remaining parkway/shoulder at two (2) percent cross-slope to the ultimate right of way.

d. Provide curves with a minimum centerline curve radius of 250 feet "D" Court.

e. Revise cross sections for all proposed local streets to show 12 feet of pavement (or a wider pavement width if required by Fire Department) and 4 feet of shoulder width with concrete flow lines from centerline. The project lies within the Leona Valley Community Standards District.

f. Provide detail for the standard bulb design and for the partially off-set bulb design for proposed cul-de-sacs within the proposed subdivision.

g. Depict all line of sight easements on the tentative map. Provide for and delineate appropriate stopping sight distance for the design speed of 30 mph at all applicable locations on all local streets. Additional grading may be required and lot feasibility may need to be demonstrated

h. Delineate and call out intersection sight distance for a design speed of:

i. 40 mph (415 ft) on 87th Street West Street from "B" Street (both directions).

ii. 30 mph (310 ft) on "A" Court from "B" Street (both directions), on "B" Street from "C" Street/southerly intersection (both directions), "C" Street from "D" Street (southeasterly direction), and on "B" Street from G Court (both direction).

i. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional on-site and off-site 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

j. Show the proposed off-site transition pavement from the vicinity of the proposed inverted shoulder on Bouquet Canyon Road (from the northerly and southerly property lines) at a 65:1 ratio northerly and southerly to the existing pavement to the satisfaction of Public Works. Also, show any necessary off-site grading.

k. Provide left-turn and right-turn lane with adequate pavement transitions using 65 mph on Bouquet Canyon Road at "A" Court to the satisfaction of Public Works. Please contact Sam Richard of Land Development Division at (626) 458-4921 for additional information.

(9) 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 Joseph Nguyen Phone (626) 458-4921 Date 11-15-2007
tr66952r-rev2.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

September 26, 2007

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

Dear Mr. Kunzman:

VALLEY VINEYARDS
TENTATIVE TRACT MAP NO. 069952
TRAFFIC IMPACT ANALYSIS (JULY 31, 2007)
LEONA VALLEY AREA

As requested, we have reviewed the Traffic Impact Analysis for the proposed development located west of Bouquet Canyon Road and south of Elizabeth Lake Road in the unincorporated County of Los Angeles area of Leona Valley.

The proposed project consists of 121 single-family detached residential dwelling units. The proposed project is estimated to generate approximately 1,158 vehicle trips net new daily, with approximately 91 and 122 net new vehicle trips in the a.m. and p.m. peak hour, respectively.

The Traffic Impact Analysis is incomplete and shall be revised to address the comments below. Based on these revisions, additional comments may be forthcoming after subsequent review:

- Page 40, Table 6, Other Development Traffic Generation - All related projects within the area of influence that may be built before or approximately the same time of this project's build out year must be included in the report. The following related projects shall be added to the related project list. It is unlikely the following related projects will be completely built-out before the occupancy of the proposed project; therefore, a justified percentage of the following related projects' generated trips may be used. All associated figures, calculations, and tables shall be corrected accordingly.

    a. TT 51508 – Ritter Ranch
    b. TT 52200 – Joshua Ranch

We recommend the project consult with the City of Palmdale to obtain their concurrence with the California Environmental Quality Act impacts noted in the study. Written comments from the City shall be submitted to Public Works and included with the project environmental document.

We believe that the study should address potential safety and operational issues that may occur along the County portion of Bouquet Canyon Road, as a result of the increased traffic. We request the study be revised to include a Highway Safety Study that analyzes the feasibility of installing improvements, such as passing lanes, turnouts, and localized widening.

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

If you have any questions regarding this review, please contact Mr. Ron Matsuoka of our Traffic Studies Section at (626) 300-4769.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

RM:cn
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cc: Department of Regional Planning (Susan Tae)

bc: Land Development (Hunter, Burger, D'Antonio)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

TRACT NO. 66952 (Rev.) TENTATIVE MAP DATED 10-01-2007

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.

Prepared by Imelda Ng JMS Phone (626) 458-4921 Date 11-19-2007
tr66952s-rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER

TRACT NO. 66952 (Rev.) TENTATIVE MAP DATED 10-01-2007

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 "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.

or

A Water Utility Certificate of Registration. From the information available to this office, this proposed subdivision is not within the service area of a water utility. A mutual water company to provide service to all lots within the subdivision must be formed and registered. A Water Utility Certificate of Registration shall be filed with Public Works. For additional information, please contact Massoud Esfahani of Land Development Division at (626) 458-4921.

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

a. Label proposed water lines with a standard "line type" (i.e. ---w---w---w---) and show under legend.

JMS

Prepared by Lana Radle Phone (626) 458-4921 Date 11-19-2007

tr66952w-rev1.doc

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

TRACT NO. 066952 (Rev.) TENTATIVE MAP DATED 10-01-2007

- 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 Juan M Sarda JMS Phone (626) 458-4921 Date 11-19-2007
tr66952L-rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 066952 (Rev.) TENTATIVE MAP DATED 10-01-2007

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. 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.

7. 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.

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

9. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

10. Grant ingress/egress and utility easements to the public over the private and future or future streets.

11. 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.

12. 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.

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.

Prepared by Juan M Sarda JMS Phone (626) 458-4921 Date 11-19-2007
tr66952L-rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER

TRACT NO. 66952 (Rev.) TENTATIVE MAP DATED 10-01-2007

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.

JMS

Prepared by Lana Radle Phone (626) 458-4921 Date 11-19-2007

tr66952w-rev1.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66952 Map Date October 01, 2007

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: **THE FIRE DEPARTMENT RECOMMENDS DENIAL OF THIS PROJECT AS PRESENTLY SUBMITTED. SEE ADDITIONAL SHEET FOR ALL CONDITIONS OF APPROVAL.**

By Inspector: Juan C. Padilla Date November 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 66952** PAGE NO. **1**

1 Verify a minimum paved width of 24 ft. (off-site improvement) exists on 87th St. W. to Elizabeth Lake Rd.

2 Extend "E" Court cul-de-sac (not to exceed 1000 ft. in length) in order to reduce the driveway length of Lots 55, 56, and 57.

3 The proposed driveway design for Flag Lots 70 - 75 and Lots 63 - 66 will not be supported by the Fire Department. It is the recommendation of the Fire Department to provide an additional street or cul-de-sac to avoid over-length driveways.

4 The proposed driveway design for Lots 44 - 46 will not be supported by the Fire Department. Each lot shall have a driveway with direct street access from "C" Street.

5 Lots 7, 16, and 39 have long driveways which isolate the proposed building pads from all other proposed building pads. Due to the island created by these designs and being located within the VHFHSZ, the Fire Department will not support this design. Redesign and resubmit for review and approval.

6 The proposed roundabouts shall be designed and constructed to the Department of Public Works (DPW) standard.

7 If a private driveway is required, the design criteria for each driveway shall be as follows:
* Provide a minimum paved width of 20 ft.
* Any driveway exceeding 150 ft. in length is required to provide an approved Fire Department turnaround.
* Driveway grades shall not exceed 17%.
* All turns shall provide a 32 ft. centerline turning radius.

8 Revise the gate detail to provide the following:
* The keypad shall be setback a minimum distance of 50 ft. from the public right of way or as conditioned by the DPW.
* Clearly depict the location of the keypad and the setback distance on the gate detail.

By Inspector: Juan C. Padilla Date: November 15, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 66952 Tentative Map Date October 01, 2007

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 ____ 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 will be 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: **Fire hydrant locations will be determined upon approved access.**

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 November 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 66952	DRP Map Date:10/01/2007	SCM Date:11/19/2007	Report Date: 11/15/2007
Park Planning Area # 43B	AGUA DULCE / ACTON		Map Type:REV. (REV RECD)

Total Units 118 = Proposed Units 118 + 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:	**1.10**
IN-LIEU FEES:	**$45,287**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $45,287 in-lieu fees.

This project is exempt from park obligation requirements because:

Residential lot(s) [specify lot #'s] are 10 or more acres in size. Lot 7, 62, and 63 are exempt because they are 10 or more acres in sizes.

Trails:

See also attached Trail Report. MAP ON HOLD. For trail requirements, please contact Robert Ettleman, Acting Trail Coordinator at (213) 351-5134.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber

James Barber, Developer Obligations/Land Acquisitions

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 66952	DRP Map Date: 10/01/2007	SMC Date: 11/19/2007	Report Date: 11/15/2007
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 **118** = Proposed Units **118** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**118**	**1.10**
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			0	
			Total Acre Obligation =	**1.10**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.10	$41,170	**$45,287**

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**
1.10	0.00	0.00	1.10	$41,170	**$45,287**

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COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
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Michael D. Antonovich
Fifth District

November 13, 2007

RFS No. 07-0029610

Tract Map No. 066952

Vicinity: Leona Valley

Tentative Tract Map Date: October 1, 2007 (1st Revision)

The County of Los Angeles Department of Public Health's approval for Vesting Tentative Tract Map 066952 is contingent upon the following conditions:

1. **Prior to Tentative Map Approval**, a report demonstrating the feasibility of installing a private sewage disposal system 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, "Procedures for Application for Approval of Private Sewage Disposal System Construction." The report shall consist of soil profile logs, exploratory boring(s) to determine the historic high ground water mark, and percolation testing to substantiate the viability of installing private sewage disposal 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.**

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 private sewage disposal system.

3. **The applicant is advised that 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. The letter from the water company has been received.

Tract Map No. 066952

The applicant is advised that all requested documents should be 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.

Respectfully,

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

Los Angeles County
Department of Regional Planning
Director of Planning Bruce W. McClendon, FAICP
320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 planning.lacounty.gov

SUBDIVISION COMMITTEE REPORT

Planner:	Mr. Jodie Sackett	E-mail:	jsackett@planning.lacounty.gov
Subdivision Committee Date:	March 3, 2008	Map Date:	January 15, 2008
Tract/Parcel Map No:	TR 066952	Project No:	TR 066952
Zoned District:	Leona Valley	Community:	Antelope Valley
Supervisorial District:	5th	Library Planning Area:	

Map Stage: ☒ Tentative ☐ 1st Revised ☐ 2nd Revised ☐ Reactivation

Map Type: ☐ Initial Map ☒ 2nd Revision Received ☐ Amendment

Proposal: **Subdivision: To create 121 single-family lots, two street lots and one water tank lot on 292.49 gross acres.**

CUP No. 2007-00038: For Hillside Management design review, Density-Controlled Development and onsite project grading in excess of 100,000 total cubic yards.

Location: **West of and adjacent to Bouquet Canyon Road, one mile south of Elizabeth Lake Road, Leona Valley**

☐ **This application is deemed complete.**

☒ **This application is deemed incomplete.** This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.

☐ **This application is recommended for denial.**

TIME EXTENSION 1 Year

☒ Drainage Concept ESUSMP	☒ Geologic Report	☒ Soils Report report pending	☒ Traffic Study
☐ Water Supply	☐ Septic System	☒ Fire Dept. Hold	☐ Parks & Recreation Hold
☒ Public Health Hold septic feasibility	☒ Environmental	☒ Revised Slope Map DRP,	☒ General Plan Determination
☐ Proof of Legal Access	☒ **Revised Map** DRP, DRP	☒ **Revised Exhibit*** DRP	☐ Plan Amendment Hold
☐ Zone Change Hold	☒ Hillside Mgmt. /Density Cont. CUP Hold	☐ Oak Tree Permit Hold	☒ Revised Application

☒ Reschedule for Subdivision Committee ☐ Schedule for Subdivision Committee Reports

* Please resubmit **35 folded** copies of the map, one original and a cover letter outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

7-28-08 Michele Bush

☒ **HOLD** Planner: **Please contact Daniel Fierros.**

☐ Categorical Exemption ☒ Pending Initial Study review

☐ Negative Declaration ☐ Mitigated Negative Declaration

☐ Pending Draft EIR + Agency review

GENERAL PLAN

☒ **HOLD** **Project does not conform to Density-Controlled Development standards.**

Countywide General Plan:

Community or Specific Plan: **Antelope Valley Areawide Plan**

Land Use Category (Land Use Element) **N1 (Non-Urban 1: Up to 0.5 Dwelling Units Per Gross Acre)**

- ☐ Altadena Community Plan
- ☒ Antelope Valley Area Plan
- ☐ Catalina Island Land Use Plan
- ☐ East Los Angeles Community Plan
- ☐ Hacienda Heights Community Plan
- ☐ Marina Del Rey Land Use Plan
- ☐ Rowland Heights Community Plan
- ☐ Santa Clarita Valley Area Plan
- ☐ Santa Monica Mtns. North Area Plan
- ☐ W. Athens - Westmont Community Plan
- ☐ Walnut Park Neighborhood Plan
- ☐

Maximum Density (not automatic): **139DU (0.48DU/ac)** Proposed Density: **121DU (0.41DU/ac)**

Plan Highways:

☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA:

Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

☒ Hillside Project (Land Use Element)

☐ Urban ☒ Non-Urban **70** % Open Space Requirement

☒ Submit a revised slope map and revised calculations

0-24.99% slope: **133.2ac** 25-49.99% slope: **143.2ac** 50% slope: **16.0ac**

Low Density Threshold: **40DU** Midpoint Threshold: **89DU** Maximum Density: **139DU**

Proposed Density: **121DU (0.41DU/ac)**

Hillside CUP: ☒ Required ☐ Not required ☐ Not required: Building restriction on slopes > 25%

Proposed Open Space: **75.7%** Public parks __ Private parks ____ Private yards

CUP 2007-00038 **26.3%** Landscaped areas, slopes, walkways **51.2%** Undisturbed natural areas

Burden of Proof: ☐ Satisfactory. ☒ Additional information required: **Under staff review.**

☐ Infill Project (Land Use Element): Request increase by ____ land use category(ies).

Surrounding land use category: ____ Surrounding density: ____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

☐ Plan Amendment:

Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☒ Pending ☐ Consistent ☐ Inconsistent

1) The proposed project does not conform to standards for Density-Controlled Development (DCD--"clustering"). Per Title 22 (Zoning Ordinance), Section 22.08.040, DCD is defined as a "concentration of dwelling units on a portion or portions" of the project where the remainder of the project shall be "free of buildings or structures". In addition, "the use of smaller lots" should be used for "retaining the remaining portion" of the project "in permanent open space". The proposed project disperses single-family lots throughout the entire project site, not meeting the "concentration" provision of the code. In addition, only 55 single-family lots (or 45%) are less than two acres in area, not meeting the "smaller lots" provision of the code. As a DCD, this project is recommended for redesign in order to conform to the ordinance by increasing the concentration of the units to a smaller area of the project site and reducing the lot area of more single-family lots.

☒ **2) A separate burden of proof is required for DCD. Please submit the completed burden of proof and also update the tentative and exhibit "A" maps to include a note identifying the proposed development as a "density-controlled-development".**

3) According to the Slope Density Analysis submitted on 1-15-08, the density midpoint of this project is 89 dwelling units. 121 dwelling units are currently proposed. Staff is recommending that the project be redesigned to reduce the number of dwelling units so that the project is closer to the midpoint density. Please submit a revised Slope Density map including correct calculations -

4) The Slope Density Map must be revised to include the following: add proposed lot lines, streets, building pads and all grading; revise the density calculations for the 0-25% low threshold to 1DU/5ac; state the area calculations to the nearest hundredth of an acre; add range percentages and total acreage to the slope density matrix.

5) Staff is still recommending that project open space be dedicated in separate fee Open Space lots.

ZONING

☒ **HOLD**

Current Zoning: **A-2-2 (Heavy Agricultural – Two Acre Minimum Required Gross Lot Area)**

☐ Zone Change Proposed Zoning: _____

Surrounding zoning: _____ Surrounding land _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

☒ Conditional Use Permit: Density-Controlled Development, ~~and~~ Hillside Management

☐ Submit an Exhibit A (35 copies) showing: and Project Grading

Burden of Proof: ☐ Satisfactory. ☒ Additional information required: _____

☐ _____

☐ Oak Tree Permit _____ Proposed removals: _____ Proposed encroachments: _____

☐ Sent Oak Tree Report to Forester on: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ _____

☒ Community Standards District: **Conform to the requirements of the Leona Valley CSD.**

☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

☐

IMPROVEMENTS

☐ **HOLD** _____

☐ Section 21.32.040: 20-acre parcels; No improvements required.

☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).

☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.

☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.

☐ Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.

☐ Section 21.32.060: The following note shall be placed on all parcel maps with ≥ 5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."

☐ _____

ACCESS

☐ **HOLD**

Primary access is: **Bouquet Canyon Rd.** Secondary access is: **Lost Valley Ranch Rd., 87th Street West**

☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.

☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.

☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.

☐ Tract/Parcel Map _____ must record first.

☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.

☐ Section 21.24.020: Single Means of Access

- ☐ Pavement width shall be ≥ 20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
  - ☐ 25% if pavement width is ≥ 28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.

☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.

☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.

☐ Provide tap street(s) to: _____

☐ _____

STREETS

☐ **HOLD**

☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Bouquet Canyon Rd., Lost Valley Ranch Rd., 87th Street West

Sections 21.24.120 and 21.24.060: Private and future streets.

- ☒ Show the following street(s) as private & future streets on the final map:
  "B" Street, "C" Street, "A" Court, "D" Court, "E" Court, "F" Court, "G" Court
- ☒ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- ☐ Dedicate _____ feet additional future street right-of-way on: _____
- ☒ Provide for the ownership of the private and future streets:
  - ☒ Show lot lines to the centerline of the private and future streets.
  - ☐ Show the following streets as lots on the final map.
- ☒ Provide for the maintenance of the private and future streets by a:
  - ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
  - ☒ Maintenance Agreement. Submit a copy to Planning prior to final map approval.

☐ Section 21.24.090: Right-of-way modification requested.

- ☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
- ☐ Not granted.

☐ Section 21.24.090: Alternate cross section requested.

- ☐ Granted.
- ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.

☐ Section 21.24.100: Street grade is > 6%. Modification is requested.

- ☐ Modification granted for street grade to be > 6% but ≤ 10% on portions of the following streets, with final determinations made by DPW. _____
- ☐ Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____

☐ Section 21.24.150: For property abutting a major or secondary highway:

- ☐ Service road or local street is required.
- ☐ Alley is required instead of a service road or local street.
- ☐ Service road, local street, and alley requirement is waived.

- ☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____
- ☐ Section 21.24.180. Turnarounds.
  - ☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
  - ☐ Required on local streets where the distance between intersections is > 2,000 feet.
  - ☐ Required at the end of stub or dead-end streets
- ☒ Section 21.24.190: Cul-de-sacs.
  - ☐ Maximum of 500 feet in length for industrial or commercial uses.
  - ☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
  - ☒ Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
  - ☐ Maximum cul-de-sac length: _____
  - ☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
    - ☐ Granted. Modify length to: _____ ☐ Not granted.
- ☐ Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
- ☐ Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
- ☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
- ☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- ☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
- ☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft^2 and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- ☐ Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____
- ☒ Section 21.32.160: Street tree planting required.
- ☐ Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- ☐ Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 sq ft. _____
- ☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____
- ☐ Section 21.32.400: Pay drainage facilities fees: _____
- ☐ Prepare a feasibility study to Public Works' satisfaction for: _____
- ☐ Dedicate/offer vehicular access rights on: _____
- ☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on: _____
- ☐ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- ☐ **HOLD**
- ☐ Show the driveway system and paving widths on the tentative and/or exhibit map.
- ☐ Construct or bond with Public Works for driveway paving as shown on the tentative and/or exhibit map.
- ☐ Label the driveway as "Private Driveway Fire Lane" on the final map.
- ☐ Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- ☐ Provide for maintenance of the common driveway by a:
  - ☐ Homeowners Association.
  - ☐ Road Maintenance Agreement.
  - ☐ Other: _____
- ☐ Provide reciprocal easements over _____
- ☐ Show lot lines to the _____
- ☐ Show as lot(s) on final map.
- ☐ _____

LOT/BUILDING DESIGN

☐ HOLD
☒ Section 22.52.043: 50 ft minimum average lot width.
☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54.
☒ Section 21.24.300: Provide street frontage ≥ average lot width.
☒ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles.
☐ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☐ Not granted.
☐ Section 21.24.320: Eliminate the flag lots:
☒ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access strips. 20% maximum grade.

Section 21.24.260: Reduced lot area and/or width requested for hillside development.
- ☐ Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
  - ☐ If zoning < 10,000 ft^2: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
  - ☐ If 10,000 ft^2 < 15,000 ft^2: Minimum area: 70% of required area. Minimum average width: 60 feet.
  - ☐ If 15,000 ft^2 < 30,000 ft^2: Minimum area: 70% of required area. Minimum average width: 80 feet.
  - ☐ If ≥ 30,000 ft^2: Minimum area 65% of required area. Minimum average width: 100 feet.
- ☐ Not granted.

☐ Section 21.24.310. Eliminate the acute angle point on lots:
☐ Permission is granted to adjust lot lines to Regional Planning satisfaction.
☒ Provide evidence that each lot meets zoning requirements. **A-2-2 and Leona Valley CSD.**
☐ Show the setbacks on the tentative map.
☐ Setback modification requested.
- ☐ Granted. _____ yard setback is modified to:
- ☐ Not granted.

☐ Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
☐ Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.
☐

OPEN SPACE

☒ HOLD **Staff is still recommending that project open space be dedicated in separate fee Open Space lots.**
☐ Dedicate construction rights.
☒ Provide for ownership and maintenance by a:
- ☒ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
- ☐ Other:

☒ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
☒ Number as lots on the final map.
☒ Provide a minimum of 15 feet of access to each lot.
☒ Clustered open space preserving natural undisturbed resources should be designed to link with existing offsite undisturbed open space to the maximum extent feasible.

DEDICATIONS

☐ Section 21.28.080: Dedicate easements for:
☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.
☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
☐ Dedicate secondary residential construction rights over lots having twice the required area.

PARKS

- ☐ HOLD
- ☐ Section 21.24.340: Park space obligation.
- ☐ Sections 21.24.350 and 21.28.120: Local park sites.
- ☐ Section 21.28.130: Private parks.
- ☒ Section 21.28.140: Park fees.
- ☒ Trail requirements. **See Parks and Rec. Trails Report.**

OTHER REQUIREMENTS/COMMENTS

- ☐ HOLD
- ☒ Meet requirements of the zone, Subdivision Ordinance **Conform to the requirements of the Leona Valley CSD.**
- ☐ Withdraw and cancel tract/parcel map _____
- ☒ Section 21.38.010 through 21.38.080: Vesting tentative map.
- ☐ Property line returns.
- ☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.
- ☒ California Department of Fish and Game impacts. The project:
  - ☐ Is not *de minimus* in its impact on fish and wildlife. A fee of _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- ☒ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- ☐ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- ☒ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☒ Section 21.32.195: Plant one tree in the front yard of each residential lot.
- ☐ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- ☒ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- ☐ _____

RESIDENTIAL PLANNED DEVELOPMENT

- ☐ HOLD
- ☐ Waive the requirement for street frontage. _____
- ☐ Conform to the minimum average lot width requirement approved by the CUP. _____
- ☐ Conform to the minimum street frontage requirement approved by the CUP. _____
- ☐ Conform to the lot area requirements approved by the CUP. _____
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS

- ☐ HOLD
- ☐ This project is approved as a lease project for _____ residential/commercial buildings.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a lease project for _____
- ☐ Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of ≥ ¼" in height on the final map.
- ☐ Record separate final maps.
- ☐ _____

MOBILEHOME SUBDIVISIONS

- ☐ **HOLD**
- ☐ This project is approved as a mobilehome project for _____ mobile homes.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a mobilehome project for _____
- ☐ Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters ≥ ¼" in height on final map.
- ☐ _____

STANDARD CONDOMINIUM CONDITIONS

- ☐ **HOLD**
- ☐ New Condominiums ☐ Condominium Conversion
- ☐ Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- ☐ Provide for the maintenance of the common areas by a Homeowners Association.
- ☐ Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- ☐ Provide the standard note on the final map.
- ☐ Provide the commercial note on the final map.
- ☐ For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):
  - ☐ Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
  - ☐ Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
  - ☐ Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
- ☐ Standard condominium conversion ordinance requirements.
- ☐ Record a separate final map over the condominium project.

ADDITIONAL COMMENTS

PLANNING HOLDS: Please submit the following—

- **35 copies of a revised tentative map and revised Exhibit "A" Map**
- **One cover letter listing all changes made to the maps**
- **35 copies of a revised application**
- **Two copies of a revised slope density map**
- **One copy of a burden of proof for DCD** (Density Controlled Development)

Overall Project:

1) The proposed project does not conform to standards for Density-Controlled Development (DCD--"clustering"). Per Title 22 (Zoning Ordinance), Section 22.08.040, DCD is defined as a "concentration of dwelling units on a portion or portions" of the project where the remainder of the project shall be "free of buildings or structures". In addition, "the use of smaller lots" should be used for "retaining the remaining portion" of the project "in permanent open space". The proposed project disperses single-family lots throughout the entire project site, not meeting the "concentration" provision of the code. In addition, only 55 single-family lots (or 45%) are less than two acres in area, not meeting the "smaller lots" provision of the code. As a DCD, this project is recommended for redesign in order to conform to the ordinance by increasing the concentration of the units to a smaller area of the project site and reducing the lot area of more single-family lots, or redesign for all lots to meet minimum 2-ac required area as dictated by code.

Overall Project (continued):

2) According to the Slope Density Analysis submitted on 1-15-08, the density midpoint of this project is 89 dwelling units. 121 dwelling units are currently proposed. Staff is recommending that the project be redesigned to reduce the number of dwelling units so that the project is closer to the midpoint density as for hillside projects, the Commission has generally supported midpoint density unless project is providing community benefits, etc.

3) The Slope Density Map must be revised to include the following: add proposed lot lines, streets, building pads and all grading; revise the density calculations for the 0-25% low threshold to 1DU/5ac; state the area calculations to the nearest hundredth of an acre; add range percentages and total acreage to the slope density matrix.

4) Staff is still recommending that project open space be dedicated in separate fee Open Space lots per DCD.

5) LID/Green Building: Staff is recommending that this project incorporate green building and low impact development ("LID") standards for development. A letter from the California Regional Water Quality Control Board dated 8-15-07 recommended that LID BMPs be incorporated within the project in order to reduce the impacts related to stormwater runoff. The applicant should contact Public Works for more information regarding LID standards. For green building, staff is recommending that a minimum of 40 percent of the square footage of the project's buildings be constructed to LEED-certified standards, or a minimum of 40 percent of the residences to be constructed on the single-family lots, whichever is greater. The applicant should contact staff for more information regarding green building standards.

6) Changes to the LV CSD are currently being proposed. The proposed project must conform to any new CSD standards adopted prior to the project being deemed complete.

Tentative Map/Exhibit "A" Map:

1) Please submit 35 copies of an Exhibit "A" Map for the CUP request. The Exhibit "A" Map should be identical to the tentative map, except labeled as Exhibit "A" and include the CUP No., with any additional grading information and/or information related specifically to the CUP request, including open space information.

2) Staff is still recommending that no lots be proposed in sloped areas of 50 percent or greater. A revised slope density analysis is required in order for staff to more accurately determine which lots should be relocated or eliminated.

3) Lot 64 has no street frontage. Redesign the lot to have street frontage, or, a request for a waiver of street frontage is required and must be listed in the "Notes" section of the tentative map.

4) Lot 57 must be redesigned to include a minimum of 40 feet of street frontage along the cul-de-sac.

Other:

1) A separate burden of proof is required for DCD. Please submit the completed burden of proof and also update the tentative and exhibit "A" maps to include a note identifying the proposed development as a "density-controlled-development".

2) Submit a revised application to include the DCD request and project grading from and any changes made to the project due to revisions required by the Subdivision Committee.

Other (continued):

Staff to meet with applicant separately to further discuss "clustering" of project and what constitutes open space (vineyards by same entity). Applicant intends that in needing to meet 1½ ac lot size of CSD, further "clustering" of SF lots is not possible. Staff is concerned that no separate OS lots had been provided, but acknowledge that CSD requirements are also in place. Staff also read the types of open space permitted by the hillside management ordinance and did not feel that commercial agricultural use would be compatible with open space. Applicant intended that their attorney has reviewed this issue and staff will also further discuss with County Counsel once that information is submitted.

PUBLIC HEARING ☐ Hearing Officer ☒ Regional Planning Commission

Newspaper:

Library:

COMMUNITY STANDARDS DISTRICTS (CSD)

☒ **HOLD** **Please conform to the requirements of the Leona Valley CSD.**

☐	Section 22.44.112: East Compton	☐	Section 22.44.113: Agua Dulce
☐	Section 22.44.114: Walnut Park	☐	Section 22.44.118: East Los Angeles
☐	Section 22.44.119: Topanga Canyon	☐	Section 22.44.120: West Athens-Westmont
☐	Section 22.44.121: Twin Lakes	☒	Section 22.44.122: Leona Valley
☐	Section 22.44.123: Malibou Lake	☐	Section 22.44.125: Willowbrook
☐	Section 22.44.126: Acton	☐	Section 22.44.127: Altadena
☐	Section 22.44.130: West Rancho Dominguez-Victoria	☐	Section 22.44.131: South San Gabriel
☐	Section 22.44.132: Rowland Heights	☐	Section 22.44.133: Santa Monica Mtns North Area
☐	Section 22.44.135: East Pasadena-San Gabriel	☐	Section 22.44.136: Avocado Heights
☐	Section 22.44.137: Castaic Area	☐	Section 22.44.138: Florence-Firestone

☒ **TOWN COUNCIL**

Please continue to notify the Leona Valley Town Council on a continual basis of any changes and/or updates to the proposed project. Submit to staff a copy of any correspondence sent or received.

☒ **CITY OF PALMDALE**

Please provide any comments or correspondence received from the adjacent City of Palmdale.

DPW - Juan Sarda pending additional information to determine applicable regulations per CSD. Additional Requirements may be required.

FIRE - Chief reviewing map. Comments to follow.

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

TRACT NO. 066952 (Rev.) TENTATIVE MAP DATED 01-15-2008

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 and Standard Urban Stormwater Mitigation Plan. Please see attached Storm Drain and Hydrology review sheet for comments and requirements. The drainage concept and Standard Urban Stormwater Mitigation Plan shall be submitted directly to Public Works.

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

(3) An approved engineering geologic/soils report. Please see attached Geologic and Soils Engineering review sheet. The engineering geologic/soils report shall be submitted directly to Public Works and a review fee is also required.

(4) An approved traffic study. Please see attached Road review sheets for comments and requirements.

(5) Please see attached Road review sheets for additional comments and requirements.

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

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

a. Please see attached Storm Drain and Hydrology review sheet (Comments 3, 4, 5 and 6) for requirements.

b. Please see attached Grading review sheet for requirements.

c. Please see attached Road review sheet for requirements.

Prepared by Conrad M. Green Phone (626) 458-4917 Date 03-03-2008
lr66952L-rev2 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 01/15/2008
EXHIBIT MAP DATED 01/15/2008

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. Comply with Interim Peak Flow Policy, adopted by the Regional Water Quality Control Board February 1, 2005. The Peak Flow Standard shall require that all post-development runoff from a 2-year, 24-hour storm shall not exceed the pre-development peak flow rate, burned, from a 2-year, 24-hour storm. The Peak Flow Standard shall also require that post-development runoff from the 50-year capital storm shall not exceed the pre-development peak flow rate, burned and bulked, from the 50-year capital

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

5. 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.

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

*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 2/28/2008 Phone (626) 458-4921
Andrew Ross

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 066952

TENTATIVE MAP DATED 01-15-2008
EXHIBIT MAP DATED 01 15-2008

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. Easement holders and/or off-site property owners' approval are required for the construction of the off- site grading improvements.

   b. Provide and dimension all slope set back per grading ordinance.

   c. Indicate maintenance responsibilities for all drainage devices.

   d. Portions of the project encroaching into flood hazard limits and mitigated works must be shown tentative map prior to tentative map.

2. Prior to tentative map approval submit a covenant or easement documents, from all impacted offsite property owners, in a form approved by Public Works, for all proposed off-site work.

3. Drainage concept must be approved and/or in direct check prior to tentative map approval.

4. Submit a grading exhibit to demonstrate feasibility of the following:

   - Grading limits for the proposed future grading for Bouquet Canyon Road and 87th Street West.

   - Grading limits for the proposed construction of the trail, including slopes where potential impacts to pads may occur. Provide typical sections for different slope situation.

Name Tony Hui Date 02/27/08 Phone(626)458-4921

C:\MyFiles\dfiles\myfiles\Tony\Tony Hui\TENTATIVE GRADING MAPS\TR 066952 -TDen3.doc

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

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 66952
SUBDIVIDER Leona Valley Estates, Ltd.
ENGINEER Pacific Coast Civil, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 1/15/08 (Revision)
LOCATION Leona Valley

REPORT DATE ---
REPORT DATE ---

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

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

As previously requested:

1. An engineering geologic report will be required to evaluate the feasibility of the proposed subdivision.

2. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: http://ladpw.org/gmed/manual.pdf

3. 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. The above requested reports must address the potential for liquefaction and ground failure. The reports must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, and is available on the internet at http://ladpw.org/gmed/manual.pdf. Provide this office with two (2) original copies of the reports for review and distribution to the State of California.

4. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.

5. 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.

6. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.

7. In accordance with Sections 21.40.040 and 21.40.80 of Title 21- Los Angeles County Subdivision Code, geotechnical reports shall be submitted in hardcopy format and also a text searchable electronic version in Adobe® Portable Document Format (PDF) presented on a compact disc, which shall include an electronically generated representation of the licensee's seal, signature, license number, and date of sealing or signing.

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

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/09
STATE OF CALIFORNIA

Prepared by

Jeremy Wan
Geologist

Geir Mathisen
Geology Section

Date 2/11/08

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

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. The traffic study shall also address adequate stacking distance from right of way to location of entry gates (or key pad if one is provided). A minimum of 50 feet of stacking distance is required. Depending on the results of the traffic study, a revised tentative map and/or conceptual striping plan may be required. Please contact Patrick Arakawa at (626) 300-4967 of our Traffic and Lighting Division and Sam Richard of Land Development Division at (626) 458-4921 for additional information.

(2) As previously requested, the footprint for all proposed roundabouts will need to conform, at a minimum, with the template shown in the Roundabout Manual and should be conservative enough to allow deviation during final design. Adjustments will need to be made to reflect the number of legs coming to the intersection. Include the roundabouts in the conceptual signing and striping plan.

(3) As previously requested, an approved 40-foot-scale conceptual striping plan is required for all streets/highways to determine adequate pavement widths (including the roundabouts). The subdivider is advised to withhold the re-submittal of the tentative map until approval of the conceptual signing and striping plan. Please contact Sam Richard of Land Development Division at (626) 458-4921 for additional information. A review fee is required.

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

a. As previously requested, delineate on the plan view the proposed right of way 43 feet from centerline along the property frontage on Bouquet Canyon Road. Thirteen feet of additional right of way beyond the existing 30 feet of right of way dedication is required along the property frontage. Revise the typical section to differentiate the location of the existing right of way as well as the location of the proposed flowline.

b. As previously requested, provide curve with a minimum centerline curve radius of 250 feet on "D" Court.

c. Adjust the locations of the BC/EC for a 100 feet setback from the BCR for the centerline curve on 87th Street West at "F" Court; on "A" Court at "B" Court; on "B" Street at "C" Court (both northerly and southerly) and "G" Court, and on "C" Court at "E" Street and "D" Street.

d. Provide a street name for the cul-de-sac serving lots 15 and 16. Show centerline data.

e. Show centerline curve radius and data on "H" Court and "J" Court.

f. Call out the existing offsite right of way width on Bouquet Canyon Road (60 feet wide).

g. Show and call out existing offsite 87th Street West as a 40 foot wide right of way.

h. Revise the cross section of 87th Street West to show a distance of 14 feet from the right of way line to the edge of inverted shoulder.

i. Revise easement note no. 1 to abandon the future street on Bouquet Canyon Road.

j. Add easement note to dedicate public right of way on Bouquet Canyon Road 43 feet from centerline. Show and call out the limit of dedication on tentative map.

k. Provide more distinguishable line types for the line of sight call outs.

l. As previously requested, show the proposed off-site transition pavement from the vicinity of the proposed inverted shoulder on Bouquet Canyon Road (from the northerly and southerly property lines) at a 65:1 ratio northerly and southerly to the existing pavement to the satisfaction of Public Works. Also, show any necessary off-site grading.

m. As previously requested, Provide left-turn and right-turn lane with adequate pavement transitions using 65 mph on Bouquet Canyon Road at "A" Court to the satisfaction of Public Works. Please contact Sam Richard of Land Development Division at (626) 458-4921 for additional information.

n. Label Lost Valley Ranch Road (offsite) as private drive.

(5) As previously requested, 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 Allan Chan Phone (626) 458-4921 Date 03-03-2008
tr66952r-rev2.doc

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

TENTATIVE MAP DATED 01-15-2008
EXHIBIT MAP DATED 01-15-2008

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 "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.

or

A Water Utility Certificate of Registration. From the information available to this office, this proposed subdivision is not within the service area of a water utility. A mutual water company to provide service to all lots within the subdivision must be formed and registered. A Water Utility Certificate of Registration shall be filed with Public Works. For additional information, please contact Massoud Esfahani of Land Development Division at (626) 458-4921.

Prepared by Lana Radle Phone (626) 458-4921 Date 02-25-2008
tr66952w-rev2 doc

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

TRACT NO. 066952 (Rev.) TENTATIVE MAP DATED 01-15-2008

- 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 Conrad M. Green Phone (626) 458-4917 Date 03-03-2008
tr66952L-rev2 doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 066952 (Rev.) TENTATIVE MAP DATED 01-15-2008

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. 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.

7. 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.

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

9. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

10. Grant ingress/egress and utility easements to the public over the private and future or future streets.

11. 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.

12. 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.

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.

Prepared by Conrad M. Green Phone (626) 458-4917 Date 03-03-2008
tr66952L-rev2 doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

TRACT NO. 66952 (Rev.) TENTATIVE MAP DATED 01-15-2008

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.

Prepared by Imelda Ng Phone (626) 458-4921 Date 03-03-2008

tr66952s-rev2 doc

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

TENTATIVE MAP DATED 01-15-2008
EXHIBIT MAP DATED 01-15-2008

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.

Prepared by Lana Radle Phone (626) 458-4921 Date 02-25-2008
tr66952w-rev2 doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP- Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66952 Map Date January 15, 2008 - 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: **THE FIRE DEPARTMENT RECOMMENDS DENIAL OF THIS PROJECT AS PRESENTLY SUBMITTED. SEE ADDITIONAL SHEET FOR ALL CONDITIONS OF APPROVAL.**

By Inspector: Juan C. Padilla Date March 20, 2008

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 66952** PAGE NO. **1**

1 The proposed driveway design for Flag Lots 71 and 72 will not be supported by the Fire Department. It is therecommendation of the Fire Department to extend the proposed "I" Street cul-de-sac to avoid over-length driveways.

2 The proposed driveway design for Lot 64 will not be supported by the Fire Department. It is therecommendation of the Fire Department to relocate the proposed pad location closer to proposed "B" Street to avoid over-length driveway.

3 Extend "E" Court cul-de-sac (not to exceed 1000 ft. in length) in order to reduce the driveway length of Lots 57 or relocate the proposed pad location closer to the proposed "E" Court.

4 The proposed roundabouts shall be designed and constructed to the Department of Public Works (DPW) standard.

5 If a private driveway is required, the design criteria for each driveway shall be as follows:
* Provide a minimum paved width of 20 ft.
* Any driveway exceeding 150 ft. in length is required to provide an approved Fire Department turnaround.
* Driveway grades shall not exceed 17%.
* All turns shall provide a 32 ft. centerline turning radius.

By Inspector: Juan C. Padilla Date: March 20, 2008

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 66952 Tentative Map Date January 15, 2008 - 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 ____ 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 will be 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: **Fire hydrant locations will be determined upon approved access.**

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 20, 2008

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **66952**	DRP Map Date: **01/15/2008**	SCM Date: **03/03/2008**	Report Date: **02/28/2008**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **REV. (REV RECD)**

Total Units **121** = Proposed Units **118** + Exempt Units **3**

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:	**1.13**
IN-LIEU FEES:	**$46,522**

Conditions of the map approval:

The map is pending for the departmental reviews.

The park obligation for this development will be met by:

The payment of $46,522 in-lieu fees.
Conditions of approval attached to report.

Trails:

See also attached Trail Report. MAP ON HOLD.

See Conditions of the map approval above.

Comments:

3 residential lots are exempt because they are 10 or more acres in size. Lot 7, 64 and 67

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber

James Barber, Developer Obligations/Land Acquisitions

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February 28, 2008 16:15:14
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **66952**	DRP Map Date: **01/15/2008**	SMC Date: **03/03/2008**	Report Date: **02/28/2008**
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 **121** = Proposed Units **118** + Exempt Units **3**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**118**	**1.10**
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			3	
			Total Acre Obligation =	**1.13**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.13	$41,170	**$46,522**

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**
1.13	0.00	0.00	1.13	$41,170	**$46,522**

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February 28, 2008 16:15:20
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COUNTY OF LOS ANGELES
Public Health

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

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 27, 2008

RFS No. 08-0003190

Tract Map No. 066952

Vicinity: Leona Valley

Tentative Tract Map Date: January 15, 2008 (2nd Revision)

The County of Los Angeles Department of Public Health's approval for **Vesting Tentative Tract Map 066952** is contingent upon the following conditions:

1. **Prior to Tentative Map Approval,** a report demonstrating the feasibility of installing a private sewage disposal system 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, "Procedures for Application for Approval of Private Sewage Disposal System Construction." The report shall consist of soil profile logs, exploratory boring(s) to determine the historic high ground water mark, and percolation testing to substantiate the viability of installing private sewage disposal 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.**

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 private sewage disposal system.

3. **The applicant is advised that 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.

Tract Map No. 066952

The applicant is advised that 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.

Respectfully,

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

Los Angeles County
Department of Regional Planning
Acting Director of Planning Jon Sanabria
320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 planning.lacounty.gov

SUBDIVISION COMMITTEE REPORT

Planner:	Mr. Jodie Sackett	E-mail:	jsackett@planning.lacounty.gov
Subdivision Committee Date:	March 9, 2009	Map Date:	February 4, 2009
Tract/Parcel Map No:	TR 066952	Project No:	TR 066952
Zoned District:	Leona Valley	Community:	Antelope Valley
Supervisorial District:	5th	Library Planning Area:	

Map Stage: ☒ Tentative ☐ 1st Revised ☐ 2nd Revised ☐ Reactivation

Map Type: ☐ Initial Map ☒ 3rd Revision Received ☐ Amendment

Proposal: **Subdivision: To create 117 single-family lots, two street lots (private driveway/fire lanes) and one water tank lot on 292.49 gross acres.**

CUP No. 2007-00038: For Hillside Management design review, Density-Controlled Development and onsite project grading in excess of 100,000 total cubic yards.

Location: **West of and adjacent to Bouquet Canyon Road, one mile south of Elizabeth Lake Road, Leona Valley**

☐ **This application is deemed complete.**

☒ **This application is deemed incomplete.** This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.

☐ **This application is recommended for denial.**

TIME EXTENSION 1 Year

☒ Drainage Concept	☒ Geologic Report Feasibility	☒ Soils Report	☒ Traffic Study
☐ Water Supply	☒ Septic System DPH	☐ Fire Dept. Hold	☐ Parks & Recreation Hold
☐ Public Health Hold	☒ Environmental	☒ Revised Slope Map	☒ General Plan Determination
☐ Proof of Legal Access	☒ Revised Map* DP-P, DPW	☒ Revised Exhibit* DP-P, DPW	☐ Plan Amendment Hold
☐ Zone Change Hold	☒ Hillside Mgmt. /Density Cont. CUP Hold	☐ Oak Tree Permit Hold	☒ Revised Application

☒ Reschedule for Subdivision Committee ☒ Schedule for Subdivision Committee Reports

NOTE: To clear technical & minor holds prior to "insist" hearing.

* Please resubmit **35 folded** copies of the map, one original and a cover letter outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

☒ HOLD

☐ Categorical Exemption

☐ Negative Declaration

☐ Pending Draft EIR + Agency review

Planner: **Michele Bush**

☒ Pending Initial Study review

☐ Mitigated Negative Declaration

GENERAL PLAN

☒ HOLD **Project is inconsistent with the Countywide General Plan.**

Countywide General Plan:

Community or Specific Plan: **Antelope Valley Areawide Plan**

Land Use Category (Land Use Element) **N1 (Non-Urban 1: Up to 0.5 Dwelling Units Per Gross Acre)**

☐ Altadena Community Plan ☒ Antelope Valley Area Plan ☐ Catalina Island Land Use Plan
☐ East Los Angeles Community Plan ☐ Hacienda Heights Community Plan ☐ Marina Del Rey Land Use Plan
☐ Rowland Heights Community Plan ☐ Santa Clarita Valley Area Plan ☐ Santa Monica Mtns. North Area Plan
☐ W. Athens - Westmont Community Plan ☐ Walnut Park Neighborhood Plan ☐

Maximum Density (not automatic): **139DU (0.48 DU/ac)** Proposed Density: **117DU (0.40 DU/ac)**

Plan Highways:

☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA:
Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

☒ Hillside Project (Land Use Element)
☐ Urban ☒ Non-Urban **70** % Open Space Requirement
☒ Submit a revised slope map and revised calculations

0-24.99% slope:	**133.2ac**	25-49.99% slope:	**143.2ac**	50% slope:	**16.0ac**
Low Density Threshold:	**40DU**	Midpoint Threshold:	**89DU**	Maximum Density:	**139DU**

Proposed Density: **117DU (0.40 DU/ac)**

Hillside CUP: ☒ Required ☐ Not required ☐ Not required: Building restriction on slopes > 25%

Proposed Open Space:	**75.0% (219.3 ac)**	Public parks		Private parks	Private yards
	30.4% (66.7 ac)	Landscaped areas, slopes, walkways		**69.6% (152.6 ac)**	Undisturbed natural areas

Burden of Proof: ☐ Satisfactory. ☒ Additional information required: **Under staff review.**

☐ Infill Project (Land Use Element): Request increase by _____ land use category(ies).
Surrounding land use category: Surrounding density:
Burden of Proof: ☐ Satisfactory. ☐ Additional information required:

☐ Plan Amendment:
Burden of Proof: ☐ Satisfactory. ☐ Additional information required:
The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☐ Pending ☐ Consistent ☒ Inconsistent

☒ **The project as currently proposed is inconsistent with the Non-Urban Hillside Management provisions the General Plan (see Pages LU-A4, A5). Please refer to staff's comments on Pages 8-9 for more information.**

ZONING

☒ HOLD **Project does not conform to the requirements for Density-Controlled Development.**
Current Zoning: **A-2-2 (Heavy Agricultural – Two Acre Minimum Required Gross Lot Area)**

☐ Zone Change Proposed Zoning:
Surrounding zoning: Surrounding land
Burden of Proof: ☐ Satisfactory. ☐ Additional information required:
The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

☒ Conditional Use Permit: **CUP 2007-00038 For Density-Controlled Development ("clustering")**
☒ Submit an Exhibit A (35 copies) showing: **Please refer to staff's comments on Pages 8-9.**
Burden of Proof: ☐ Satisfactory. ☒ Additional information required: **Under staff review.**

☐

☐ Oak Tree Permit _____ Proposed removals: _____ Proposed encroachments: _____

☐ Sent Oak Tree Report to Forester on: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ _____

☒ Community Standards District: **Conform to the requirements of the Leona Valley CSD.**

☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

☒ **The project as currently proposed does not conform to the requirements for Density-Controlled Development stated in the Zoning Ordinance (see Sec. 22.08.040). Please refer to staff's comments on Pages 8-9 for more information.**

IMPROVEMENTS

☐ **HOLD** _____

☐ Section 21.32.040: 20-acre parcels; No improvements required.

☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).

☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.

☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.

☐ Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.

☐ Section 21.32.060: The following note shall be placed on all parcel maps with ≥ 5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."

☐ _____

ACCESS

☐ **HOLD**

Primary access is: **Bouquet Canyon Rd.** Secondary access is: **Lost Valley Ranch Rd., 87th Street West**

☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.

☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.

☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.

☐ Tract/Parcel Map _____ must record first.

☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.

☐ Section 21.24.020: Single Means of Access

- ☐ Pavement width shall be ≥ 20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
  - ☐ 25% if pavement width is ≥ 28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.

☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.

☒ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☒ Not granted.

☐ Provide tap street(s) to: _____

☐ _____

STREETS

☐ **HOLD**

☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Bouquet Canyon Rd., Lost Valley Ranch Rd., 87th Street West

Sections 21.24.120 and 21.24.060: Private and future streets.

☐ Show the following street(s) as private & future streets on the final map:

_____

☐ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).

☐ Dedicate _____ feet additional future street right-of-way on: _____

☐ Provide for the ownership of the private and future streets:

- ☐ Show lot lines to the centerline of the private and future streets.
- ☐ Show the following streets as lots on the final map.

☐ Provide for the maintenance of the private and future streets by a:

- ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
- ☐ Maintenance Agreement. Submit a copy to Planning prior to final map approval.

☐ Section 21.24.090: Right-of-way modification requested.

- ☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
- ☐ Not granted.

☐ Section 21.24.090: Alternate cross section requested.

- ☐ Granted.
- ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.

☐ Section 21.24.100: Street grade is > 6%. Modification is requested.

- ☐ Modification granted for street grade to be > 6% but ≤ 10% on portions of the following streets, with final determinations made by DPW. _____
- ☐ Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____

☐ Section 21.24.150: For property abutting a major or secondary highway:

- ☐ Service road or local street is required.
- ☐ Alley is required instead of a service road or local street.
- ☐ Service road, local street, and alley requirement is waived.

☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____

☐ Section 21.24.180. Turnarounds.

- ☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
- ☐ Required on local streets where the distance between intersections is > 2,000 feet.
- ☐ Required at the end of stub or dead-end streets

☒ Section 21.24.190: Cul-de-sacs.

- ☐ Maximum of 500 feet in length for industrial or commercial uses.
- ☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
- ☒ Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
- ☐ Maximum cul-de-sac length: _____
- ☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
  - ☐ Granted. Modify length to: _____ ☐ Not granted.

☐ Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.

☐ Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public

highway to the boundary of the subdivision.

☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.

☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.

☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.

☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft^2 and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.

☐ Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____

☒ Section 21.32.160: Street tree planting required.

☐ Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.

☐ Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 sq ft. _____

☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____

☐ Section 21.32.400: Pay drainage facilities fees: _____

☐ Prepare a feasibility study to Public Works' satisfaction for: _____

☐ Dedicate/offer vehicular access rights on: _____

☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on: _____

☐ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

☐ **HOLD**

☒ Show the driveway system and paving widths on the tentative and/or exhibit map.

☒ Construct or bond with Public Works for driveway paving as shown on the tentative and/or exhibit map.

☒ Label the driveways as "Private Driveway Fire Lane" on the final map.

☒ Post the driveways with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.

☒ Provide for maintenance of the common driveway by a:

- ☒ Homeowners Association.
- ☐ Road Maintenance Agreement.
- ☐ Other: _____

☒ Provide reciprocal easements over **All proposed private driveways and fire lanes yielding multiple lot access (for example, Lot Nos. 39, 40).**

☐ Show lot lines to the _____

☒ Show as lot(s) on final map. **Proposed Lot Nos. 119 & 120.**

☐ _____

LOT/BUILDING DESIGN

☐ **HOLD**

☒ Section 22.52.043: 50 ft minimum average lot width.

☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54.

☒ Section 21.24.300: Provide street frontage ≥ average lot width.

☒ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles.

☒ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☒ Not granted.

☐ Section 21.24.320: Eliminate the flag lots: _____

☒ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access strips. 20% maximum grade.

Section 21.24.260: Reduced lot area and/or width requested for hillside development.

- ☐ Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
  - ☐ If zoning < 10,000 ft^2: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
  - ☐ If 10,000 ft^2 < 15,000 ft^2: Minimum area: 70% of required area. Minimum average width: 60 feet.
  - ☐ If 15,000 ft^2 < 30,000 ft^2: Minimum area: 70% of required area. Minimum average width: 80 feet.
  - ☐ If ≥ 30,000 ft^2: Minimum area 65% of required area. Minimum average width: 100 feet.
- ☐ Not granted.

☐ Section 21.24.310. Eliminate the acute angle point on lots: _____

☐ Permission is granted to adjust lot lines to Regional Planning satisfaction.

☒ Provide evidence that each lot meets zoning requirements. **A-2-2 and Leona Valley CSD.**

☐ Show the setbacks on the tentative map. _____

☐ Setback modification requested.

- ☐ Granted. _____ yard setback is modified to: _____
- ☐ Not granted.

☐ Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.

☐ Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.

☐ _____

OPEN SPACE

☒ HOLD **Please refer to staff's comments on Pages 8-9.**

☐ Dedicate construction rights. _____

☒ Provide for ownership and maintenance by a:

- ☒ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
- ☐ Other: _____

☒ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.

☒ Number as lots on the final map.

☒ Provide a minimum of 15 feet of access to each lot. _____

☐

DEDICATIONS

☐ Section 21.28.080: Dedicate easements for: _____

☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.

☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.

☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.

☐ Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

☐ HOLD ____

☐ Section 21.24.340: Park space obligation.

☐ Sections 21.24.350 and 21.28.120: Local park sites.

☐ Section 21.28.130: Private parks.

☒ Section 21.28.140: Park fees.

☒ Trail requirements. **See Parks and Rec. Trails Report.**

OTHER REQUIREMENTS/COMMENTS

☐ HOLD ____

☒ Meet requirements of the zone, Subdivision Ordinance **Conform to the requirements of the Leona Valley CSD, LID**

- ☐ Withdraw and cancel tract/parcel map _____
- ☒ Section 21.38.010 through 21.38.080: Vesting tentative map.
- ☐ Property line returns.
- ☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.
- ☒ California Department of Fish and Game impacts. The project:
  - ☒ Is not *de minimus* in its impact on fish and wildlife. A fee of _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- ☒ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- ☐ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- ☒ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☒ Section 21.32.195: Plant one tree in the front yard of each residential lot.
- ☐ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- ☒ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- ☐ _____

RESIDENTIAL PLANNED DEVELOPMENT

- ☐ **HOLD** _____
- ☐ Waive the requirement for street frontage. _____
- ☐ Conform to the minimum average lot width requirement approved by the CUP. _____
- ☐ Conform to the minimum street frontage requirement approved by the CUP. _____
- ☐ Conform to the lot area requirements approved by the CUP. _____
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS

- ☐ **HOLD** _____
- ☐ This project is approved as a lease project for _____ residential/commercial buildings.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a lease project for _____
- ☐ Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of ≥ ¼" in height on the final map.
- ☐ Record separate final maps.
- ☐ _____

MOBILEHOME SUBDIVISIONS

- ☐ **HOLD** _____
- ☐ This project is approved as a mobilehome project for _____ mobile homes.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☐ Place a note on the final map that lot _____ is a mobilehome project for _____
- ☐ Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters ≥ ¼" in height on final map.
- ☐ _____

STANDARD CONDOMINIUM CONDITIONS

- ☐ **HOLD** _____
- ☐ New Condominiums ☐ Condominium Conversion
- ☐ Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.

- ☐ Provide for the maintenance of the common areas by a Homeowners Association.
- ☐ Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- ☐ Provide the standard note on the final map.
- ☐ Provide the commercial note on the final map.
- ☐ For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):
  - ☐ Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
  - ☐ Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
  - ☐ Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
- ☐ Standard condominium conversion ordinance requirements.
- ☐ Record a separate final map over the condominium project.

ADDITIONAL COMMENTS

As of time of writing, the applicant and staff do not agree on the issues regarding plan consistency and density-controlled development. A public hearing may be scheduled with the Commission as an "insist hearing" if holds still remain, to discuss these issues before the tentative map is technically cleared and draft conditions prepared. The corrections would then be required to be made prior to Commission action.

THE PROJECT APPLICATION HAS BEEN DEEMED INCOMPLETE. PLEASE SUBMIT THE FOLLOWING:

- **35 copies of a revised tentative map and revised Exhibit "A"**
- **One cover letter listing all changes made to the map/Exhibit "A"**
- **35 copies of a revised application incorporating all project changes**
- **Filing fee for the 4th revision to the tentative map**
- **Two copies of a revised slope density map**
- **One copy each of revised burdens of proof for the CUP (standard form and Hillside Management form)**

I. PROJECT HOLDS

(HOLD – GENERAL PLAN CONSISTENCY) Staff continues to believe that the development as currently proposed is inconsistent with the Non-Urban Hillside management provisions of the Countywide General Plan. In order to comply with these provisions, staff continues to recommend the following:

- **Reduce the number of proposed single-family lots to no more than 89**
- **Reduce the overall amount of grading proposed via additional means such as reducing the size of lots and building pads, reducing the widths of proposed roads used for internal circulation and concentrating development onto a smaller, less steep area of the project site, leaving a larger portion of the project site undisturbed**
- **Significantly reducing the amount of grading to slopes of 50 percent or greater and the overall impact to steep slopes on the project site (and submit a revised Slope Map)**
- **Decreasing the amount of non-contour grading used**
- **Dedicating the required 70 percent of project open space in separate fee lots**

Staff does not feel that the project, as currently proposed, is designed to "minimize grading on the site and maximize retention of natural topography" (see Page LU-A11 of the General Plan). At this time, staff is not recommending approval of the proposed development at the current density of 117 dwelling units, as the project is inconsistent with the Non-Urban Hillside Management provisions of the General Plan.

In addition, as previously indicated on March 3, 2008, the Slope Density Map must be revised to include the following: add proposed lot lines, streets, building pads and all grading; revise the density calculations for the 0-25% low threshold to 1DU/5ac; state the area calculations to the nearest hundredth of an acre; add range percentages and total acreage to the slope density table.

(HOLD – DENSITY-CONTROLLED DEVELOPMENT) As previously indicated, the proposed project does not conform to standards for Density-Controlled Development ("DCD"). Per Title 22 (Zoning Ordinance), Section 22.08.040, DCD is defined as a "concentration of dwelling units on a portion or portions" of the project where the remainder of the project shall be "free of buildings or structures". In addition, "the use of smaller lots" should be used for "retaining the remaining portion" of the project "in permanent open space". The proposed project disperses single-family lots throughout the entire project site, not meeting the "concentration" provision of the code. In addition, only 61 single-family lots (or 52% of the proposed 117 lots) are less than two acres in area, not meeting the "smaller lots" provision of the code. As a DCD, this project is recommended for redesign in order to conform to the ordinance by incorporating the following changes:

- Reduce the number of proposed single-family lots to no more than 89
- Increase the overall number of lots that are less than two gross acres in area
- Increase the concentration of the units to a smaller area of the project site, leaving a larger portion of the hillside area undisturbed
- Consolidate project open space into separate fee-dedicated lots

(HOLD – OPEN SPACE AND AGRICULTURAL USE) At this time, staff is not recommending that the 70 percent required project open space be met with a commercial-agricultural use within the boundaries of the subdivision.

(HOLD – WAIVER REQUEST AND DRIVEWAY SYSTEM) At this time, due to staff's concerns with the overall project design, staff is not recommending that a request for a waiver of street frontage requirements be granted for the proposed development.

(HOLD/NOTE – CORRECTIONS TO THE TENTATIVE MAP/EXHIBIT "A") Please make the following corrections to the tentative map: 1) Label retaining wall heights within the proposed lot yard setbacks (for example, for those located on Lot No. 118) and provide retaining wall cross sections for all proposed retaining walls on the tentative map/Exhibit "A"; 2) Eliminate General Notes 5 and 16 from the tentative map/Exhibit "A" and change Note 20 to remove "without planning division approval" to be replaced with "to the satisfaction of Regional Planning and Public Works"; 3) Indicate in the Notes section whether the proposed water tank will be publicly or privately maintained; (4) Label all proposed private driveways/fire lanes providing reciprocal access (see Lot Nos. 39, 40). If project is to proceed to public hearing as an insist filing, these changes can be addressed before Commission action.

to be publicly maintained.

(HOLD – SLOPE DENSITY) Provide a revised slope density analysis as indicated above on Page 8. If applicable, exclude all proposed public facility lots from overall open space calculations, to include proposed Lot No. 118 (water tank lot).

(HOLD – LOW IMPACT DEVELOPMENT/"LID") This project is subject to the requirements for LID and must comply with LID standards prior to tentative map approval.

II. NOTES/OTHER

(GREEN BUILDING/DROUGHT-TOLERANT LANDSCAPING) This project is subject to the County's green building and drought-tolerant landscaping ordinances and must comply prior to the issuance of building permits.

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(4) Subtract reciprocal access / fire lanes from net area for applicable lots as indicated on "the lot summary table", and revise lot table on the tentative map / Exhibit "A".

(3) Provide addl. information regarding maintaining Lot 118 (water tank) as required open space.

PUBLIC HEARING ☐ Hearing Officer ☒ Regional Planning Commission

Newspaper:

Library:

COMMUNITY STANDARDS DISTRICTS (CSD)

☐ **HOLD** **Conform to the requirements of the Leona Valley CSD.**

☐	Section 22.44.112: East Compton	☐	Section 22.44.113: Agua Dulce
☐	Section 22.44.114: Walnut Park	☐	Section 22.44.118: East Los Angeles
☐	Section 22.44.119: Topanga Canyon	☐	Section 22.44.120: West Athens-Westmont
☐	Section 22.44.121: Twin Lakes	☒	Section 22.44.122: Leona Valley
☐	Section 22.44.123: Malibou Lake	☐	Section 22.44.125: Willowbrook
☐	Section 22.44.126: Acton	☐	Section 22.44.127: Altadena
☐	Section 22.44.130: West Rancho Dominguez-Victoria	☐	Section 22.44.131: South San Gabriel
☐	Section 22.44.132: Rowland Heights	☐	Section 22.44.133: Santa Monica Mtns North Area
☐	Section 22.44.135: East Pasadena-San Gabriel	☐	Section 22.44.136: Avocado Heights
☐	Section 22.44.137: Castaic Area	☐	Section 22.44.138: Florence-Firestone

☒ **TOWN COUNCIL**

Continue to notify the Leona Valley Town Council of any changes and/or updates to the project. Submit to staff a copy of any correspondence sent or received.

☒ **CITY OF PALMDALE**

Please provide any comments or correspondence received from the adjacent City of Palmdale.

* DPW Water: Applicant also to provide additional information to address SD 660 requirements as applicable.

* Applicant indicated that they will address all technical holds before proceeding to RPC for hearing.

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

tr66952w-rev3(rev'd 03-24-09).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.

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

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

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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
SUBDIVIDER Leona Valley Estates, Ltd.
ENGINEER Pacific Coast Civil, Inc.
GEOLOGIST & SOILS ENGINEER GeoConcepts, Inc.

TENTATIVE MAP DATED 2/4/09 (Revision)
LOCATION Leona Valley
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
P:\gmepub\Geology_Review\Geir\Review Sheets\District 8.0 (Antelope Valley)\Tracts\66952, TM5 NA.doc

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.

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/09
CIVIL
STATE OF CALIFORNIA

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.
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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
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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:

HW

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

tr66952L-rev3.doc

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

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

tr66952L-rev3.doc

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 stroorm 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.

+1ω

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.

+1(w)

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 - UNINCORPORATED

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

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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

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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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Director of Environmental Health

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Director of Environmental Protection Bureau

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Fifth District

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

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

Los Angeles County
Department of Regional Planning
Richard J. Bruckner, Director
320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.lacounty.gov

SUBDIVISION COMMITTEE REPORT

Planner:	**Jodie Sackett**	E-mail:	**jsackett@planning.lacounty.gov**
SCM Reports Date:	**March 3, 2011**	Map Date:	**February 3, 2011**
Tract/Parcel Map No:	**TR066952**	Project No:	**TR066952-(5)**
Zoned District:	**Leona Valley**	Community:	**Antelope Valley/ Leona Valley CSD**
Supervisorial District:	**5th**	Library Area:	

Map Stage: ☒ Tentative ☐ Amendment ☐ Amendment (Exhibit only) ☐ Revised ☐ Modification to Recorded Map ☐ Other:

Map Status: ☐ Initial Map ☐ 1st Revision ☐ 2nd Revision ☒ __4th__ Revision

Proposal:

Subdivision: To create 117 single-family lots, two private street lots and one water tank lot on 292 gross acres.

CUP No. 200700038: For non-urban hillside management design review, density-controlled development, and onsite project grading in excess of 100,000 cubic yards of combined cut/fill material.

Location: **Bouquet Canyon Road and 87th Street West, Leona Valley**

SUBDIVISION COMMITTEE STATUS

☒ Tentative Map Revision Required	☒ Reschedule for Committee Meeting
☒ Exhibit Map/Exhibit "A" Revision Required	☐ Reschedule for Committee Reports Only
☒ Revised Application Required	☒ Other Holds (see below)

SUBDIVISION COMMITTEE

Hold	Cleared		Contact
☒	☐	Regional Planning:	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
☒	☐	Public Works:	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
☐	☒	Fire:	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
☒	☐	Parks & Recreation:	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
☐	☒	Public Health:	Ken Habaradas (626) 430-5280 khabaradas@ph.lacounty.gov

REGIONAL PLANNING HOLDS

Hold	Cleared	N/A	
☒	☐	☐	Environmental Determination
☐	☒	☐	Project Account/Fees/Deposits
☒	☐	☐	Tentative Map
☒	☐	☐	Exhibit Map/Exhibit "A"
☒	☐	☐	Other (see comments)

ADDITIONAL COMMENTS

Subdivision Committee has not cleared this project. Please submit the following:

- 30 copies of a revised tentative map and exhibit "A"
- One cover letter listing all changes made to the map/exhibit "A"
- 30 copies of a revised application incorporating all project changes
- Filing fee for the 5th revision to the tentative map
- Two copies of a revised slope density map
- One copy of a burden of proof for the density-controlled development CUP

1. PROJECT HOLDS

Environmental Determination

The project is on hold pending completion of the environmental determination and final environmental document.

General Plan Consistency

(Non-Urban Hillside Management) As previously indicated, the project, due to its density and overall footprint size, amount of grading, and disturbance of hilltops and steep hillsides, is not designed to "minimize grading on the site and maximize retention of natural topography" (see p. LU-A11 of the General Plan). Staff has concluded that the project is overall not consistent with the non-urban hillside management provisions of the General Plan.

(Agriculture/Open Space) Staff has concluded that the development is not consistent with the General Plan provisions related to agricultural use as open space, and counting a commercial agricultural operation as required open space for hillside management. Please refer to the attached "staff response" for more information.

Title 21 Subdivision Compliance

According to the provisions of Sec. 21.24.040, a waiver of public street frontage requirements to allow a private driveway system has been requested. At this time, staff is withholding its recommendation regarding the frontage waiver due to overall holds on project design.

Title 22 Zoning Compliance

The project does not meet County provisions related to non-urban hillside management, required open space for hillside management, and density. Please refer to the attached "staff response" for more information.

Density-Controlled Development ("DCD") CUP

The project does not meet the definition of a DCD and does not conform to the requirements of DCD in the County Code. Please refer to the attached "staff response" for more information.

Non-Urban Hillside Management CUP

(Project Design) The project does not conform to the requirements of non-urban hillside management in the County Code. Please refer to the attached "staff response" for more information.

(Slope Map) As previously indicated in 2008, the slope density analysis map should be revised to include the following: add proposed lot lines, streets, building pads and all grading; revise the density calculations for the 0-25% low threshold to 1DU/5ac; state the area calculations to the nearest hundredth of an acre; add range percentages and total acreage to the slope density table.

Leona Valley CSD

(Minimum Required Area) Please refer to the attached "staff response" for more information.

(Street Widths) Although the proposed private driveways are not "streets", staff recommends that, in order to help minimize hillside impacts, the proposed private driveway system comply with Sec. 22.44.122.C.5 of the County Code, which establishes a maximum paved width of 24 feet for local streets.

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2. NOTES/OTHER

This project is subject to and must comply with the County's Green Building Program, which consists of the Green Building Ordinance, Low Impact Development (LID) Ordinance, and the Drought-Tolerant Landscaping Ordinance.

3. STAFF RECOMMENDATION

In order to be consistent with the General Plan and comply with the provisions of the County Code, and, in general, to achieve a better clustered, non-urban hillside development, staff recommends the following:

- Reduce density
- Eliminate development on ridgelines and in the 50 percent or greater slopes most affected
- Reduce overall cumulative project grading amount
- Redesign with fewer "clusters" and larger contiguous areas of protected open space
- Place open space into dedicated lots
- Place the commercial vineyard operation into a separate lot, away from the single-family lots but still on-site within the same development

Staff is available to meet and discuss alternative project designs that address the above concerns.

Date 03/09/11

TO: Susie Tae
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Gunnar Hand/ Josh Huntington/Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/ Kim Szalay

FROM: Henry Wong/John Chin
Department of Public Works

TRACT NO. 66952

[✓] Public Works' report for NO SCM map dated 02/03/11.

[ ] Revised Public Works' report for map dated _____.

[ ] Revised pages of Public Works' report for map dated _____ as follows.

[ ] Revised Public Works' report clearing previous _____ denial(s).

[✓] Public Works ~~still~~ has Sewer denial(~~s~~).

[ ] Public Works' clearance for Public Hearing.

[ ] Please forward the attached Engineer's and City's copy.

[ ] A waiver for the final map may be filed.

[ ] Other:

FILES\TM Report Transmitttal\Regional Planning (rev. 04-29-09).doc

cc: Pacific Coast Civil, Inc. (Richard Doss)

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

TRACT NO. 66952 (Rev.)

TENTATIVE MAP DATED 02-03-2011
EXHIBIT MAP DATED 02-03-2011

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:

- Please see attached Sewer review sheet for comments and requirements.

HW

Prepared by Henry Wong Phone (626) 458-4910 Date 03-09-2011

tr66952L-rev4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 066952 (Rev.)

TENTATIVE MAP DATED 02-03-2011
EXHIBIT MAP DATED 02-03-2011

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:

- The proposed decentralized sewer treatment system is not approved at this time. The Department of Public Works is currently discussing this issue with the Department of Public Health to clarify the roles each department will have, if any, in the approval of such a system.

HW

Prepared by Julian Garcia Phone (626) 458-4921 Date 03-09-2011
tr66952s-rev4.doc

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

TRACT NO. 66952 (Rev.)

TENTATIVE MAP DATED 02-03-2011
EXHIBIT MAP DATED 02-03-2011

- 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:

HW

Prepared by Henry Wong Phone (626) 458-4910 Date 03-09-2011

tr66952L-rev4.doc

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

TENTATIVE MAP DATED 02-03-2011
EXHIBIT MAP DATED 02-03-2011

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. 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 7, 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 Henry Wong Phone (626) 458-4910 Date 03-09-2011

tr66952L-rev4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 66952

TENTATIVE MAP DATE: 2/03/11
EXHIBIT MAP DATE: 2/03/11

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Submittals:

1. Submit an analysis of the design storm event for design of drainage facilities to the satisfaction of the Department of Public Works. The analysis should include burned and bulked watersheds for undeveloped areas in accordance with Department of Public Works requirements.

    a. The analysis shall be a hydrology study addendum only for the design storm event. The approved hydrology study need not be resubmitted, subject to compliance with the conclusions and design standards of the approved Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) / Low Impact Development (LID) Plan to the satisfaction of the Department of Public Works.

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study / SUSMP / LID Plan which was conceptually approved on 12/28/10 to the satisfaction of the Department of Public Works.

    a. Debris conveyance devices and debris desilting areas as depicted on the approved drainage concept shall be provided to the satisfaction of the Department of Public Works.

2. Obtain approval or letter of non-jurisdiction from the State Department of Fish and Game.

3. Obtain approval or letter of non-jurisdiction from the State Water Resources Control Board.

4. Obtain approval or letter of non-jurisdiction from the Corps of Engineers.

5. A maintenance permit may be required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

    a. Dedications shall include necessary easements for existing road culverts traversing Bouquet Canyon Road at MM 0.7 and MM 1.7 to the satisfaction of the Department of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

3. Show and label all natural drainage courses and flood hazard areas to the satisfaction of the Department of Public Works.

    a. Flood hazard areas as depicted on the tentative map are not necessarily approved and off-site flood hazard limits are not enforceable.

4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.

5. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

6. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Improvement Acceptance for Public Maintenance:

1. Any maintenance permits of the regulatory agencies must be active at the time of acceptance.

Name Lizbeth Calderón Date 3/07/11 Phone (626) 458-4921
LIZBETH CALDERON

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	2/3/11 (Rev.)
SUBDIVIDER	Leona Valley Estates, LTD.	LOCATION	Leona Valley
ENGINEER	Pacific Coast Civil, Inc.		
GEOLOGIST	GeoConcepts, Inc.	REPORT DATE	1/14/10, 11/6/09, 9/30/08
SOILS ENGINEER	GeoConcepts, Inc.	REPORT DATE	1/14/10, 11/6/09, 9/30/09

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (http://www.dpw.lacounty.gov/gmed/manual.pdf).

2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at http://www.dpw.lacounty.gov/gmed/manual.pdf).

4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).

6. The Soils Engineering review dated 2/17/11 is attached.

Prepared by _____ Reviewed by _____ Date 2/17/11
Charles Nestle

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 2/3/11 (Rev)
Soils Engineering and Geology Report Dated 1/14/10, 11/6/09 (surficial debris), 9/30/08
Previous Review Sheet Dated 3/4/10

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below.

REMARKS:

Note: Submitted surficial slope stability analysis does not satisfy request for surficial slope stability analyses, due to the assumed depth of saturated surficial materials being analyzed.

At the grading plan stage:

1. Provide surficial slope stability analyses for natural slopes based on an assumed saturation depth of 4 feet if no on-site slope data is provided for the slope in question. Or provide on-site boring/trench/test pit that physically confirms the assumed depth of the surficial material. For example, the newly submitted Cross Section for N-N' does not indicate a boring/trench/test pit on the slope in question and assumes a saturation depth of 3.5 feet. Therefore the submitted surficial slope stability analysis does not satisfy request for surficial slope stability analyses, due to the assumed depth of saturated surficial materials being analyzed. Recommend mitigation if factors of safety are below County minimum standard.
2. Provide surficial slope stability analyses for the proposed cut slopes that expose alluvium or colluvium and fill slopes. For example Cross Section D-D'. Recommend mitigation if factors of safety are below County minimum standard.
3. 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.
4. Show on the grading plans:
   a. Location of areas subject to liquefaction hazards.
   b. All recommended mitigation measures.
5. Requirements of the Geology Section are attached.
6. Include a copy of this review sheet with your response.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
THE SOILS ENGINEER HAS PROVIDED A GEOTECHNCIAL MAP OUTLINING THE AREAS SUBJECT TO LIQUEFACTION HAZARDS AND HAS PROVIDED RECOMMENDATIONS FOR REMOVAL AND RECOMPACT TO BEDROCK. THE GEOTECHNICAL MAP IS IN THE REPORT DATED 1/14/10.

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/11
STATE OF CALIFORNIA

Prepared by _____ Olga Cruz Reviewed by _____ Jeremy Wan Date 2/17/11

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.

P:\gmepub\Soils Review\Olga\Sites\66952 TR, Leona Valley, TTM-A_9.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 66952 REV

TENTATIVE MAP DATED 02-03-2011
EXHIBIT MAP DATED 02-03-2011

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.

   c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDE
Name David Esfandi Date 03/01/11 Phone (626) 458-4921

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

TENTATIVE MAP DATED 02-03-2011
EXHIBIT MAP DATED 02-03-2011

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

7. 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.

8. Associated grading and storm drain plans must be approved or in direct check.

9. 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.

10. 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" Court (northerly and southerly directions).

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

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 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.

12. Dedicate vehicular access rights on Bouquet Canyon Road.

13. 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.

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 "A" Court, "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 "A" Court, "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 11/30/2011, 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 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.

22. The midblock trail crossing on 87th Street as shown on the Tentative Map is not approved. Relocate the trail crossing to the nearest intersection to the satisfaction of Public Works and Parks and Recreation.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 02-28-2011
tr66952r-rev4.doc

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.

<u>Elizabeth Lake Road at Bouquet Canyon Road</u>

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
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Enc.

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

bc: Land Development (Narag)

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

TENTATIVE MAP DATED 02-03-2011
EXHIBIT MAP DATED 02-03-2011

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. 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.

HCW

Prepared by Julian Garcia Phone (626) 458-4921 Date 03-09-2011
tr66952w-rev4.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66952 Map Date February 03, 2011 - 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.

By Inspector: Juan C. Padilla Date March 1, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 66952 Tentative Map Date February 03, 2011 - 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: **The fire hydrant locations as indicated on the Exhibit Map are adequate. All required 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 1, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **66952**	DRP Map Date: **02/03/2011**	SCM Date: **/ /**	Report Date: **03/03/2011**
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:	**$45,020**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $45,020 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

Four (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.

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: James Barber

James Barber, Land Acquisition & Development Section

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February 28, 2011 08:23:03
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 66952	DRP Map Date: 02/03/2011	SMC Date: / /	Report Date: 03/03/2011
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) 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 **113** + Exempt Units **4**

	People*	Ratio 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**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.05	$42,876	**$45,020**

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	$42,876	**$45,020**

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February 28, 2011 08:23:18
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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

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
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Fifth District

Tract Map: 66952

Vicinity: Leona Valley

Tentative Tract Map Date: February 3, 2011 (4th Revision)

The Los Angeles County Department of Public Health is unable to recommend approval of Vesting Tentative Tract Map 66952 based on the proposed method of wastewater disposal. Please see attached letter dated March 11, 2011, from the Department to the project applicant.

Prepared by: Ken Habaradas Phone: (626) 430-5382 Date: April 15, 2011
Ken Habaradas

COUNTY OF LOS ANGELES
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Fifth District

March 11, 2011

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's previous letters dated May 28, 2010 and November 12, 2010, regarding the conditions of approval for Vesting Tentative Tract Map 66952. In these letters, the Department postponed compliance with certain approval conditions to the final map approval relating to the proposed decentralized onsite wastewater treatment system (OWTS).

The conditions required 1) joint authorization from other regulatory agencies, including the County Department of Public Works and the Los Angeles Regional Water Quality Control Board, 2) approval from the DPW regarding the configuration of wastewater lines, and 3) the availability of a qualified management entity (such as a service district) that is supported and approved by the County to ensure proper maintenance and continuous operation of the proposed decentralized OWTS.

However, after a recent meeting with other County officials, it was determined that a service district is not feasible because of concerns and limitations associated with the establishment/operation of a service district. As a result, the Department is rescinding its decision to postpone compliance of the above conditions. Furthermore, the Department cannot recommend approval of the tentative map until concerns relating to establishment of the service district have been resolved to the satisfaction of the County.

If you should have any questions regarding this decision or would like to schedule a meeting to discuss and explore other possible alternatives for this project, please feel free to contact me at (626) 430-5390.

Best regards,

Patrick Nejadian, Chief EHS
Land Use Program