

**\*\*6-23-11 SUPPLEMENTAL PACKAGE\*\***

**JUNE 29, 2011 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**AGENDA ITEM NO. 6**

**PROJECT NO. TR066952-(5) "VALLEY VINEYARDS"**

**ADDITIONAL CORRESPONDENCE RECEIVED SINCE JUNE 16, 2011**

- Agency and community correspondence
- Applicant correspondence

**\*\*6-23-11 SUPPLEMENTAL PACKAGE\*\***

**JUNE 29, 2011 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**AGENDA ITEM NO. 6**

**PROJECT NO. TR066952-(5) "VALLEY VINEYARDS"**

**ADDITIONAL CORRESPONDENCE RECEIVED**

- 1. (6-8-11) Public Works response to the LVTC regarding septic system**
- 2. (6-8-11) Board response letter to constituent opposed to project**
- 3. (Mar – Jun 11) Six letters of community concern/opposition and one letter of support for the project**



# 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

June 8, 2011

IN REPLY PLEASE  
REFER TO FILE: LD-0  
A3622

Mr. Bill Elliott  
President  
Leona Valley Town Council  
P.O. Box 795  
Leona Valley, CA 93551

Dear Mr. Elliott:

### CONDITIONAL USE PERMIT FOR A PROPOSED ON-SITE WASTE TREATMENT PLANT-VALLEY VINEYARDS (TRACT NO. 66952)

Mayor Michael D. Antonovich asked that we look into your concerns regarding the Valley Vineyards development and the need for a conditional use permit associated with the proposed on-site waste treatment plant and respond directly back to you.

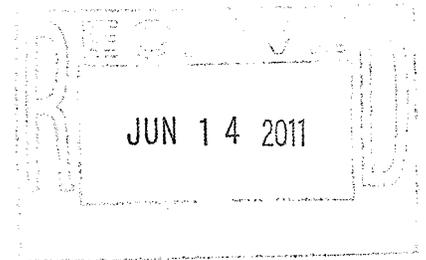
Public Works does not determine the need for conditional use permits. The Department of Regional Planning has jurisdiction over such matters since they determine the need for conditional use permits and establish conditions of approval for new development within Los Angeles County. Regional Planning has also been directed by Mayor Antonovich to investigate your concerns and respond back to you. Please contact Mr. Jodie Sackett at (213) 974-6433 or [jsackett@planning.lacounty.gov](mailto:jsackett@planning.lacounty.gov) to discuss your concerns.

If you have any questions, please contact Mr. Steve Burger of my staff at (626) 458-4943 or [sburger@dpw.lacounty.gov](mailto:sburger@dpw.lacounty.gov).

Very truly yours,

GAIL FARBER  
Director of Public Works

DENNIS HUNTER, PLS PE  
Deputy Director



AEN:ia

P:\dpub\ADMIN\MEMOS\2011\A3622-CUP for Proposed On-site Waste Treatment Plant (Bill Elliott).doc

cc: Mayor Michael D. Antonovich (Norm Hickling)  
Department of Regional Planning (Jodie Sackett)

A3622  
LDD



# Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH  
MAYOR

May 19, 2011

Bill Elliott, President  
Leona Valley Town Council  
P.O. Box 795  
Leona Valley, CA 93551

Dear Mr. Elliott:

Thank you for the copy of your letter to Jodie Sackett regarding the Valley Vineyards development in Leona Valley.

By copy of this letter, I am asking that Richard Bruckner, Director of the Department of Regional Planning, and Gail Farber, Director of the Department of Public Works, look into your concerns and respond directly to you, with a copy of their response to my Antelope Valley field office for review

Again, thank you for writing.

Sincerely,

MICHAEL D ANTONOVICH  
Mayor

MDA:nhm

c: Richard Bruckner, Regional Planning  
Gail Farber, Public Works



# LEONA VALLEY TOWN COUNCIL

**MDA**

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

May 16, 2011

Jodie Sackett  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California

Re: Valley Vineyards (TR 066952)  
Leona Valley, California

Dear Mr. Sackett:

After completing a thorough investigation of County of Los Angeles Codes and requirements, we have determined that the advanced waste treatment system proposed for the above referenced case not only requires an environmental impact report as dictated by the Antelope Valley Area Wide plan, it also requires a conditional use permit as part of the application process.

The requirements as per County code are as follows:

**Sewage Treatment Plants as Accessory Uses**

**Reference:** None. See CUP provisions under Zones R, A and C.

**Q: Does a sewage treatment plant, as an accessory use, require a Conditional Use Permit?**

**A:** The County Counsel has advised this Department that a sewage treatment plant which is accessory to and serves only the property on which it is located does not require a conditional use permit. Therefore, the only time a conditional use permit would be required to establish a sewage treatment plant would be for a facility that is to serve property other than that on which it is located or is to be deeded to the County for operation and maintenance.

The proposal includes waste treatment (evapotranspiration beds, dousing tanks, feeder lines, etc) in a variety of collective areas, located away from the individual residential sites. Therefore, a Conditional Use Permit is required for the proposed On Site Waste Treatment Plant.

Best regards,

Bill Elliott  
President, Leona Valley Town Council  
(661) 270-9017

CC: Michael D. Antonovich

2



# Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH  
MAYOR

June 8, 2011

Ms. Sarah Clayton  
9000 Lost Valley Ranch Road  
Leona Valley, CA 93551-7610

Dear Ms. Clayton:

Thank you for your letter regarding the Valley Vineyards Development in Leona Valley.

As you may know, this project is currently being considered through public hearing by the Los Angeles County Regional Planning Commission. Your letter will be added to the administrative file for this project, and has also been forwarded to the hearing body for their consideration as part of the public record. Also, you will be alerted for future hearings concerning this project.

Again, thank you for writing and best regards.

Sincerely,

A handwritten signature in black ink that reads "Mike Antonovich".

MICHAEL D. ANTONOVICH  
Mayor

MDA:cbm

c: Department of Regional Planning

CAS616

Attn. Mr. Mike Antonovich

May 25, 2011

Jodie Sackett  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
13<sup>th</sup> Floor  
Los Angeles, California 90012

Here is a copy of the letter sent.

Re: Valley Vineyards  
Tentative Tract 066952  
Leona Valley, California

EV

MDA

Dear Mr. Sackett:

I am sending you this letter as my official opposition to the above referenced project. It is woefully out of compliance with the Antelope Valley Area Wide Plan. There is already language in the Antelope Valley Area Wide Plan which states the density "may be permitted to only those densities prevalent within the surrounding area", which is in fact, one dwelling per 8.206-acres for assessor's parcel area 3206. This does not mean the property is to be developed in accordance with the urban core of Leona Valley, which was divided in the 1920s—before zoning, which on average is 1 dwelling per 2.5-acres. This means the immediate surrounding properties. The Antelope Valley Area Wide Plan also states that a project must follow the development patterns of the area, and this project is seriously out of compliance with this requirement. Leona Valley has averaged 4 to 5 homes per year for the last 20-years. The proposal calls for a housing explosion of 117-homes, more than all of the homes constructed in two-decades combined. This is not an "infill" project with respect to the AV Plan. The lot sizes are smaller than anything close to the present development pattern. Furthermore, the Antelope Valley Area Wide Plan states that if a property is in a Seismic Hazard Area like Valley Vineyard, the smallest possible lot size is 2-acres, due to safety concerns.

In closing, I am hopeful that the County will follow the Antelope Valley Area Wide Plan, not just as a suggestion, but something that took many years of planning and dedication by the citizens of the Antelope Valley and your department. I would like you to also consider the density based on the Town and Country project, which is now pending approval (1 dwelling unit per 20-acres).

Sincerely,  
  
Sarah Clayton  
Leona Valley

(3)

**Sackett, Jodie**

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**From:** Alice Wollman [AliceWollman@roadrunner.com]  
**Sent:** Wednesday, June 22, 2011 5:29 PM  
**To:** Sackett, Jodie  
**Subject:** FW: Proposed Valley Vineyards Project - Leona Valley. Tentative Tract 66952

Jodie, I was copied on this letter but it looks like there was an error in the email address. I hope this letter makes it to you.

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**From:** Terry Zinger [<mailto:tzinger@goldenstateic.com>]  
**Sent:** Wednesday, June 22, 2011 5:20 PM  
**To:** [jsackett@planning.lacounty.gov](mailto:jsackett@planning.lacounty.gov)  
**Subject:** Proposed Valley Vineyards Project - Leona Valley. Tentative Tract 66952

Dear Ms. Sackett:

I am writing you, today, to express my very strong opposition to approval of the proposed Valley Vineyards track housing project within Leona Valley. I have followed the development of this proposal for some years now and have yet to see any credible evidence that it, in any way, complies with the substance or spirit of local standards in our rural community, as expressed within our longstanding Community Standards. Presentation after presentation, I see arguments from the developer that seek agreement that what is clearly a track development in stark non-compliance with those established standards should be viewed as just a creative variant of the standards. From day one, this has been an attempt to fly directly in the face of the established CSDs and the established character of the area.

From statements of available water that fly in the face of the current Urban Water Management Plan, to a proposed sewage treatment plant that we are to believe really isn't a sewage treatment plant, to dramatically undersized lots that we are asked to accept as compliant through "voodoo" math, one cannot view this proposal or its supporting arguments as anything but manipulative rationalizations, based on unrealistic financial feasibility assumptions, will never be delivered on.

If community standards and a plain reading of long established and well considered standards and ordinances are to have any meaning, at all, in Los Angeles County, I urge the Commission to disapprove this brazen and deceptive plan.

Very truly yours,



Terry M. Zinger  
10124 Leona Avenue  
Leona Valley, CA 93551

April 16, 2011

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

RECEIVE  
JUN 20 2011

Attn: Jodie Sackett

Re: Valley Vineyards, TR066952

Dear Mr. Sackett

I attend almost every one of the Leona Valley Town Council meetings. I have grave concerns regarding the Lauren Development. Every meeting I have attended the audience- our community has voiced their concerned and disapproval of this development for many, many reasons.

Among the issues raised are the increase of traffic, the quality of life, the size of the project, the clustering of homes, the increase in children in an already full school and the fact that the homes will not be on the required acreage.

Our community is close knit and has fought developments such as this for years. To add that many homes would be extremely dangerous because of the ingress and egress in this area, the fire dangers and of course the fact that we are on a fault line.

I implore you to reconsider the development being proposed by Lauren Development. Our community has shown over and over again how dead set against it.

Sincerely

*Suzy & Jack Love*  
Leona Valley, Ca 93551  
40350 75<sup>th</sup> St. West  
Leona Valley, Ca 93551

Cc: Supervisor Antonovich  
Leona Valley Town Council

Pamela M. Elliott  
40015 72<sup>nd</sup> Street West  
Leona Valley, CA 93551-7524

**RECEIVE**  
JUN 20 2011

June 13, 2011

LA County Department of Regional Planning  
320 West Temple Street, Room 1382  
Los Angeles, CA 90012

ATTENTION: Jodie Sackett - Sr. Regional Planning/Land Division Section  
**RE: Project No. TR066962-(5)**

Dear Mr. Sackett:

This letter is to reiterate all the letters you have received to date from my neighbors, friends and acquaintances, who are all the same persons who love the community of Leona Valley, **want** to keep our rural way of life, **do not want** a gated housing tract full of clustered homes and **we are opposed** to the Valley Vineyards Development.

I moved to Leona Valley in 1998 and find myself thoroughly enjoying a quiet lifestyle of rural living in a ranch home on 2½ acres with dark skies in an unincorporated area of the high desert. The thought of a developer attempting to build a gated housing tract and clustering 117 homes in this valley is disturbing, it would destroy our existing rural atmosphere.

The issues being opposed concern the following:

**Traffic** would increase enormously on 87<sup>th</sup> Street West, Bouquet Canyon Road, Leona Avenue, 90<sup>th</sup> Street West, Elizabeth Lake Road and Godde Hill with these additional families commuting from this gated housing tract. The outlandish idea of placing traffic signals to accommodate the increase in traffic at any of these locations is outrageous. This community has always taken a stand to keep dark skies and the thought of additional street lighting and any traffic lights is not acceptable. With these additional vehicles on our rural streets, horseback riders and those involved in 4-H projects could be in jeopardy while riding and/or moving livestock at any given time when these vehicles are racing their way to work or home after a long day commuting.

The Leona Valley **Elementary School** would become overcrowded and our existing students, in all fairness, deserve every moment our teachers have to offer them a great education while in elementary school and preparing them to be our future leaders.

The Leona Valley **Fire Department** is a team of professionals who could face the reality of extended response time to an emergency getting to this **overpopulated gated** tract home area. These firefighters could find themselves experiencing many obstacles while maneuvering around this **overpopulated gated** tract home area with additional fire trucks and ambulances coming from other locations as far as 20 to 30 minutes, or longer, away.

The intentions of this developer is to build too many homes in the requested area, this is where **density** is at issue. Here I will refer to the Antelope Valley Areawide General Plan (hereinafter referred to as AVAGP) where the community of Leona Valley is described as a *“very low density, rural village which is worthy of protection. ... uniquely identifiable from its surroundings. The residents express a sense of community pride and local identity”*. Further, *“Since many of the residents maintain horses and other farm animals, there is a strong desire to retain this lifestyle.”* Let’s keep it this way!

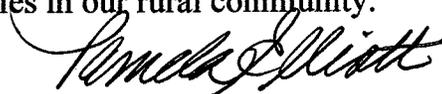
*“Leona Valley is nestled in the “rift valley” and “The San Andreas Fault Zone traverses the area ...”*. Also **Seismic Hazards for Future Development** “199. **Prohibit new residential construction or construction of any other principle structure across the trace of a fault.**” This information is contained in the AVAGP. It is a fact, it’s just a matter of time when this area will experience a sizable earthquake.

**Wildlife** is abundant in Leona Valley. The area of Ritter Ridge is also known as an important refuge for migratory birds. AVAGP **Environmental Sensitivities** “20. **Prohibit expansion of urban uses into areas of rare and endangered species.**” It has become known that the Tri-Colored Blackbird has been migrating in Leona Valley. I believe that the Tri-Colored Blackbird is on the endangered species list for California wildlife. **Wildflowers** would be disrupted from growing if this project were to go forward. California Poppies and other native wildflowers are abundant all over these hillsides and it would be a shame to destroy their beauty.

Leona Valley is rich in history. Settlers for 100's of years have traveled by foot, horseback and/or covered wagons across this valley. There have been a number of **artifacts discovered** from many areas in Leona Valley. Preservation of these artifacts are of utmost importance and many are **displayed at our Leona Valley Heritage Park**. AVAGP **Natural Resources** “137. **Protect known archaeological and historical resources to the extent appropriate.**”

**Water** availability has been a problem in Leona Valley for sometime. This developer is proposing to plant vineyards and also use a **Wastewater System** that has numerous limitations. It has been explained to me that this proposed system for use of home wastewater collection and treatment **will not work**. AVAGP **Managed Resource Production** “146. **Protect and conserve valuable water resources by discouraging the use of high water consumptive, non-native plants for landscaping purposes.** 147. **Carefully consider, in all governmental and private actions related to sewage and solid waste disposal, the potential effects on local groundwater quality.**”

My closing comments in opposition to the proposed Valley Vineyards Development relate to known facts that the **housing market** in today’s economy **is suffering**. For a developer to come into Leona Valley and propose a gated housing tract of **117 clustered homes is ridiculous**. Let them develop their gated housing tract in Beverly Hills where it would fit into that lifestyle. Finally, I will quote a sentence from a letter you received from a resident which I am in full agreement *“I feel that as a general rule, local citizens should have the final say when significant changes of this type are proposed”*. Re-read our letters, it’s so important that you understand that **we do not want Valley Vineyards to develop homes in our rural community.**



20 June 2010

VIA EMAIL, US MAIL

Susan Zahnter  
P. O. Box 786  
Lake Hughes, CA 93532

Los Angeles County Regional Planning Commission  
Commissioner Pat Modugno  
Commissioner Esther Valadez  
Commissioner Harold Helsley  
Commissioner Curt Pedersen  
Commissioner David Louie

Mr. Jodie Sackett, AICP  
Senior Planner  
Land Divisions Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012  
jsackett@planning.lacounty.gov

Dear Commissioners and Mr. Sackett,

Re: Valley Vineyard Project, Vested Tentative Tract Map TR066952

I am writing to express my opposition to the Valley Vineyard Project, in that it will have several deleterious effects on the rural lifestyle that residents of Leona Valley and other rural communities find protected in the Antelope Valley Areawide Plan (1986)(AVAP), and through the letter and spirit of current and proposed Community Standards District documents for this area.

Are there any direct benefits for residents that would occur as a result of this project? While the AVAP maintains a procedure to to permit “new communities in or outside existing communities, with proper consideration of environmental sensitivities and hazards” it also requires “**evidence of overall community benefit**” (Sec. V, pg. 1, No. 7); there appears to be no benefit at all. To reiterate what others have indicated as serious impacts to the community:

- Threat to water quality, due to high ground water levels, and a wastewater treatment plant and plan that is unsuitable because of the impossibility of monitoring use of cleaning agents and chemicals; as well as unsuitability for areas with freezing temperatures.
- Possibility of hillside erosion from excess grading in a hillside management area.
- Serious flooding caused by development that will have direct detrimental impact to neighboring areas and roads.
- Access in and out of the gated development is “at will” for potential residents, while there is no access for current residents. The “gated community” concept is antithetical to the rural nature of the community.
- Trail access to the Angeles National Forest through the Granite Mountain Trail would be closed—the only access for residents. Another trail will be lost between Leona Avenue and Lost Valley Ranch Road.

- The tremendous 20% increase to the population of Leona Valley and impacts to fire suppression efforts, police protection, schools, and traffic. The General Plan (2035) seeks very low density in severe hazard areas to limit loss of life and property.
- Adding a stoplight to control traffic is in opposition to rural lifestyles.
- Abandoned projects in Leona Valley, and the Valley Vineyard proponents' lack of a complete restoration bond (adjusted for inflation) should the development fail.

The AVAP cites General Plan Policy that “is designed to protect the health and safety of the public from the hazards typically associated with hillside areas and to preserve natural resources and scenic values commonly occurring in these environs. Wildland fires, floods, mudslides, erosion and landslides are typical hazards confronting hillside properties (AVAP, Sec. VI, pg. 4).” The Plan also states “Residential uses at very low densities (up to 0.5 du / acre depending upon the slope) and other appropriate use would be accommodated, provided that the “integrity” of the hillside formation and its natural vegetation is retained. It is the intent of these policies to prevent excessive runoff, landslides, and erosion, and to maintain their scenic and geological values (Sec. III, pg.15).” Additionally, this project defies the intent of the CSD documents to avoid clustering and the desire of the community to preserve its rural nature. A gated housing development that landscapes with grapevines does not a rural community make, especially when the vineyard replaces “natural vegetation”; and the project does not preserve open space, does not preserve scenic values associated with ridgeline protection, and deprives residents the opportunity of enjoyment of activities related to the husbanding and enjoyment of animals.

Again, there is no benefit to the residents of Leona Valley, and this aspect of the previously quoted policies of the AVAP suffices to encompass all other negative effects in considering the approval of this project; there is only benefit to project proponents. Finally, there is no local support or favor for Valley Vineyards as it now stands.

Sincerely,

Susan Zahnter

cc: Supervisor Antonovich, Norm Hickling

6-16-11

My name is Jacob Wells and I am completely against the Valley Vineyards development. I strongly believe that the Valley Vineyards development should not be put in because it will greatly destroy the unique and beautiful countryside of Loma Valley that is so dear to those who live ~~here~~ here. It will destroy our small community by creating traffic that is noisy, ugly, and hazardous to people riding horses and bikes on the roads. Not to

mention all the trails for horse-back  
riders it will destroy. So I believe  
that the Valley Vineyards development  
should not be put in for the better  
of the people and wildlife of Ferna

~~Valley~~ Valley

Sincerely,

Jacob Wells

**From:** Zoning LDCC  
**To:** Sackett, Jodie  
**Subject:** FW: Attn: Jodie Sackett Re.: Leona Valley - Valley Vineyards Proposed Development  
**Date:** Thursday, April 07, 2011 2:42:38 PM

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Hi Jodie,

We just received this email for one of your projects.

-Kristina

Land Development Coordinating Center Section  
213-974-6411

---

**From:** Glenda Tumin [mailto:pilargandalus@yahoo.com]  
**Sent:** Thursday, April 07, 2011 1:13 PM  
**To:** Zoning LDCC  
**Subject:** Attn: Jodie Sackett Re.: Leona Valley - Valley Vineyards Proposed Development

Glenda Gonzalez

9224 Leona Avenue

Leona Valley, California 93551

April 7, 2011

Department of Regional Planning

Jodie Sackett

*320 West Temple Street, 13th Floor*

Los Angeles, California, 90012

Re.: Valley Vineyards Development

Tentative Project number TR066952

Dear Mr. Sackett:

I will keep this short. I am strongly OPPOSED to the development being proposed for Leona Valley. This gated development has no place in our community.

Leona Valley is a tightly knit community. We wave to each other on walks and rides on the narrow streets and local hills and eat together at family barbecues and community events. We have no need or desire for a gated development. Just what would the gates be barring? Many of the families that reside here have connections that go back generations. To whom would these gated residents be connected?

The sewage and light generated by the proposed community would only adversely affect the existing residents, which include various wildlife. It is ridiculous to imagine that a gated community within the boundaries of Leona Valley would offer any benefit to me or anyone else who already lives here.

The addition of eighty families to our community would compromise air quality by adding more vehicles, create a greater strain on our water supply, and add to our already high fire risk. As most fires have a human cause, increased population equals increased potential for fires. Who will protect us against this? Our fire department is a volunteer department. Although our citizens actively educate themselves about fire safety and most take preventive action, the addition of eighty families would overburden exit routes and firefighters. I have lived through a number of fires in our community and congestion would be a major factor in the event of a fire or any other disaster.

In short, this development is not welcome.

Sincerely,

Glenda Gonzalez

c/o Michael D. Antonovich

March 29, 2011

Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple Street. 13th Floor  
□ Los Angeles, CA 90012

Subject: Vineyards Subdivision, Leona Valley

Dear Mr. Modungo

The following comments are of a general nature concerning any new development project in Leona Valley or elsewhere in other rural, agricultural areas within Los Angeles County with A2-2 zoning. I do not live in Leona Valley, rather approximately two miles outside of it.

My interest is in preserving the rural nature of Leona Valley to the extent possible within existing zoning requirements and the CSD ordinances of Leona Valley as established by the community and its Town Council.

I support those whom I know personally who live in Leona Valley and their desire to keep the agricultural nature of their community alive, while allowing development that complies.

Recently, I attended a Leona Valley Town Council meeting on February 14, 2011, where the former TC president, Richard Thomas, addressed the community audience stating that as long as the developers of the Valley Vineyards project followed zoning and CSD requirements of the Leona Valley overlay, there is no further valid opposition to the project. I agree with him, and am not aware of any extenuating circumstances that would override such a position. I heard none at the TC meeting.

It seems any development that dedicates agricultural use of land, such as growing cherry trees or vineyards, addresses the concerns of helping to preserve the agricultural nature of the valley. Would not the proposed vineyards be considered open space according to state and county regulations? It certainly is farming and agricultural.

Vineyards provide a more rural feel than lawns. And would have a positive impact on our economy, adding jobs and income to the area as well as provide tax revenue, while preserving agriculture and the rural nature of this area.

The water-capturing and effluent treatment system proposed for this development by all accounts I have reviewed is significantly more efficient and less harmful than old-style septic tanks. It is refreshing to see technology surpassing traditional septic systems.

I would be opposed to a development that was simply another housing tract, with the typical density of such projects, with curbs, gutters, streetlights and other non-rural/agricultural trappings.

At the same time, I would be opposed to the growing of garlic or onions. Phew!! The smell would be offensive.

When it comes to zoning and private property that is not mine, my personal preferences

that go beyond specific zoning requirements don't really matter, do they.

I trust you will honor the existing zoning requirements, and yield nothing arbitrary or personally subjective to those on either side of this project. Otherwise, what is the point of zoning, permits, etc.?

Sincerely,

Ron Howell  
36917 Bouquet Canyon Road  
Santa Clarita, CA 91390

**\*\*6-23-11 SUPPLEMENTAL PACKAGE\*\***

**JUNE 29, 2011 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**AGENDA ITEM NO. 6**

**PROJECT NO. TR066952-(5) "VALLEY VINEYARDS"**

**ADDITIONAL APPLICANT CORRESPONDENCE RECEIVED**

- 1. (6-23-11) Afriat (consultant) analysis of community letters**
- 2. (6-22-11) Latham and Watkins (attorney) letter to the Commission**
- 3. (6-15-11) Latham and Watkins (attorney) letter regarding green project aspects, responses, vineyards**
- 4. (6-15-11) Afriat (consultant) community outreach response package**
- 5. (6-13-11) Applicant response to ETI trail coordinator (Elaine Macdonald)**
- 6. (Feb 09 – Jun 11) Applicant forwarded 16 letters and two e-mails of support for the project**
- 7. (1-24-11) Applicant forwarded one letter and one e-mail regarding support of the applicant's donation of smoke detectors**



2

355 South Grand Avenue  
Los Angeles, California 90071-1560  
Tel: +1.213.485.1234 Fax: +1.213.891.8763  
www.lw.com

# LATHAM & WATKINS<sup>LLP</sup>

## FIRM / AFFILIATE OFFICES

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Doha	Riyadh
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Hong Kong	Shanghai
Houston	Silicon Valley
London	Singapore
Los Angeles	Tokyo
Madrid	Washington, D.C.
Milan	

June 22, 2011

## VIA EMAIL

File No. 049898-0000

Regional Planning Commission  
County of Los Angeles  
320 West Temple Street  
13th Floor  
Los Angeles, CA 90012

Re: Valley Vineyards – Tract No. 66952-(5)  
Response to Staff Report and Public Hearing Scheduled for June 29, 2011

Honorable Chairman Modugno and Members of the Commission:

On behalf of our client, Valley Vineyards LLC (“Applicant”), we are preparing a detailed response to the Staff Report dated June 16, 2011, concerning the Applicant’s request for a Vesting Tentative Tract Map and related Conditional Use Permit to subdivide 292 acres into a single-family residential rural community (the “Project”). Our response will address the key issues identified by Regional Planning staff and will correct inaccuracies and misrepresentations about the Project as well as legal conclusions which we believe unfairly seek to limit your discretion. We regret that we will not be able to submit our response until early next week, and apologize for the inconvenience.

This Project is truly innovative and unique. It incorporates vineyards into the residential design and provides many green low impact development features and an elaborate equestrian trail system, all keeping with the rural and agricultural character of the local community. Certain aspects of the Project are still under review by County Departments and as we have stated in prior correspondence and in remarks made directly to your Commission at a recent public meeting, this case is really not ready for you to consider and decide. Yet staff recommends in its Staff Report that your Commission deny the Project based on incomplete information, inaccuracies and misrepresentations, all of which we intend to address in our detailed submittal.

LATHAM & WATKINS<sup>LLP</sup>

Our submittal will demonstrate why your Commission should continue the public hearing and direct staff to continue to work with the Applicant and its representatives to finalize the Project's environmental document and resolve the very few remaining issues prior to the Commission's evaluation and decision on the Project.

Thank you for your consideration. We look forward to continued coordination with Regional Planning staff and other County agencies as the Project proceeds through the public process.

Very truly yours,



Peter J. Gutierrez  
of LATHAM & WATKINS LLP

cc:

Edel Vizcarra, Planning Deputy  
Fifth Supervisorial District

Norm Hickling, Field Deputy  
Fifth Supervisorial District

Sorin Alexanian, Deputy Director  
Department of Regional Planning

Jodie Sackett, Senior Planner  
Department of Regional Planning

Susan Tae, Supervising Regional Planner  
Department of Regional Planning

Nooshin Paidar, Supervising Regional Planner  
Department of Regional Planning

Patricia Keanne, Esq., Principal Deputy County Counsel  
Office of County Counsel

Bill Ford, Valley Vineyards LLC

3

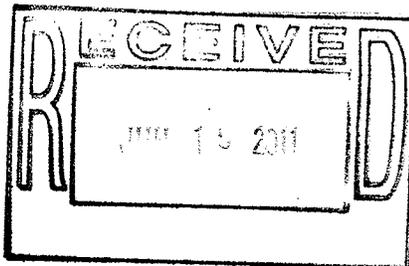
355 South Grand Avenue  
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**LATHAM & WATKINS LLP**

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Milan	

June 15, 2011



**VIA MESSENGER**

Los Angeles County Regional Planning Commission  
Los Angeles County Dept. of Regional Planning  
320 West Temple Street  
13<sup>TH</sup> Floor  
Los Angeles, CA 90012

Re: Valley Vineyards-Tract No. 066952-(5)  
Hearing Scheduled June 29, 2011

Honorable Chair, Modugno and Members of the Commission:

In connection with the upcoming public hearing referenced above, please find the following attached materials for your consideration:

- Summary of green sustainable aspects of Valley Vineyards
- Letter responding to issues raised by Leona Valley residents; and
- Vineyard overlay map depicting areas proposed for vineyards.

Thank you for your consideration.

Respectfully,

Peter J. Gutierrez  
of LATHAM & WATKINS LLP

Attachments

cc:

Edel Vizcarra, Planning Deputy  
Fifth Supervisorial District

**LATHAM & WATKINS** LLP

Norm Hickling, Field Deputy  
Fifth Supervisorial District

Sorin Alexanian, Deputy Director  
Department of Regional Planning

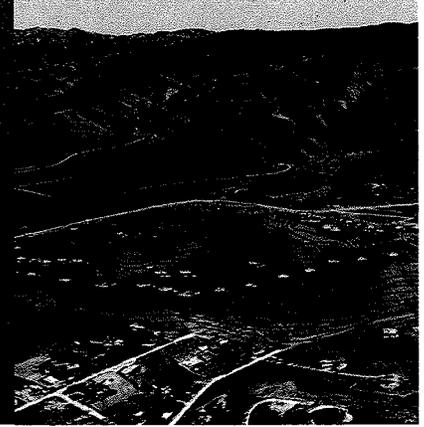
Susan Tae, Supervising Regional Planner  
Department of Regional Planning

Jodie Sacket, Senior Planner  
Department of Regional Planning

Bill Ford

# The Vineyards

## An Environmentally Sustainable Solution to Land Design Summary of the Green Aspects of VTTM 066952



### Project Description:

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

### Compliance with All Existing Ordinances

The Vineyards has been designed to adhere to all existing development regulations as well as to implement many state-of-the-art methods for protecting the environment and meeting local, state and national sustainability goals.

No General Plan Amendment is sought nor is any Zone Change requested.

The Vineyards was carefully designed to strictly comply with existing Los Angeles County planning regulations for the Leona Valley area. As such, it is consistent with the current Los Angeles County General Plan, the current Antelope Valley Areawide General Plan, the Primary Zoning (A-2-2 heavy agriculture) for the property, and the Supplemental Zoning that takes the form of the Leona Valley Community Standards District (LVCSA). The Vineyards also fully complies with the County's renowned and widely respected Hillside Management regulations. Additionally, considerations were given to comply with the Draft General Plan Update and the Draft Town and Country Plan Update.

### Consistency with Prior Approvals:

Extensive research was conducted to determine the County's policies towards approval of other VTTM's brought to the Planning Commission over the past several years. In particular two issues were consistently seen as a concern by staff and the Planning Commission and therefore The Vineyards sought to limit these impacts specifically.

- Density: Although density calculations allow for 139 units for The Vineyards, we propose to keep the number of lots consistent with the underlying Leona Valley Zoning (1 lot per 2.5 acres of land), so only 117 lots were designed into the plan. Based on recent reviews of County files, in all but one case, *projects subject to density calculations have been approved at, or very near, the maximum thresholds allowed.*
- Grading: The initial design proposed 1,438,555 cubic yards of combined cut and fill, but after consultation with staff this amount was reduced by approximately 300,000 cubic yards, or 20%. This new plan now proposes 1,160,000 cubic yards of combined cut and fill, balanced on site, which is only about 9,800 cubic yards per lot. Based on recent reviews of County files, in all but one project reviewed, *The Vineyards grading quantities were shown to be significantly less (as much as 65% less) with respect to all of the following aspects: per lot (no matter what the size), per residential acreage developed, and per total project acreage.*

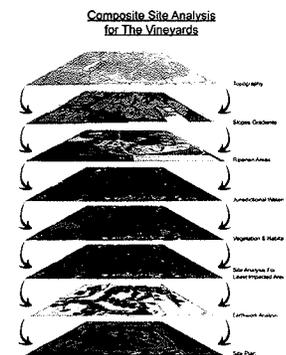
## A Model for Sustainable Development

It is the goal of The Vineyards:

- **to create a model** for implementing new Low Impact Development (LID) techniques, such as bio-swales, permeable paving, and rainwater collection systems;
- **to create a model** for advancing alternative wastewater management practices such as lot-specific advanced wastewater treatment systems (ATS) and Evapotranspiration/Infiltration (ET/I) beds;
- **to create a model** for the pilot Leadership in Energy and Environmental Design – Neighborhood Design (LEED-ND) methodologies;
- **to create a model** for integrating agricultural elements into a low density residential setting; and
- **to create a model** for complying with Los Angeles County's Hillside Management Regulations.

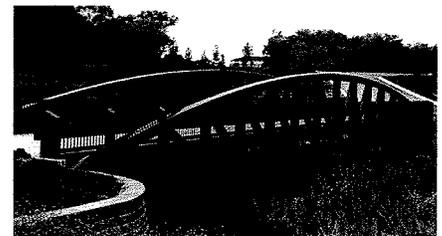
## Negligible Environmental Impacts

The mapping and layering of potential environmental impacts for The Vineyards was carried out by a number of professional consultants before the actual site planning for the residential and agricultural aspects of the property commenced. Only after these studies were completed did the planners commence their unique land design. This resulted in a sensitively planned layout where the physical site dictated the development's configuration rather than creating a plan that dominated and damaged the property. Not only have significant environmental features of the site been preserved, but also, where impacts were detected, controls were built into the plan and, together with the County's regulatory procedures, measures were established to mitigate any potential for adverse consequences.



## Comprehensive Riparian Protection

After research of historical documents and a detailed inspection of the site by professional consulting biologists, two (2) seasonal riparian areas were identified as being "jurisdictional wetlands" as defined by the California Department of Fish & Game (CDFG). Both areas were left untouched in the design of the plan so as not to cause any impact to these areas. When one small area was to be impacted by the installation of a road, the design went so far as incorporate a bridge over a small jurisdictional area of a streambed rather than destroy it. *As a result, there will be no adverse impact upon any riparian area within the site boundaries.*



## Low Impact Development (LID) and LEED-ND Features

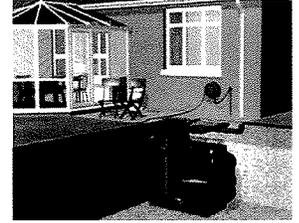
Through the use of the following features, The Vineyards will *manage all of the stormwater that falls on the site as well as any wastewater generated by the individual homes*. Our goal is to capture all water The Vineyards generates – both domestic and natural – recycle it, and then direct it for use in the irrigation of the agricultural elements.

In addition to LID and LEED-ND features, The Vineyards has sought to lessen its impact on carbon emissions caused as a result of land development. For instance, many scientists currently believe that at least 5 percent of humanity's carbon footprint comes from the concrete industry, therefore The Vineyards will use no concrete curbs, gutter, sidewalks or storm drain systems. Driveways will also be required to significantly lessen the use of this material.

## Low Impact Development (LID) and LEED-ND Features

### Roof Rainwater Harvesting Systems

By using rain barrels for harvesting and storing rainwater from all roof areas, the impacts from storm water runoff will be significantly reduced. This rainwater can then be reused for residential irrigation lessening the impact on commercial water systems while at the same time providing for water recharge. Rainwater which falls on each lot and is not captured by these Rain Barrels is diverted to, and capture by one or more Rain Gardens.



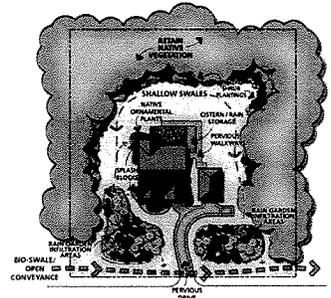
### Rain Gardens

A Rain Garden is a planted area in a residential yard or neighborhood engineered to temporarily hold and allow for recharge of rainwater that comes from a house roof, driveway or other open area. Each residential lot will include one or more Rain Gardens to allow for the capture and eventual recharge of rainwater back into the natural aquifer. Additional rainwater which falls on the residential lots and is not captured by either Rain Barrels or Rain Gardens is diverted to and captured by Bio-Swales.



### Bio-Swales

In The Vineyards, the bio-swales have been engineered to be a combination of 12-foot wide parkways, which parallel both sides of all interior streets. These systems act to capture and direct excess rainwater from individual lots and streets into Bio-Infiltration and Bio-Retention Systems located throughout the project. They also have the dual purpose of creating approximately 5 miles of hiking and riding trails within the community.



### Bio-Infiltration and Bio-Retention Systems

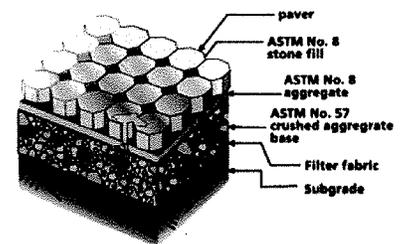
The introduction of vegetation, permeable paving, soil amendments, and sub-surface storage tanks in the roundabouts located at all intersections within The Vineyards will have the effect of transforming these islands into Bio-Retention/Infiltration systems to allow for further groundwater recharge. (see Roundabouts below)

### Permeable Paving

Permeable paving materials will also be used on driveways, portions of streets, bio-swales and other surfaces where allowed by the County to allow for water recharge.

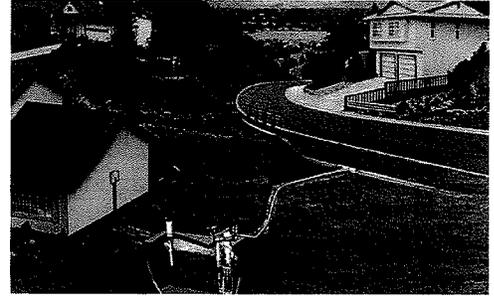
### Driveways

As much as 20 percent of the impervious coverage in a residential subdivision can be attributed to concrete driveways. The Vineyards design incorporates several techniques to significantly reduce impervious coverage and use of concrete associated with driveways including: 1) use of permeable paving materials and aggregate storage under wearing surfaces, 2) limit impervious surfaces to two tracks with remainder in reinforced grass-crete or other pervious surfaces, and 3) direct surface flow from driveways to compost amended soils, Rain Gardens, Bio-Retention areas or other dispersion and infiltration areas.



## Advanced Wastewater Treatment Systems

Recognizing the need for more sophisticated, environmentally sound wastewater treatment options, The Vineyards has sought an alternative to the common septic system. Research has shown that highly sophisticated, non-polluting, enhanced domestic wastewater treatment systems have been in use throughout the United States, including California, for many years. *The advanced treatment of the wastewater from these systems has the effect of making the resultant effluent up to 98% cleaner than effluent produced by the common septic system.* Furthermore, after this water is treated on each residential lot, it is then conveyed to four Evapotranspiration/Infiltration (ET/I) areas set aside within the development where the water is further processed to an even higher degree of purity and then use for irrigation. All of this is done underground so as not to impact the visual aspect of the plan.



## Open Space and Recreation

Approximately 2/3rds of the site will be dedicated to permanent natural and open space. This will include about 70 acres for vineyards in addition to approximately 3 miles dedicated to the County Department of Parks and Recreation for riding and hiking trails, horse staging areas, rest areas and overlooks. Additionally, approximately 5 miles of publicly accessible riding and hiking trails will be provided for the use and enjoyment by all.



## Minimizing Traffic Impact on the Community

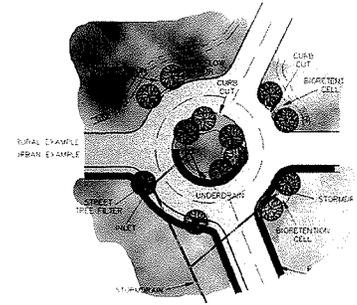
The civil and traffic engineers were charged with the task to limit the impact of The Vineyards traffic upon residents of 87th Street and Leona Avenue. In order to accomplish this, two important features were incorporated into the project design: First, all interior roads were designed to force vehicles to use Bouquet Canyon Road. Second, gates were added to stop outside traffic from using The Vineyards streets as a short cut to existing residential and commercial areas of Leona Valley proper. As a result only a very small amount of the traffic generated by The Vineyards – 10% or only about 56 cars leaving and returning in any 24-hour period – will potentially impact these sensitive areas.

## Emergency Access for Existing Leona Valley Residents

Presently, over 280 homes in Leona Valley have only one point of access to and from the community. This presents two basic problems: 1) in the event of an emergency evacuation, all of these homes would be required to drive a single point of exit, and 2) all emergency vehicles would be hindered by limited access into the community due to the resultant congestion at this single point of entry. The plan for The Vineyards adds this much needed and necessary second emergency access to and from the community.

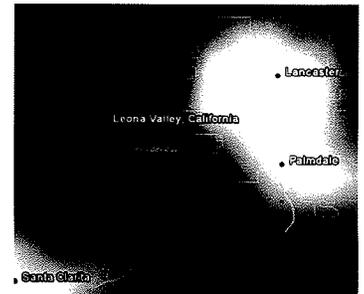
## Roundabouts at All Intersections

The Vineyards has engineered Roundabouts into all interior intersections. The benefits to safety and traffic efficiency by the use of Roundabouts are extensively documented. They provide, on average, a 70% overall safety improvement over a standard intersection and a 90% reduction in severe right angle accidents. They are highly efficient, provide traffic calming, and improve pedestrian safety. Finally, the introduction of vegetation into the Roundabout provides a separation buffer between pedestrians and motorists, and has the dual feature of acting as a Bio-Infiltration system for stormwater retention and for groundwater recharge.



## Adherence to Dark Sky's Standards

The Vineyards will comply with the shielding standards and lumen ceilings as determined by County Code, as determined by the County's (draft) Exterior Lighting Standards. All outdoor lights will be directed toward the ground and will have automatic turn off controls when not in use. Pole lights, when used, will be installed with shielded fixtures or with light bulbs that direct light to where it is needed. Additional restrictions will be placed on residential construction through deed restrictions (CC&R's) to ensure strict compliance with all Dark Sky requirements.



## Digital Illustration of an Interior Street in The Vineyards (to scale)





# THE VINEYARDS

June 13, 2011

Addressed to All Individuals  
Who Have Sent Letters to  
The County as of June 14, 2011  
See Attached List

Re: Response to Neighbors' Concerns  
VTTM 066952

Dear Neighbor,

I am pleased with the number of letters written by my neighbors in Leona Valley. It was gratifying to learn that the majority of those interested enough to write letters were not opposed to what we have planned, but are rather interested in receiving more information or answers to specific questions related to a few aspects of the proposal. It is to those inquiries that I would like to address this open letter.

The information below is only a summary of what has been provided to the County in the form of numerous studies and papers, many of which can be found on the Leona Valley Town Council's website for easy reference. However, should anyone desire additional information of more detailed research to support any of the responses that follow, I would be more than happy to supply it. Just drop me an email at [billf@laurendevelopment.com](mailto:billf@laurendevelopment.com).

- **Density and Leona Valley CSD's:** On the issue of "density," we are asking for no more than any other resident has a legal right to request for the use and enjoyment of his or her property. The number of lots allowed for our property is set by the County General Plan, Zoning laws and our Leona Valley Community Standards District (CSD) regulations. We are not proposing any changes to these existing requirements. Valley Vineyards is a 293 acre project and our CSD's allow for 1 lot per 2.5 acres, therefore,  $293 \text{ acres} / 2.5 = 117$  lots, just what we are requesting. Some people have said to me: "117 homes, that's a lot of homes." However that is the exact number that we, you, and any other property owner in Leona Valley is allowed. This project unequivocally abides by all of the Leona Valley CSD's and all other laws.
  
- **Water:** On the issue of water, any water that is needed for Valley Vineyards needs to come from outside Leona Valley and must not draw on the limited supply found under Leona Valley. We have agreed not to add wells on our property and have worked with Cal Water to ensure that any water needed will not draw on Leona Valley's existing resources. Further, we will be installing more fire hydrants, new distribution lines and a water tank to help increase water pressure, which helps everyone. All new water infrastructure for Valley Vineyards will be added at our expense so that no rate increases will be required of existing ratepayers. In fact, according to a Cal Water statement, the addition of this project may actually *decrease* the cost of water to existing



## THE VINEYARDS

customers compared to what it is today. This is how any new development should be planned so as not to impact our resources but at the same time improve what is already here.

- **Septic Systems:** The use of antiquated septic systems is quite prevalent throughout Leona Valley. These systems have been polluting the very water many rely on for personal use. What we are proposing is a very “clean” and very “green” approach for the efficient processing of wastewater. This is not new technology. It has been in use for quite some time in California and across the nation. The advanced systems produce water that is 98% cleaner than the effluent generated by a traditional septic system. Taking this one step further, this highly treated water will then be dispersed throughout the site to irrigate landscaping in specific dispersal areas rather than allow it to just percolate back into the Valley’s ground water. Quite frankly, everyone in the community might want to take a closer look at these advanced treatment systems, and consider installing them on their own lots, in order to ensure the long term quality of our well water.
  
- **Minimal Grading, Preservation of Open Space, and Agriculture:** The ridgelines on the site are preserved and protected and only a small percentage of the site is being graded. Of the total 295 acres of land, only about 50 acres is devoted to graded home sites. The balance of the land is devoted to permanent open space including about 70 acres of agriculture in the form of vineyards. Leona Valley’s CSDs’ stated purpose is, among other things “to protect the community’s unique appeal, including its rural agricultural character.” More agriculture is needed as this is what keeps Leona Valley rural. We have agreed to set aside up to 2/3rds of our property for permanently preserved natural and open space uses, including the vineyards. This is a precedent we all need and this should be required of all new development in order to keep Leona Valley rural.
  
- **Gates and New Traffic:** There has been a lot said about the proposed gates for the project as well as the increased number of vehicles this project could bring to Leona Valley along 87<sup>th</sup> Street. When designing this project, we learned from our traffic engineers that without the gates to control the flow of vehicles, there would be a negative impact on the people living on 87<sup>th</sup> Street. We have attempted to stop that from occurring. The project’s traffic studies confirm, and the County concurs, that the street layout of this project will keep 90% of the small amount of vehicle trips *away* from 87<sup>th</sup> Street and direct it instead to Bouquet Canyon Road. It is true that a few of the residents from the Valley Vineyards project will take 87<sup>th</sup> Street, but that insignificant impact will only be about 56 cars using this route to leave and enter the community in any 24 hour period or about one car every 15 minutes. That’s it. And, Valley Vineyards will build an alternate emergency route into Leona Valley proper – something badly needed in case of fire, mandatory evacuations or other emergencies when quick access into or out of our community is required. Did you know that over 280 homes have only 90<sup>th</sup> Street as the access point into and out of their neighborhood and current County Fire Department requirements would allow no more than 75 homes to have only one access point. This presents a significant existing safety hazard to a number of residents in Leona valley a bad situation that Valley Vineyards is hoping to rectify.



## THE VINEYARDS

- **Traffic Light at Elizabeth Lake and Bouquet Canyon Roads:** We don't want it. By the County's own admission, Valley Vineyards will generate only a tiny fraction of the projected future traffic that may eventually necessitate a signal at this location. Please join us in petitioning the County to remove this requirement from our project.
  
- **Contributions to our Neighborhood:** This project will pay \$1,400,000 plus an additional \$90,000 per year from property taxes to our schools; \$400,000 to our fire department; \$90,000 to libraries. What we need to do as a community is make sure the County directs this money into Leona Valley and does not divert it to some other place.

We, the owners of Valley Vineyards, have owned this property since 1990. We are taxpayers and members of this community just like everyone else. We pay for the schools, support the fire department and sheriff's deputies and are law abiding citizens, just like everyone else. Like most everyone else in Leona Valley, we also believe in basic property rights – a basic fundamental right afforded to us all. But more than just abiding by the laws that govern our property – requirements within the CSDs, the Zoning Code, State Law, etc. – we have worked hard to propose a project that is environmentally sensitive, exceptionally “green,” and creates a positive precedent to all those that follow.

Valley Vineyards preserves the rural nature of Leona Valley. There will be no cookie-cutter, or “tract” homes in Valley Vineyards – this won't be Ritter Ranch or Santa Clarita or Agoura Hills. Valley Vineyards will be comprised of unique, custom-built homes. No two homes will look alike. But more than that, Valley Vineyards will be primarily a working, producing vineyard – the property is devoted more to agriculture and open space than homes. I am of the firm belief that Valley Vineyards will be a positive enhancement to this great community without changing the character, spirit, or sense of community.

Most Sincerely,

Bill Ford  
Manager

cc: Supervisor 5th District Michael Antonovich  
Los Angeles County Regional Planning Commission  
Department of Regional Planning  
Leona Valley Town Council



# THE VINEYARDS

List of Addresses Letters were sent to:

First Name	Last Name	Address
Stephen	Ordway	39670 87th St, Leona Valley, CA 93551
Robert/Valerie	Harpham	39933 87th St, Leona Valley, CA 93551
Julie	Marshall	8769 Vientos Dr, Leona Valley, CA 93551
Elaine/Karlo	Johnson	9149 Elizabeth Lake Rd, Leona Valley, CA 93551
Ron	Howell	36917 Bouquet Canyon Rd, Santa Clarita CA 91390
Karl	Pearcy	9710 North Side Dr, Leona Valley, CA 93551
Nancy	Smith	8844 Leona Ave, Leona Valley, CA 93551
Marcy	Watton	PO Box 816, Leona Valley, CA 93551
Phil	Spangenberg	PO Box 753, Leona Valley, CA 93551
Sherrie	Stolarik	25241 Carson Way, Stevenson Ranch, CA 91381
Theodora	Gable	10650 Leona Ave, Leona Valley, CA 93551
Elaine	Macdonald	43031 40th St, Lancaster CA 93535
Donna	Evens	8845 Penhaven Lane, Leona Valley, CA 93551
Richard	Thomas	9250 Elizabeth Lake Rd, Leona Valley, CA 93551
John/Deanna	Cosola	7817 Elizabeth Lake Rd, Leona Valley, CA 93551
Emilie	Martins	40239 98Th St W, Leona Valley, CA 93551
Marcella	Mahan	8728 Leona Ave, Leona Valley, CA 93551
Lisa	Collinson	9211 Elizabeth Lake Rd, Leona Valley, CA 93551
Larry	Tyler	40255 98th St, Leona Valley, CA 93551
Steven/Anne	Breight	40047 97th St, Leona Valley, CA 93551
John	Sevmour	39909 86Th St W, Leona Valley, CA 93551
Christine	Stoddard	40155 95Th St W, Leona Valley, CA 93551

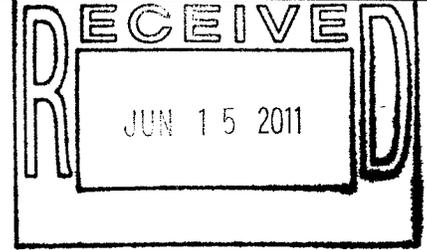


(4)

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burbank ca 91505  
818 450 2770  
fax 818 558 7688  
www.afriat.com



June 15, 2011



Honorable Members  
Regional Planning Commission  
County of Los Angeles  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

SUBJECT: Valley Vineyards Community Outreach and Correspondence

Dear Honorable Regional Planning Commissioners:

Our firm represents Lauren Development, the applicant for the Valley Vineyards project (Vesting Tentative Tract Map 066952) whose project is schedule for a hearing before your Commission on June 29<sup>th</sup>, 2011.

For more than four years, Lauren Development and our firm have engaged in extensive community outreach in Leona Valley. Some of our efforts include (but are not limited to):

- Attendance at over 50 Leona Valley Town Council Meetings beginning in 2006.
- Providing detailed presentations on various aspects of the project at 18 separate Town Council meetings.
- Providing outreach and a presentation to the Westside Union School District and meeting with its management.
- Extending outreach to multiple civic organizations, including the Leona Valley Improvement Organization and the Leona Valley Service to All Mankind Association (SERTOMA).
- Engagement and outreach to individuals in Leona Valley.
- Making more than 25 offers for meetings with the Leona Valley Town Council and its representatives.

I have personally undertaken much of this outreach along with my client's principal, Bill Ford. While some community members in Leona Valley have been receptive to meeting, no Leona Valley Town Councilmember has been willing to entertain a direct meeting with us in over three years.

Included in this packet are several examples of correspondence between Valley Vineyards (or its representatives), support letters from residents and property owners in Leona Valley for the project and an abbreviated version of the Leona Valley Town Council's meeting minutes from the past four years. These documents highlight some of the outreach conducted by Valley Vineyards and our firm on their behalf. Further information and documentation of our outreach is available upon request. We thank you in advance for your time and consideration of this information as you consider this application.

Most Sincerely,

Aaron Green  
Director of Political and Community Relations

CC: County Supervisor Michael Antonovich  
Sorin Alexanian – Office of Regional Planning  
Susan Tae – Office of Regional Planning  
Jodie Sackett – Office of Regional Planning  
Bill Ford – Lauren Development



Randall Carpenter  
20703 Santa Clara Street  
Santa Clarita, CA 91351  
(661) 424-1917

April 25, 2011

Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Re: Vineyards Development in Leona Valley

Dear Mr. Modugno:

I am writing you today as a property owner in Leona Valley who is very much in favor of the Vineyards development. I believe that many aspects of this project enhance property values, which is very important to me as an adjacent property owner.

From a safety perspective, the new water tank that is being included will aid the fire department by providing added water pressure for fire fighting and the streets created in the project will provide additional access to all emergency service providers. This is a benefit to all residents.

Much of the appeal of Leona Valley to its residents is the rural, agricultural environment which I feel is addressed in this plan by the addition of the vineyards which adds to farming in our community. In fact, the developers have preserved a large majority of the land for agricultural and open space use including additional horse and hiking trails. Because of the placement of the housing pads at lower elevation, the beauty of our ridgeline will be maintained for the enjoyment of all property owners.

Being a property owner and being very concerned about maintaining the uniqueness of Leona Valley, it is extremely important to me that only quality projects that preserve the character of Leona Valley be considered. I believe that the Vineyards Project is a quality project that will do that. In fact, I believe the Vineyards Project will enhance and improve on what is special about Leona Valley and that it should be given serious consideration.

Mr. Modugno, please approve this project and urge other members of the commission to do so as well. Thank you for your consideration.

Sincerely,



Randall Carpenter

MR. Pat Modugno, CHAIRMAN  
LOS ANGELES COUNTY PLANNING COMMISSION  
320 W. TEMPLE STREET. 13<sup>th</sup> FLOOR  
LOS ANGELES, CA. 90012

AS A big believer in a persons  
PROPERTY RIGHTS AND A HORSE RANCH  
OWNER living in LEONA VALLEY SINCE  
1972, It's always a conflict AS  
A DEVELOPER WANTS TO DEVELOPE  
his own property.

HAVING stated all that, I AM  
happy to SEE OPEN AND public  
HORSE TRAILS (APPROX. 7 MILES) that  
will be AVAILABLE FOR PUBLIC USE  
IN THE VALLEY VINEYARDS PROJECT.

AS LEONA VALLEY IS A SMALL  
COUNTRY AND HORSE COMMUNITY, IT  
APPEARS FROM WHAT I'VE SEEN,  
THE VALLEY VINEYARDS PROJECT IS  
TRYING TO MITIGATE ITS IMPACT ON  
THE COMMUNITY AS MUCH AS ANY  
DEVELOPMENT CAN, WITH ITS TRAILS,  
OPEN SPACE, AGRICULTURE AREA AND  
DEVELOPMENT STYLE. NOT TO MENTION  
IT'S LOW IMPACT DEVELOPMENT FEATURES.

THANK-YOU JAY TREMBLAY "LAZY T" RANCH  
1/2 a. Jumbles

April 26, 2011

Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple St.  
13<sup>th</sup> Floor  
Los Angeles, CA 90012

Re: Vineyards Development  
Leona Valley

Dear Mr. Modugno,

As a property owner neighboring the proposed Vineyards Development in Leona Valley, I am in favor of this project going forward. I feel this project would enhance my property values while preserving the unique qualities of the area.

The placement of the housing pads at lower elevations will preserve our scenic ridgeline views and the open spaces will provide added space for hiking and horse trails. The new water tank would aid the fire department in providing added water pressure for fighting fires and the streets would provide ease of access for emergency service crews.

Leona Valley is known as an agricultural and rural area. The plan for vineyards as a part of the project would fit very well with the feel of our valley.

Please approve this project and thank you for your consideration.

Sincerely,

Mark Haugen  
39627 Bouquet Canyon Rd.  
Leona Valley, CA 93551  
661-212-8925



Date: 10 February 2011

Los Angeles County Regional Planning Commission,

320 West Temple St., 13th Floor  
Los Angeles , Ca--90012

RE: The Vineyards

Dear Planning Commissioners,

My name is Ralph Carter. I am a recognized expert on wine growing. I am listed by the federal government as only one of six professional growing condition research authors, nationwide, and have been practising as such for more than ten (10) years.

In 2006-07, I prepared a detailed application to the US Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) requesting that Leona Valley be certified an American Viticultural Area (AVA). The federal government does not issue such certifications lightly. There are less than 190 AVAs in the country, and just 57 have been approved since 2000. My research in support of this application covered such subjects as topography, geology, local climate and soil conditions, historical and current incidences of local wine grape growing. After an extensive, two (2) year long review process, the federal government approved my petition and certified Leona Valley as an official American Viticultural Area.

The market acceptability and hence value of wine from designated AVAs is generally stronger than wine grown elsewhere. While it is not guaranteed that wine grapes grown in an AVA will make great wine, the fact that the designation has been approved indicates that the area is highly suitable for grape production and in this location, great organic wine potential.

I am familiar with the site that the developers of The Vineyards propose for their residential / vineyard community. It definitely has the potential to produce some exciting wine grapes. The existing winery in this community, Leona Valley Winery, produces several varieties of excellent wine grapes, and I expect that the same could happen at The Vineyards as there are at least a dozen more exciting varieties suitable for this locale that have not yet been tried here.

I am also familiar with residential / agricultural mixed use projects. I grew up in Napa Valley , CA , and saw it transformed seamlessly from sparsely populated into it's present day mixed agriculture and homes. To live in a community of homes surrounded by permanent open space is an ideal situation. The concept of mixing homes and vineyards is not unique, nor does it detract from the potential for high quality grape production. I believe the way the developers of The Vineyards have planned their site will enable the creation of an exciting environment for wine growing as well as healthful rural living. Due to it's low rainfall and humidity, the area has the potential to excel in no spray and low or no tillage agriculture with grape growing. My personal work with dryland (no irrigation) farming of grapes indicates that Leona Valley is an excellent location to prove the feasibility of this post-modern method.

Land use change happens over time whether planned or not. When not planned, many undesirable uses occur because they fall between the cracks in the public regulations and enforcement - for example sanitation. I have personally seen, in California , individual residences dumping raw sewage into an open, shallow pit while the public agency was aware, yet quite helpless to prevent. Without progressive, planned developments, neighborhoods can succumb to degradations of environment, employment, crime - putting extensive extra expense on the society. In contrast, The Vineyards should bring income to the community, which over the coming decades, can easily be millions from all sorts of general labor and services provided to the residents of the development (housekeeping, gardening), in addition to jobs in the vineyards and income from wine production, without a long commute. This alone is an appealing and sustainable improvement to the community.

Since about 200,000 acres of California land is lost to urban sprawl every 10 years, it is great to see so much accommodation to mixing open space / green space / agriculture with homes in this plan. Once they understand it, the residents of Leona Valley should feel good about this development. It is rare to have such conscientious attention of the living conditions of the neighborhood as a whole considered and attended to. I am convinced that there has been so much thought given to the impact on the community in this planned project, that it is actually worthy of awards for forward thinking. What a treat for a neighborhood to be selected by such modern-day gladiators.

I look forward to visiting The Vineyards and tasting the first wines from this site. I hope you will vote in favor of it so that this may happen.

*Ralph Carter*

## Aaron Green

---

**From:** Aaron Green [aaron@afriat.com]  
**Sent:** Wednesday, June 15, 2011 2:06 PM  
**To:** 'Elliott, William'  
**Cc:** 'Suzy Love'; 'christina.l.johnson@marsh.com'; 'Aaron Farris'; 'Peggy Fuller'; 'Hickling, Norm'; 'Edel Vizcarra'; 'Bill Ford'; 'WILLIAM ELLIOTT'  
**Subject:** RE: EXTERNAL: Offer of Assistance and Information

Dear Bill –

Thank you for taking the time to respond to our offer to provide information about the Valley Vineyards project and to attend the Town Council's upcoming Informational Workshop at the Leona Valley Community Center on June 18<sup>th</sup>. I am a little unsure as to what you were referring to when you wrote below, "VV has not incorporated the community's inputs, nothing would be accomplished by this last minute show of support", so I thought I would provide some information, below.

During the course of the last four years and four months we've certainly made a substantial effort to incorporate the feedback we have received from community members. As the record stands, either my client and/or I have attended more than 50 Leona Valley Town Council meetings, only missing one in the past four years when roads were closed due to snow, since late 2006. During that time we received input from members of the community and have incorporated a number of the items requested by the community into our project:

- Providing horse trails (7 miles) for use by everyone in Leona Valley – including the Granite Hill Trail which was brought up at the February 2011 meeting
- Preserving Leona Valley's existing water supply by bringing any water needed for the project from off-site sources
- Reducing the number of homes in the project – we originally planned for 121 homes (while we are legally allowed 139 homes according to County staff's calculations) but after community requests to reduce the size of the project we now plan for 117. By the way, 117 is consistent with the basic Leona Valley CSD standards of 1 lot per 2.5 acres (292/2.5=117)
- Abiding by the International Dark Skies lighting standards (this is more stringent than current County code)
- Abiding by all of the Leona Valley CSD's requirements

These and other requests by community members have been incorporated into the project. And we certainly have made an effort to work with the Town Council. Since March of 2007 we have discussed various aspects of the project at eighteen (18) separate Town Council meetings. Also, in an effort to provide for an open dialogue with the Town Council and its planning committee, we have extended more than 24 meeting invitations to the Town Council as a body or to individual members of the Town Council; offering to meet to discuss the project so that we can identify any specific issues or concerns maintained by the Town Council. With the exception of one meeting that the County Supervisor's office kindly facilitated, which you "forgot about" and failed to attend, we have not had any direct meetings with the Town Council or any of its members in more than three years. We would still welcome an opportunity to meet at any time to discuss any concerns your or the Leona Valley Town Council may have about the project.

Further, on more than 25 occasions we have made offers of assistance to the Town Council in order to make your process of evaluating the project easier. In public meetings of the Town Council, as well as in private conversations, you have continued to state that there is "nothing" that we can do. For example, at the February 2<sup>nd</sup>, 2011 Town Council meeting, you said to attendees: "the County is making us have this meeting", thus implying that the Town Council was not interested in or welcoming us to present information about the project to any community members.

Lastly, we have requested, on numerous occasions, for the Town Council's feedback and input regarding the Valley Vineyards project. To date, the Leona Valley Town Council has not provided Valley Vineyards with any written correspondence regarding any concerns or "inputs" regarding Valley Vineyards nor has the Town Council

6/15/2011

formalized any feedback to us on the project.

Because we have not been able to meet with the Town Council, or its individual members, or any committee formed for the purpose of reviewing our proposal, and because we have received no written correspondence from the Town Council, it has been impossible to evaluate what, if any, requests or "inputs" there are from the Town Council regarding the Valley Vineyards project beyond what we have already incorporated into the current project proposal. Since the Town Council has dictated through its actions that the Valley Vineyards project is not impactful enough to merit meeting with us or providing us with any comments or concerns about the project, we are left with few "inputs" with which to work or to believe are maintained by the Town Council.

If our interpretation of the situation is incorrect, and if the Town Council does have questions or concerns about the Valley Vineyards project, we would be happy to meet and discuss these with you at any time and at any location of your choosing. As President of the Town Council, I know you have a lot on your plate, so I appreciate you taking the time to read this rather lengthy email.

All our best.

Aaron

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**From:** Elliott, William [mailto:william.elliott@lmco.com]  
**Sent:** Monday, June 13, 2011 8:07 AM  
**To:** Aaron Green  
**Cc:** 'Suzy Love'; christina.l.johnson@marsh.com; Aaron Farris; 'Peggy Fuller'; 'Hickling, Norm'; Edel Vizcarra; 'Bill Ford'; WILLIAM ELLIOTT  
**Subject:** RE: EXTERNAL: Offer of Assistance and Information

Aaron

We have received your e-mail dated June 10. Sorry I did not get back to you but I was out of plant on Friday. In the future please use my home e-mail also.

We decline your offer of assistance at this time. Since VV has not incorporated the community's inputs, nothing would be accomplished by this last minute show of support.

Bill Elliott  
President  
Leona Valley Town Council

---

**From:** </b> Aaron Green [mailto:aaron@afriat.com]

6/15/2011

**Sent: Friday, June 10, 2011 12:33 PM**

**To: Elliott, William**

**Cc: 'Suzy Love'; christina.l.johnson@marsh.com; Aaron Farris; 'Peggy Fuller'; 'Hickling, Norm'; Edel Vizcarra; 'Bill Ford'**

**Subject: EXTERNAL: Offer of Assistance and Information**

Hi Bill –

I hope you are well this afternoon.

I noticed on the Town Council's website that the Town Council is holding an Informational Workshop on June 18<sup>th</sup> at 1pm to discuss the Valley Vineyards project. If you would like to have me present to answer questions about the project in order to aid with the informational and educational portions of the workshop, I would be more than happy to make myself available to answer the Town Council's questions and community member's questions.

If there is any other way I can help out in providing information to the Town Council or members of the community that you can think of, I am here to be of assistance.

All my best and have a great day.

Aaron

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## Aaron Green

---

**From:** Aaron Green [aaron@afriat.com]  
**Sent:** Tuesday, April 12, 2011 8:03 AM  
**To:** 'Elliott, William'  
**Cc:** 'Landj@rglobal.net'; 'lvchat@earthlink.net'; 'prncsslou@gmail.com'; 'Hickling, Norm'; 'Sackett, Jodie'; 'Peggy Fuller'; 'Aaron Farris'; 'Alice Wollman'; 'Suzy Love'; 'christina.l.johnson@marsh.com'; 'Linda and Karl Preacy'; 'Rich Thomas'; 'Tae, Susan'; 'Bill Ford'; Edel Vizcarra (evizcarra@lacbos.org)  
**Subject:** RE: EXTERNAL: RE: Tour of Valley Vineyards Subdivision.  
**Attachments:** Sample opposition letters placed in Post offices in LV.pdf

Hi Bill –

I wanted to follow up with a little more information and talk about scheduling a tour or tours of our proposed project site for the Valley Vineyards project. We're certainly glad to know that members of the community are interested in visiting the site and learning more about the project.

The tour that we plan to give to community members is intended to provide an objective overview of the project. We hope to provide Leona Valley community members with a unique opportunity to see the site and ask questions about the project. I must express, quite candidly, that I am concerned that your partnership in a site tour, and your joint promotion of such a tour, would not provide objective outreach to the community.

In the past several months, many people, including me, have observed you working hard to mobilize community opposition to the Valley Vineyards project. You've spoken against the project at Town Council meetings on numerous occasions and have called for an organized effort by the community to rally support against the project:

- At the February 14<sup>th</sup> Town Council meeting, after Bill Ford and I presented the project to community members for over two hours, you closed the meeting by calling for community member to write letters, organize committees, get together and pay for a bus to go down to regional planning to speak against the project, etc. **The Town Council had not on February 14<sup>th</sup> and still has not, to date, taken a position on the project**, but it appears you have taken it upon yourself to oppose our project and to use the Town Council as the platform for doing so. (for reference to your call for an organizing effort against the project, see minutes from the 2.14.11 meeting on the Town Council website [http://leonavalleytowncouncil.org/Documents/LVTC%20Minutes%2002\\_14\\_11-final.pdf](http://leonavalleytowncouncil.org/Documents/LVTC%20Minutes%2002_14_11-final.pdf)).
- I've read letters written by you, authored with the title of "President - Leona Valley Town Council", stating that the Community of Leona Valley is opposed to the project. Your use of Leona Valley Town Council letterhead and your title implies that your letter represents the Town Council, however I've been to every town Council meeting for the last year and I've only heard you express the opinions written in your letters.
- The Town Council has recently conducted several "workshops" with the expressed purpose of "helping to fight the proposed Valley Vineyards development". This language is posted on the Town Council's (<http://leonavalleytowncouncil.org/valleyvineyards2.aspx>).
- On the Town Council's website, there are six "sample" letters of opposition to the Valley Vineyards project and directions about where to send them. <http://leonavalleytowncouncil.org/SampleLetters.aspx>
- I have seen copies of "sample" opposition letters to our project that were placed in the post office that services the Leona Valley community (see attached). I'm led to assume, based on your outspoken opposition to our project, that you helped facilitate this.

It is hard for me to be comfortable with your involvement in our community outreach when you have undertaken such a proactive approach to oppose the project.

My client and I plan to conduct a tour of the project site that is free from organized opposition, such as the examples cited above (of which there are plenty more). As such, I would feel uncomfortable with your offer of partnership on such a tour of the project site and will continue to reach out to community members independently.

6/15/2011

With that said, for more than four years my client and I have offered to meet with members of the Town Council, any time, anywhere and under any condition. We have offered to bring the Town Council out to the project site for a tour. That offer still stands and it would be our pleasure to conduct a separate tour for the Town Council and Development Committee of the Town Council. And needless to say, we are happy to work with you and the rest of the Town Council and the Development Committee at any time, in any fashion you would like.

I'm happy to discuss this matter with your further if you would like at any time. I'm sure you can understand, in light of the information above, why I am uncomfortable in partnering with you (I'm not uncomfortable partnering with the Town Council, because as far as I know the Town Council as a body has no position on the Valley Vineyards project) on this one matter.

All the best.

Aaron

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**From:** Elliott, William [mailto:william.elliott@lmco.com]  
**Sent:** Thursday, April 07, 2011 2:24 PM  
**To:** Aaron Green  
**Cc:** Landj@rglobal.net; lvchat@earthlink.net; prncsslou@gmail.com; 'Hickling, Norm'; 'Sackett, Jodie'; 'Peggy Fuller'; 'Aaron Farris'; 'Alice Wollman'; 'Suzy Love'; christina.l.johnson@marsh.com; 'Linda and Karl Preacy'; 'Rich Thomas'; 'Tae, Susan'; 'Bill Ford'  
**Subject:** RE: EXTERNAL: RE: Tour of Valley Vineyards Subdivision.

Thanks Aaron. I will not put it on the agenda then. Let me know when you are ready.  
Bill

---

**From:** Aaron Green [mailto:aaron@afriat.com]  
**Sent:** Thursday, April 07, 2011 12:12 PM  
**To:** Elliott, William  
**Cc:** Landj@rglobal.net; lvchat@earthlink.net; prncsslou@gmail.com; 'Hickling, Norm'; 'Sackett, Jodie'; 'Peggy Fuller'; 'Aaron Farris'; 'Alice Wollman'; 'Suzy Love'; christina.l.johnson@marsh.com; 'Linda and Karl Preacy'; 'Rich Thomas'; 'Tae, Susan'; 'Bill Ford'  
**Subject:** RE: EXTERNAL: RE: Tour of Valley Vineyards Subdivision.

Bill –

We don't know that we'll be ready by Monday to discuss scheduling of a tour as we're still working on coordinating

6/15/2011

schedules internally. It may be a little preemptive to agendize the topic. However, rest assured you have our commitment to make a tour available.

Regards,

Aaron

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**From:** Elliott, William [mailto:william.elliott@lmco.com]  
**Sent:** Thursday, April 07, 2011 11:59 AM  
**To:** Aaron Green  
**Cc:** Landj@rglobal.net; lvchat@earthlink.net; prncsslou@gmail.com; 'Hickling, Norm'; 'Sackett, Jodie'; 'Peggy Fuller'; 'Aaron Farris'; 'Alice Wollman'; 'Suzy Love'; christina.l.johnson@marsh.com; 'Linda and Karl Preacy'; 'Rich Thomas'; 'Tae, Susan'; 'Bill Ford'  
**Subject:** RE: EXTERNAL: RE: Tour of Valley Vineyards Subdivision.

Sorry to hear it. Lets discuss it at the next TC meeting and see when the best time is for the tour. I add it to the agenda for Monday night.

Thanks  
Bill

---

**From:** Aaron Green [mailto:aaron@afriat.com]  
**Sent:** Thursday, April 07, 2011 10:00 AM  
**To:** Elliott, William  
**Cc:** Landj@rglobal.net; lvchat@earthlink.net; prncsslou@gmail.com; 'Hickling, Norm'; 'Sackett, Jodie'; 'Peggy Fuller'; 'Aaron Farris'; 'Alice Wollman'; 'Suzy Love'; christina.l.johnson@marsh.com; 'Linda and Karl Preacy'; 'Rich Thomas'; 'Tae, Susan'; 'Bill Ford'  
**Subject:** RE: EXTERNAL: RE: Tour of Valley Vineyards Subdivision.

Bill –

I really appreciate you making yourself available and your willingness to help. Unfortunately, I'm not available to participate in a tour this weekend.

I look forward to seeing you at the Town Council meeting on Monday evening and I'll be sure that we are in contact with you and members of the community about making sure that those who are interested have an opportunity to have a tour of the proposed Valley Vineyards project site in the future.

Thanks so much and have a great day.

All the best.

Aaron

6/15/2011

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**From:** Elliott, William [<mailto:william.elliott@lmco.com>]  
**Sent:** Thursday, April 07, 2011 9:38 AM  
**To:** Aaron Green  
**Cc:** Landj@rglobal.net; lvchat@earthlink.net; prncsslou@gmail.com; 'Hickling, Norm'; 'Sackett, Jodie'; 'Peggy Fuller'; 'Aaron Farris'; 'Alice Wollman'; 'Suzy Love'; christina.l.johnson@marsh.com; 'Linda and Karl Preacy'; 'Rich Thomas'; 'Tae, Susan'; 'Bill Ford'  
**Subject:** RE: EXTERNAL: RE: Tour of Valley Vineyards Subdivision.

There still is the weekend, which would work better for the people that work during the week. If it is early enough on Saturday I could even make it.  
Bill

---

**From:** Aaron Green [<mailto:aaron@afriat.com>]  
**Sent:** Thursday, April 07, 2011 9:33 AM  
**To:** Elliott, William  
**Cc:** Landj@rglobal.net; lvchat@earthlink.net; prncsslou@gmail.com; 'Hickling, Norm'; 'Sackett, Jodie'; 'Peggy Fuller'; 'Aaron Farris'; 'Alice Wollman'; 'Suzy Love'; christina.l.johnson@marsh.com; 'Linda and Karl Preacy'; 'Rich Thomas'; 'Tae, Susan'; 'Bill Ford'  
**Subject:** EXTERNAL: RE: Tour of Valley Vineyards Subdivision.

Hi Bill –

Thanks for your email.

A scheduling conflict has just arisen and Bill Ford can't make a site tour on Monday, so unfortunately we're going to need to postpone the tour. I appreciate the outreach and I'll be sure to keep you in the loop.

All the best.

Aaron

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---

**From:** Elliott, William [mailto:william.elliott@lmco.com]  
**Sent:** Thursday, April 07, 2011 7:50 AM  
**To:** 'aaron@afriat.com'  
**Cc:** 'Landj@rglobal.net'; 'lvchat@earthlink.net'; 'prncsslou@gmail.com'; 'Hickling, Norm'; 'Sackett, Jodie'; Peggy Fuller; 'Aaron Farris'; Alice Wollman; Suzy Love; 'christina.l.johnson@marsh.com'; Linda and Karl Preacy; Rich Thomas; 'Tae, Susan'; 'Bill Ford'  
**Subject:** Tour of Valley Vineyards Subdivision.

Aaron

The TC has been getting a lot of feedback from the community that you are trying to set up a tour at the site of the proposed track map. The Town Council would like to help you set the tour up. With your permission we will place the invitation on the LVIA and the track home web page with your details as the point of contact. We will also ask that the invitation be posted at the message boards around town. If you will give me a time and place to meet we will also place that on the page. We will also have the LVIA sent out e-mails to the membership notifying them the tour is available. Is there anything else we can do to help make this tour happen? As I understand it there is quite a few residents that would like to attend, I would suggest maybe starting earlier. I would also suggest extending the invitation to the County employees intimately involved with this effort.

Thanks

Bill Elliott

President

Leona Valley Town Council

**From:** "Aaron Green" <aaron@afriat.com>  
**Date:** April 5, 2011 9:09:43 AM PDT  
**To:** "'grannyjan'" <grannyjan@roadrunner.com>  
**Cc:** "'Linda'" <Landj@rglobal.net>, "'christine'" <lvchat@earthlink.net>, "'Sarah Clayton'" <prncsslou@gmail.com>  
**Subject:** RE: Smoke Detectors

Hi Jan –

I hope you're having a good morning.

I wanted to touch base with you regarding the Valley Vineyards project. I have two quick items:

1. I'm wondering if you or others at LVIA have any questions about the project? If so, I'm happy and available to answer any and all questions at any time. I'm can also make myself available to meet with folks, so if there is an interest, please let me know.
2. Next Monday, my client and I may be taking a few folks from town up to the proposed project site to actually walk the site. There has been some interest in doing this. We're thinking about

6/15/2011

doing it before the Town Council meeting, probably at around 5:30 pm. I'm not sure if this is something that you or others in LVIA would be interested in joining us for, but I wanted to put the offer on the table. If you would like to join us, or if any members of LVIA would like to join us, all have an invitation.

Please let me know if you have any further questions as a follow up to this email, or if you or anyone you know would like to join us on Monday.

All the best.

Aaron

Aaron Green

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**From:** grannyjan [mailto:grannyjan@roadrunner.com]

**Sent:** Wednesday, January 05, 2011 12:38 PM

**To:** 'Aaron Green'

**Cc:** 'Linda'; 'christine'; 'Sarah Clayton'

**Subject:** RE: Smoke Detectors

6/15/2011

That is great, Aaron ----- I will be at the Town Council meeting and will be glad to receive them....  
No need to ship them... See you soon and Happy New Year.

Thank you so much,

Jan Clark - LVIA

---

**From:** Aaron Green [mailto:aaron@afriat.com]  
**Sent:** Wednesday, January 05, 2011 12:02 PM  
**To:** Jan Clark; landj@rglobal.net  
**Subject:** Smoke Detectors

Dear Jan and John –

I hope you are both well this afternoon.

I wanted to let you know that the smoke detectors we spoke about have arrived at my client's office. There are 50, which should be enough for the folks we talked about in Leona Valley and some others in surrounding communities or for other uses, as LVIA and the Fire Department deem fit.

Bill and I will be at the Town Council meeting next week. Will you be there? If so, perhaps we can give you the smoke detectors there as opposed to having them shipped? Thoughts?

I look forward to speaking with you and seeing you again soon.

All the best.

Aaron

6/15/2011

Aaron Green

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**LEONA VALLEY TOWN COUNCIL**  
**MINUTES FOR GENERAL MEETING**

With one or two exceptions, representatives of the Valley Vineyards (applicant) have attended every Leona Valley Town Council (LVTC) meeting since early 2006. We started presenting our plans to the Town Council in early March 2007, which was the first scheduled LVTC meeting following formal plan submission to the County in February 2007. We have attempted to keep the LVTC informed of all aspects of the project as it has moved through the planning process with the County. Although there were many more LVTC meeting's in which Valley Vineyards was discussed, these are excerpts directly from the Town Council's published minutes in which there was a recorded dialogue by the Town Council Secretary.

(See: <http://leonavalleytowncouncil.org> for specific information)

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## **April 11, 2011**

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Letter writing workshops are being set up on two or three different days/times... She noted that a proposed tour of the Valley Vineyards proposed development property had been cancelled. Aaron Green, representing the project's principals stated that Bill Ford had had to cancel as he had a scheduling conflict but a date and time for interested parties to tour the site would be forthcoming... Rich Thomas reported that he had contacted a bus rental company in the Antelope Valley. The company had two busses. One could hold 56 and the other 58 passengers... Aaron Farris reported that mention of the Brown Act had been removed from the Bylaws...

## **March 14 14, 2011**

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John Grimm [volunteer fire captain for Leona Valley] mentioned that he and Jan Clark [vice president of LVIA] had started passing out smoke detectors and batteries at the local mobile home park. The detectors had been donated by Bill Ford...

## **FEBRUARY 14, 2011**

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Bill Ford, representing the Valley Vineyards proposed development, gave a presentation on the proposed Valley Vineyards development by describing where the property is. It is a 300 acre parcel on Bouquet Canyon Road and they have been working on the project for six years trying to keep it consistent with Leona Valley CSDs and County rules and regulations. The plan is for 117 homes, each on an average of two-and-a-half acre lot. There is to be 212 acres of open space and there will be about 112 acres of vineyards and seven miles of trails. They are trying to do the project in an orderly way bringing agriculture back into the area. They plan to make it "incredibly green." They plan to capture storm and domestic run off water, clean it and use it for irrigation. There will be no septic tanks, each house will have an advance treatment package plant. Aaron Green continued the presentation by suggesting what the proposal will bring to Leona Valley. Development fees would currently generate \$1.4 million for schools, \$600-700K for high schools, \$400K for the Fire Department and funds for parks and libraries. There is to be a 375K gallon water tank that would be partly hidden by berms and plantings and that could be hooked up to by Lost Valley residents in the case of water problems.

## **JANUARY 10, 2011**

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Aaron Green, representing the Valley Vineyards Project, noted that there was a tentative date of March 2 for a Los Angeles County Regional Planning Department Public Hearing to review the proposed development plans. It will be at the Hall of Administration. He will get back to Bill Elliott to confirm the date and time. Bill asked that Valley Vineyards representatives make a presentation at the next Leona Valley Town Council meeting scheduled for Feb. 14.

## **NOVEMBER 8, 2010**

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Aaron Green introduced himself again. His company represents Bill Ford of Lauren Development. He again extends an invitation to anyone who would like to discuss the Valley Vineyards project. His contact information is on the Town Council web site

## **OCTOBER 11, 2010**

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Aaron Green, of The Afriat Consulting Group, Inc., addressed the meeting. The group has been hired by Bill Ford of Lauren Development, the developers of the proposed Valley Vineyard project, to assist them in getting the proposal permitted. He noted that he had called seven or so people, who owned land in the Leona Valley area, to make sure that they were apprised of the CSD meeting arranged by LA County Regional Planning Department members. The meeting was to present the newly revised CSDs to the community. He was asked to report back to the Town Council regarding ownership of the Valley Vineyards property and Bill Ford's exact position regarding the property ownership.

## **JULY 12, 2010**

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VALLEY VINEYARDS UPDATE: Bill Ford and John Allday, as the proposed developers of the Valley Vineyards project, told the audience that the last two clearances needed from the county had been obtained. These were clearances for water and an advance waste treatment system for the development. The county has made the decision to approve water availability after reviewing all questions about this subject to the county's satisfaction. The proposed waste treatment system has also got the county's nod. Because of the extended time the permit procedures have taken, a revised Draft Initial Study was distributed recently. There is a 30 day comment period on the DIR, which is down to less than two weeks at this time. After the presentation there was discussion about the accuracy of water availability answers and possible problems with waste treatment systems like the one proposed. In other areas with similar conditions (San Diego County and Connecticut) there have been problems reported. The Town Council's Development Committee will be reviewing the reports on the two items as soon as all papers are received.

## **FEBRUARY 9, 2009**

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Valley Vineyards: Mr. Ford: We have an update on Valley Vineyards which has been submitted to the County. They've been working on project over two years. Situated on 300 acres. There will be an entry on Bouquet Canyon Road, one and one-half miles south of Elizabeth Lake Road;

Mr. Ford states he is not proposing track housing or high density. He states some of the significant changes are a reduction of the number of units (how many reduced?) from 121 to 117; no mass grading, eliminated riparian impact, no curbs and gutters and increased open space. The density now is 117 units, the grading 9800 cy per lot. Seven miles of public trails; added green features and dark sky elements. On average, the project will have one lot per 2.5 acres, but with clustering, will have homes situated on lots as small as one and one half acres. The total open space is now 212 acres, an increase of 29 acres. There will be 122 acres of vineyards and 60 acres dedicated to homes. He says there will be minimal landscaping. Retention of rain water with rain gardens and rain barrels. The streets will have roundabouts, bio swales and permeable pavement. 40% of the project will be open space; 40% will be agricultural; balance is towards streets and pads; 122 acres of vineyards. Street width is 28 feet; No street lights; bio swales; twelve foot wide trails; permeable pavement for recharge (into compacted soil?); no storm water will leave the site;

The sewage treatment will be an advanced treatment system (not septic). It is 98% cleaner; treatment of effluent matter on site; same footprint as three standard homes for the entire project;

the water will be treated twice through surface pipes and these will be utilized to water the plants/vineyard. The process is called Evapotranspiration. There will be a pressurized drip system;

They plan no impact on the creeks; there will be a bridge over the creek; no street lights; no light trespass; auto shut off devices; dark sky requirements will be put into the CC & R's. The project was submitted to the Department of Regional Planning last week.

## **AUGUST 11, 2008**

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7. Public Comment: John Allday presented the Council with a flag he obtained from Congressman Buck McKeon. The flag flew over the Capitol on June 14, 2008, on the date of the council's fifteenth anniversary.

John Allday presented exhibits of enhanced three-dimensional plans of Valley Vineyards showing the approximate layout of residences on slopes, and layout of the vineyards. The plans were about 2'x3' in size.

John Allday also stated that the residences to be built will be "custom" in that no two will be exactly alike, and similar homes will not abut each other.

Mr. Allday was asked about a June meeting they had with Jody Sackett, and Mr. Allday stated that no new issues were resolved, and no conclusions or agreements were reached.

## **JUNE 9, 2008**

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7. Valley Vineyards, John Allday: Still going through the process of resolving minor issues; Larry Tyler went to last subdivision meeting; no date has been set for Planning Commission Meeting; There will be 100 acres of grapes; Would like to have on the agenda for next month the Godde Hill project; The bulk of the proposed units for the Godde project are behind the gold house on the ridge; With respect to the present Vineyard project at 87<sup>th</sup> Street West/Bouquet Canyon: Making progress with the proposed sewage system; Met with County Health and Public Works, but has not resolved yet; Technically, it will be an on-site sewage treatment plant; Politically, this is an issue; Larry Tyler suggests to John Allday that he could make 87<sup>th</sup> Street West a one way road so there is not short cut; could cut traffic in half; Larry is authorized to send an email regarding this idea to John Allday, but must first send to the Council members for review and approval.

## **MARCH 10, 2008**

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8. Development Committee report – Thomas

Presently, the Development Committee is reviewing previously published area studies and comparing them to studies complete for Valley Vineyard Tract Homes to check for consistency. This is an arduous process.

11. Valley Vineyard - Regional Planning meeting – Tyler

Larry Tyler observed the most recent Valley Vineyard meeting between the Los Angeles County Planning Department and Valley Vineyard Tract Homes. Tyler could not observe the entire meeting, because he had to catch the Metrolink. Reportedly, the County has indicated the grade

limit on the horse trails is 15%. There was also a heated discussion regarding clustering compliance.

### 13. Valley Vineyard traffic flow/other issues – Allday

Allday claims the exhibit of Valley Vineyard's clustering is similar to the suggested clustering within the County of Los Angeles. According to Allday, the County would like to see the grape areas as a separate legal lot. He also stated the County Planner wanted the lots smaller than 1.5 acres, which is out of compliance with the CSD. Allday says the Planner did not get it. Planner wanted the lots out of compliance.

Traffic Does not want to focus traffic on 87<sup>th</sup> Street West and tried to design the project accordingly. Wanted to have a gate at Bouquet Canyon Road and 87<sup>th</sup> Street West to prevent short-cuts.

The traffic study was done by a traffic engineer. The County Traffic Engineer has reviewed the study. The study analyzed land use, destinations and percentage of where traffic was coming and going. Indicates only 10% of the traffic will go to 87<sup>th</sup> Street West; 15% will head south on Bouquet Canyon Road; the balance will head north on Bouquet Canyon Road. The Traffic Engineer put markers at Elizabeth Lake Road and Bouquet Canyon Road.

Each intersection today is at a Level of Service A. After the project, the level of service will still be an "A". With growth, the level of service is still an "A".

Short Cut Issue: Fire trucks and ambulances will have a short cut from Bouquet Canyon Road; the way that Leona Valley is presently developed on the south side of Town is not legal per County code-because of the lack of adequate ingress/egress (one way in, one way out, and too many homes).

There is a new stripping plan for Bouquet Canyon; Adding one lane on the west side of Bouquet Canyon Road and will be adding a center divider at about 1,000 feet;

Allday discusses the proposed trail crossing. At the last meeting he had indicated the crossing would be 350 feet north of the curve in the road. The Parks guy loves the trail crossing at the proposed location. The County wants it to be farther north.

Bill Elliott: Your study projects the traffic rush for 7:00 AM. That is after the traffic rush in this area. Our heavy morning traffic is at 4:30/5:00 AM. I want to challenge your report. I believe the County needs to re-do your study. There is incorrect information in your report. I want the raw data; it does not appear your traffic engineer did his own counts. There is no real study on the impacts of Leona Avenue and 87<sup>th</sup> Street West. There are no traffic counts for those locations.

Alice Benoit asks Bill Elliott to join the Development Committee to study the traffic issue. Elliott accepts.

## **FEBRUARY 11, 2008**

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9. Valley Vineyard Tract Homes Topic "Landscape Plan": Allday- John Allday made a presentation on his companies plans for their subdivision. He also fielded questions from the audience.

Allday indicated the following: Has a new tentative map. Retention basins are still in place. Project will be in compliance with all codes and adopted standards. Trail has been extended. He met with SunCal and they agreed to connect trail from the Valley Vineyard Tract to Ritter Ranch approximately 350 feet north of the major curve in the road on Bouquet Canyon.

Hillside Management requires 70% open space; their project allows for 76% open space, which includes some of the private yard areas, hillside, ridges, trails and easement areas.

In order to enhance the agricultural intent of the community, 100 acres will be vineyard. Agricultural covenant will be obtained.

An outside wine growing expert company, for profit, will manage the vineyard. The vineyard will be located in the open space area and within easements/covenants on some of the residential lots within the subdivision. The easements would restrict the use of private property. Plans five to six varietals of wine.

The Homeowners Association will incur no costs associated with the maintenance of the vineyard, as it is a for profit operation. The management company may contribute funds to the HOA, or may give each homeowner a gift of a case of wine during the good production years. In meetings with California Water Service, Valley Vineyard has already addressed the additional water supply needed for grapes.

Within the Hillside Management Areas, 70% of the open space area may include un-graded areas, contour grades, slopes, street side landscaping.

Benoit asks how the planting of grapes is in compliance with the new County of Los Angeles Green Building Standards, which will become mandatory in 2009. (22.52.2140: A minimum of 70% of any landscaped area shall be plants as specified within the Drought-Tolerant Approved Plant List. Turf shall not exceed 30% of the landscaped area.") Benoit indicates grapes are not on the list of approved plants for our area. Allday indicated they don't have to choose a plant on the list. Allday states grapes are more draught tolerant than many plants.

Agenda Item: For next months meeting Allday will address their plans for traffic and road alterations to Bouquet Cyn Rd.

There will be a Subdivision Meeting on March 3, 2008 in Downtown Los Angeles at the County Planning Department. The Subdivision Meeting Head (Thomas) will decide who is to attend.

## **JANUARY 14, 2008**

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Valley Vineyard Tract Homes – Drainage (Allday)

Old Tract map displayed

2 unnamed tributaries near Amargosa Creek (1) near 87<sup>th</sup> (2) Bouquet Canyon near Ritter property (also known colloquially as the upper Bouquet Creek);

Cannot increase volume or speed of water that exists currently on the property after it's developed. Must remain the same. Runoff (rooftops, driveways, streets) +85% will not have any runoff. County considers this open space. Remaining will be runoff.

Don't increase water from current runoff. If so downstream residents can agree to assume more water in conjunction with developer's report.

Retention basins needed. Fish & Game jurisdiction impact near 87<sup>th</sup> St only. Fish and game does not have jurisdiction over waterway that crosses Bouquet Canyon Road (arm of the Amargosa).

Retention basins are developed next Fish & Game designated property; no water will drain to Fish & Game properties. Basins will percolate within 7 days to percolate into ground. Vector Control requires this for mosquito control. County requires maintenance of Basins.

3.5 ft deep with 3:1 17-degree sides (retention basins)

Drainage report prepared by Developer's engineers August 2006 prepared (flipped through pages of "some" report)

Report submitted to LA County for approval pending

Riprap = boulders along the road to prevent drainage where concrete isn't poured.

Compacted soil to 95% per report.

Question: Whom do we sue if our properties are damaged as a result of the drainage from this property?

Answer: No answer.

Comment from Allday: Our drainage plan is for the actual rain fall of the area.

Topic for next meeting: = Landscaping, water conservation and native plants

## **DECEMBER 10, 2007**

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5. Valley vineyard Water Availability -John Allday -Thomas Rich Thomas presented a number of Valley Press Newspaper articles regarding water problems in the Antelope Valley.

Lengthy discussion on the Valley Vineyards computer files presented to the LVTC for review.

It was thought that in its presented form that we cannot readily review due to the complexity of downloading/printing etc. Too large to put on our web site. What to do? Someone will attempt to get a "Hard" copy to review. Town Council will need a release to post on the website and will post based on availability of space.

Mr. Chris Whitley from California Water spoke on behalf of his company and explained the water availability "Will Serve" letter that Calif. Water has issued to Valley Vineyards. It is a conditional agreement...Mr. Whitley assured us that that would be a consideration before moving on with putting in any wells.

For our next "Regular" meeting V V will address the drainage out of their development and how if at all it will affect existing drainage.

## **NOVEMBER 26, 2007**

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Meeting REPORT—TC, Deputy Supervisor, Lauren Development – Thomas  
Rich Thomas gave a brief report on the LVTC meeting with Lauren Development and Norm Hickling. Purpose was to get dialog going between all parties. It was decided tonight to present items of concern to Lauren and have them do a presentation at each of our regular meetings (2<sup>nd</sup> Monday) Items for discussion will be decided by Rich Thomas.

## **NOVEMBER 9, 2007**

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10. Development Committee Report (Richard Thomas) Rich Thomas, Alice Benoit, Mary Ann Floyd, Lana Seymour, Guyla Clayton, Juanita Kirkpatrick and Jan Powell joined the meeting; Jan Powell is officially added to the committee;

Reviewed covered letter from Response of Lauren Development to our response; the letter and data is now on the website; 117 pages long; Lauren development refuted a lot of things we had to say; Alice Benoit and Richard Thomas went to the County for a meeting and the County was impressed by our Response. Lauren Development does not agree with our information and our information, they feel, is erroneous;

The Development Committee gave a recommendation for the Council to meet with Lauren Development moderated by Norman Hickling as there are two entirely different visions of this subject in this development.

John Allday with Lauren Development indicates his company has never mentioned to anyone suing the Council; they have not sought legal counsel to advise it; we have not sought rumors to that intent; Totally off the table; never has been; never will be; we look favorably on the opportunity to meet with you; we more than welcome Mr. Hickling's offer to moderate;

Bill Elliott: the documents go back to the 2005 but we did not know about it;

Bill Ford: Takes an exception; Met with Alice and Richard Thomas; We offered these documents at the private meeting; he says that there were studies at the time; It was because of this we asked Norm to step in at this point; Town Council sees differently.

## **AUGUST 13, 2007**

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We questioned the "Will Serve Letter" given to the Valley Vineyards project. Chris Whitley had stated that a letter was given, and that service will be provided based on the conditions stated in the letter. Some of those include the need for Valley Vineyards to obtain their requested water allocation from AVEK and provide all service lines to the project. No additional costs will be incurred by current customers. He also said that the "Will Serve Letter" can be rescinded at any time between the time of the issuance of the letter and the actual need for service, and if conditions change, so will the validity of the letter.

I came away from the meeting believing that they are sincere in understanding our issue and are trying to comply with our needs. As opposed to the 2004 (August 2004) meeting, they were not

denying they had any responsibility to supply water in the case of the shutdown, in fact, they were very supportive of their customers.

## **JULY 23, 2007**

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Bill Elliott is concerned that the town council is not fully populated and we have pressing issues at hand with Valley Vineyards. Bill Elliott: Valley Vineyard project is due August 6, 2007;

Vineyard Committee, Response to County: Committee is a neutral research group to promote the common good for the community of Leona Valley;

Terry Kenney: Are the names of the committee members in the minutes? Rich Thomas—yes, in minutes;

Development Committee makes a presentation of preliminary research and findings regarding the project and the general areas of concern and potential impacts. Area drainage display board and local photographs were also reviewed by the Council and community members in attendance.

Motion to submit findings via the document known as the Preliminary Response by the Leona Valley Town Council to the Initial Study and Impact Analysis Matrix by the County of Los Angeles Department of Regional Planning to the Valley Vineyard Project with cover letter, subject to the completion of minor editing revisions to be completed prior to August 6, 2007. The Motion has been carried.

## **JUNE 11, 2007**

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John Allday, Valley Vineyards: No news;

John Allday: the keyword in the motion is a committee to by “interface” between the County and developers. (key word “interface” is in the agenda, was not in the actual motion).

Norm Hickling: The committee does the research and does the heavy lifting work for the town council. Committee meetings do not have to be public, however the committee must report back to the council and any action proposed by the committee must have council approval You can't have three or four council members on the committee, and then you have a problem. You can't have serial meetings. The committee must bring the information in a public forum.

## **MAY 14, 2007**

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John Allday, Valley Vineyards:

Met with the Los Angeles County Subdivision meeting; received a 175 item check list from the County;

2 things came up they he felt were surprising;

The planning department recognized 2.5 minimum in the Leona Valley CSD but 1.5 if clustering in Hillside Management. The County of Los Angeles Planning Department would like more

information on how this project is “clustering”. They said, “why don’t you show us a map if there was no hillside management ordinance”. He said that was the same exhibit that he showed the Town Council at the prior meeting.

John Allday then shows the actual plan that exhibits the actual hills and contours. He has commissioned a model. Shows model of the project. This model shows the actual contours of the land. The Planning Department wanted a three dimensional view of the project. Here is the actual plan orientation with a three dimensional view.

Planning Department was very impressed with the plan orientation. The existing ridgeline of the area is still going to be seen from Leona Valley, down Bouquet Canyon Road and Elizabeth Lake Road. The Planning Department is very happy with this part of the project.

Fire Department is concerned with the length of two of the cul-de-sacs. One is 1,000 feet which is the “max”. Will be creating two shorter cul-de-sacs to satisfy the fire department.

Meeting was “boring” just a bunch of technical issues. It will be six months before this project gets before the planning commission. Those who live within 1,000 feet will obtain a post card advising of the hearing.

One of the major concerns at the last meeting was the possible conflict with 121 leach fields and the ground water basin coupled with needing domestic water to serve the site. We don’t want to pollute your ground water and government entities will no allow this to occur. This will be a regulated process. We (Developer) are doing borings to determine how high the water table is. Looking at a package sewage treatment plant to augment the need for septic tanks. Knows the technology is out there and we are “trail blazers”. The County is totally unfamiliar with the idea of a “treatment plant”. The technology is already there. The treated water could be used for irrigation. This will be something very “green” for the County to tout.

Trails: We have proposed a trail at Lost Valley Ranch Road and 87<sup>th</sup> Street West. This is essentially where people are trespassing on the property and using as a trail right now. County states the County of Los Angeles will own the trails in fee and the County will maintain the trails. There will be some modification of the trails to accommodate horses properly. (Horses cannot walk at an angle). May connect into Ritter trails. The homeowners will not own the trails... They are happy the Developer is implemented the plan. HOA will not cut off the horse trails. There are no trail easements currently on the site. Anyone riding on the site right now is trespassing.

Richard Thomas states that Jodie provided a copy of the letter sent by the Leona Valley Town Council elaborated on concerns of the community.

Richard Thomas, Development Position? What is the position of the Town Council on the proposed development? Currently, it is to ensure that any development is compatible with the current character of the community; we are interested in a development that is harmonious with Leona Valley.

Bill Elliott, Marcy Watton Email: Received an email from Marcie Watton wanting to know if the Town Council is receiving money from Lauren Development or from Ritter Ranch/Sun Cal.

No Council member (all responded individually) has ever received any financial benefit from these developers. There is no direct connection with Valley Vineyard or Leona Valley Winery.

Alexis Upton Knittle: is insulted by email because of the hard volunteer work completed by the Town Council. Felt email from Marcie is divisive.

Larry Tyler states Marcy was going to be on the trails committee; there were disagreements; she was disruptive at the meeting; Larry Tyler accepted a resignation that had been previously offered. This appears to be a cause of the problem.

### **APRIL 23, 2007**

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Rich Thomas, Valley Vineyard: Suggests that this is a separate regular agenda topic. A committee was formed two weeks ago.

Larry Tyler, Valley Vineyard Meeting: Went to a meeting today with the County of Los Angeles Department of Regional Planning; this is the "subdivision committee"; fire, public health, water, etc get together; public works had very little requests; need soils report; drain line analysis; they asked for an increased right away to 60 feet on Bouquet Canyon; Fire Department had no comments; 1250 gallon per minute fire hydrants requirement for two hours; parks department liked the trails; public health: has a concern with the septic system because of 122 leach fields; there can not be a septic system with ten feet of a water table; Water: they may not supplement with wells; public health wants California Water Service to supply water lines to the meters; No one understood the clustering rule; there are issues pertaining to grading; It appears there is nothing indicated by any department that was horrendous except for the water; they did discuss the community standards and the hillside standards and did not note a problem; Rich Thomas will follow up with Jody;

### **APRIL 9, 2007**

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John Allday, Valley Vineyards:

Lauren Development owns the Valley Vineyard site; 1 mile south of Elizabeth Lake Road to the curve in the road on Bouquet Canyon Road, then to the 86<sup>th</sup> Street West; 300 acres; does not include the 20 acre piece owned by Copeland; started this project 1 year ago;

Pre-Planning Review includes:

Plant and Animal Inventories

Wetland Analysis

Archeo/Paleo/Hist Studies

Geotechnical Studies

Topography Studies

Government Regulation Review

Attendance at Leona Valley Town Council meetings

Above action items were done prior to Planning Reviews;

Site is comprised of flat and rugged topography; reviewed all of the government regulations; has been coming to the Leona Valley Town Council meetings for last ten months; trying to figure out the community wants;

Planning Considerations:

Traffic (87<sup>th</sup> West) to design a plan that did not force traffic through this community; currently no easement access for some existing properties; will maintain the access to existing property owners who have no easement; thinks 95% of people will use the Bouquet Canyon access (except when going to Jackie's); (did not address school);

Access to Lost Valley:

Grading Ridgeline Preservation

Riparian Area: wetlands preservation;

Equestrian: now and in the future; there is a trail for the project;

Compliance and Regulations:

General Plan—Non Urban 1 (1 unit per 2 acres)

Primary Zoning: A-2-2 (1 unit per 2 acres)

Secondary Zoning: LV CSD (thinks he can cluster to an acre and a half because of hillside clustering; actual minimum lot size is 2.5 acres)

Hillside Management Ordinance: encourages and requires that one try to plan around the natural contours of the land; cluster units if that will help; contour grading; it also says when you total the number of units allowed in the categories; should allow for 139 units; this is more than the Leona Valley CSD; He believes the Leona Valley CSD allows for 117 units; staff told him that the lot size in the secondary zoning is dictated by that—the 1.5 acre minimum; the number of lots is dictated by Hillside Management Ordinance.

If the site was perfectly flat, here is a display of what the project could be; but this is not real because there is topography on our site (shows potential plot plan);

If hillside management on the site did not exist, this is another example (shown) of what the project could be (shows a plan with 2.5 lots); differences of 500 feet in elevation; ridge would not be preserved;

Because the ordinance exists (shows actual plan) and because the Leona Valley CSD exists (Allday says you can cluster to 1.5 acres) then you can have smaller lots while preserving the ridgeline; 49.5% of the site is not graded; main entry is off of Bouquet access; pave Lost Valley Ranch Road; all other streets will be private;

Smallest graded pad is 10,000 square feet, but the lot is about 8 acres;

Showing 5,500 square foot house including garage (footprint) sticks to the plot plan to show perspective;

Not touching major riparian area; they will cross over one riparian area; County Environmental Impact Analysis said that this would actually improve the environmental impact because of sedimentation issues;

Proposed a equestrian trail at the area of the existing trail;

Per Allday: Project is 121 lots; Leona Valley CSD= 117

Considering growing grape vines on property; some of the graded slopes will be grape vines; some of the natural areas will have grapes too; if that is done—they are reviewing the soil content and climate; the homeowners association will maintain the vines;

### **MARCH 12, 2007**

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Valley Vineyard: Bill Elliott would like to discuss the new Valley Vineyard project; some homes on 1.5 acre lots based on clustering rule in Hillside Management area; will address it at the CSD meeting; John Allday will show everyone his plans for project; Town Council now officially knows about project; John asks to be on agenda approximately four weeks from now; County does have some plans that will take about a year to review; Richard Thomas indicates that we need to get into the loop with the Department of Regional Planning;

## **LIST OF DOCUMENTS SUBMITTED AND PUBLISHED ON THE LVTC WEBSITE**

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1. Initial Study Pages 1 through 10
2. Initial Study Pages 11 through 28
3. Plot Plan (Scanned in, sorry)
4. VTTM
5. Valley Vineyards' Web Site <http://www.valleyvineyards.net/index.html>
6. Development Committee Review of Traffic Study
7. Vineyard Tract Response to the Proposed Leona Valley Community Standards District
8. Valley Vineyards Subdivision Regional Planning Documentation
9. There are a few documents too big to post to this Web site right now, contact the Town Council or Valley Vineyards for a copy.
10. 3rd TTM 2008-1-16.pdf
11. 3rd TTM-Cup.pdf
12. Bouquet Canyon Striping Plan 1.pdf
13. Bouquet Canyon Striping Plan 2.pdf
14. Bouquet Canyon Striping Plan 3.pdf
15. Conceptual Vineyard Greenbelts.pdf
16. CVR Ltr TTM + CUP 3rd Application.pdf
17. Open Space Exhibit.pdf
18. South-Slope-Study 200 SCALE.pdf
19. Drainage Concept, File too Large; seek Town Council for Copy
20. BC Aerial.pdf
21. TTM and CUP Application.pdf
22. TTM-CUP Burden of Proof - TTM.pdf
23. TTM-CUP Burden of Proof - CUP.pdf
24. Initial Study Questionnaire (ISQ).pdf
25. ISQ Exhibit List.pdf
26. ISQ-01A TTM-2007-02-14.pdf
27. ISQ-01B Plant Comm Exhibit-Layout1.pdf
28. ISQ-01C Landscape Exhibit-Layout1.pdf
29. ISQ-02 Vicinity Map.pdf
30. ISQ-03 Photo Index Map.pdf
31. ISQ-03 Photo 1 - 113\_1397.pdf
32. ISQ-03 Photo 2 - 113\_1372.pdf
33. ISQ-03 Photo 3 - 113\_1377.pdf
34. ISQ-03 Photo 4 - 113\_1375.pdf
35. ISQ-03 Photo 5 - 113\_1378.pdf
36. ISQ-03 Photo 6 - 113\_1383.pdf
37. ISQ-03 Photo 7 - 113\_1381.pdf
38. ISQ-03 Photo 8 - 113\_1384.pdf
39. ISQ-03 Photo 9 - 113\_1385.pdf
40. ISQ-03A Supplemental Photo Exhibit Cover Sheet.pdf
41. ISQ-03A Photo 1 Topo Model - Plan View.pdf
42. ISQ-03A Photo 2 From NE - existing.pdf

43. ISQ-03A Photo 3 From NE - model.pdf
44. ISQ-03A Photo 4 From N - existing.pdf
45. ISQ-03A Photo 5 From N- model.pdf
46. ISQ-03A Site Plan.pdf
47. ISQ-04 Generalized Land Use Map.pdf
48. ISQ-05 Topo Exhibit.pdf
49. ISQ-07 Bio Assess and Sens Plant Memo.pdf
50. ISQ-08 Wetlands Report.pdf
51. ISQ-09 Cultural Resource Record Search.pdf
52. ISQ-09 Phase 1 Archaeological Study.pdf
53. ISQ-10 Will-Serve - Antelope Valley HS Dist.pdf
54. ISQ-10 Will-Serve - Westside Dist.pdf
55. Cvr Ltr Response to LVTC Response to ISQ.pdf
56. 1-37a Cal Geo Survey.pdf
57. 1-37b Liquefaction Potential.pdf
58. 1-37c Liquefaction Potential Map.pdf
59. 1-37d Bouquet Topo.pdf
60. 1-37d Seismic Hazard Mapping Bulletin 14.pdf
61. 1-38 Response to LVTC Response to ISQ.pdf
62. 1-39 Environmental Response to LVTC Response to ISQ.pdf
63. 1-40 Rolled Curbs.pdf
64. 1-41 Inverted PCC Shoulder.pdf
65. 1-42 LA Co GP Draft re SEAs.pdf
66. 1-43 LA Co GP Draft re SEAs (rev) 2.pdf
67. 2-1 Presentation to LVTC 2007-04-09.pdf
68. 2-2 EX1 Pre-Planning Studies.pdf
69. 2-3 EX2 Planning Considerations.pdf
70. 2-4 EX3 Flat Lot Site Study.pdf
71. 2-5 EX4 Hillside Lot Study.pdf
72. 2-6 EX5 Proposed TT Plan.pdf
73. 3-1 Presentation to LVTC 2007-05-14.pdf
74. 4-1 Traffic Impact Analysis 2007-07-31.pdf
75. 4-2 Traffic Impact Analysis 2007-11-26.pdf
76. 5-1 Cvr Ltr TTM and CUP 2nd Application.pdf
77. 5-2 2nd TTM and CUP Application.pdf
78. 5-3 2nd TTM 2007-10-01.pdf
79. 5-4 Slope Analysis Letter 2006-09-05.pdf
80. 5-6 Open Space Exhibit - 2007-09-28.pdf
81. 5-7 Cluster Narrative 2007-10-01.pdf
82. 5-8 Clustering Exhibit - 2007-10-01.pdf
83. 6.1 Cover Letter TTM & CUP 3rd Application.pdf
84. 6.2 3rd TTM 2008-1-16.pdf
85. 6.3 3rd TTM-Cup.pdf
86. 6.4 South-Slope-Study 200 SCALE.pdf
87. 6.5 Open Space Exhibit.pdf
88. 6.6 Conceptual Vineyard Greenbelts.pdf
89. 6.7 Drainage Concept Tract No. 066952.pdf
90. 6.8 Bouquet Canyon Striping Plan 3 Sheet 1.pdf

91. 6.9 Bouquet Canyon Striping Plan Sheet 2.pdf
92. 6.10 Bouquet Canyon Striping Plan Sheet 3.pdf
93. Cover Letter to Response, Comments & Proposed Mitigation Measures from Valley Vineyards
94. Attachment 1
95. FINAL Response to LVTC's Comments to Initial Study.pdf
96. Attachment 2
97. PCR Response to LVTC Comments Letter\_9-7-07.pdf
98. Response to Valley Vineyards Subdivision letter
99. Letter From Valley Vineyards, LLC - Leona Valley CSD-Revisions
100. Cover Letter to LVTC Vineyard Response.pdf
101. EXHIBIT 1, LEONA VALLEY WILDLIFE CORRIDOR.pdf
102. EXHIBIT 2 LEONA VALLEY HIGH FIRE SEVERITY ZONE.pdf
103. EXHIBIT 3 FLOOD AND ROAD HAZARD CONDITIONS.pdf
104. LVTC's Comments to Initial Study dated June 21, 2007.pdf
105. Lauren Development - Home Page
106. TC Letter to Regional Planning on Valley Vineyards
107. Valley Vineyards GIS Map
108. Satellite Photo of Valley Vineyards
109. [http://www.cpuc.ca.gov/Environment/info/aspen/antelopepardee/EIR/Appendices/Appendix%208-Comments%20and%20Responses/B.%20Groups,%20Organizations,%20and%20Companies/B-11\\_LaurenDevelopmentInc.pdf](http://www.cpuc.ca.gov/Environment/info/aspen/antelopepardee/EIR/Appendices/Appendix%208-Comments%20and%20Responses/B.%20Groups,%20Organizations,%20and%20Companies/B-11_LaurenDevelopmentInc.pdf)
110. [http://www.cpuc.ca.gov/Environment/info/aspen/atp2-3/EIR/Appendices/App%208-Comments+Responses/8B/B-2\\_Lauren%20Development-C%20+%20Rs.pdf](http://www.cpuc.ca.gov/Environment/info/aspen/atp2-3/EIR/Appendices/App%208-Comments+Responses/8B/B-2_Lauren%20Development-C%20+%20Rs.pdf)



# THE VINEYARDS

June 15, 2011

Addressed to All Individuals  
Who Have Sent Letters to  
The County as of June 15, 2011  
See Attached List

Re: Response to Neighbors' Issues  
VTTM 066952

Dear Neighbor,

I am pleased with the number of letters written by my neighbors in Leona Valley. It was gratifying to learn that the majority of those interested enough to write letters were not opposed to what we have planned, but are rather interested in receiving more information or answers to specific questions related to a few aspects of the proposal. It is to those inquiries that I would like to address this open letter.

The information below is only a summary of what has been provided to the County in the form of numerous studies and papers, most of which we have supplied to the Town Council and can be found on the Leona Valley Town Council's website for easy reference. However, should anyone desire additional information of more detailed research to support any of the responses that follow, I would be more than happy to supply it. Just drop me an email at [billf@laurendevelopment.com](mailto:billf@laurendevelopment.com).

- **Density and Leona Valley CSD's:** On the issue of "density," we are asking for no more than any other resident has a legal right to request for the use and enjoyment of his or her property. The number of lots allowed for our property is set by the County General Plan, Zoning laws and our Leona Valley Community Standards District (CSD). We are not proposing any changes to these existing requirements. This is what was established by the Town Council. Valley Vineyards is a 293 acre project and our CSD's allow for 1 lot per 2.5 acres, therefore,  $293 \text{ acres} / 2.5 = 117$  lots, just what we are requesting. Some people have said to me: "117 homes, that's a lot of homes." However that is the exact number that we, you, and any other property owner in Leona Valley is allowed. This project unequivocally abides by all of the Leona Valley CSD's and all other laws.
- **Water:** On the issue of water, any water that is needed for Valley Vineyards needs to come from outside Leona Valley and must not draw on the limited supply found under Leona Valley. We have agreed not to add wells on our property and have worked with Cal Water to ensure that any water needed will not draw on Leona Valley's existing resources. This fact has been amply documented with the County, as they expressed similar concerns. Further, we will be installing more fire hydrants, new distribution lines and a water tank to help increase water pressure, which helps everyone. All new water infrastructure for Valley Vineyards will be added at our expense so that no rate increases will be required of existing ratepayers. In fact, according to a Cal Water statement, the addition of this project may actually *decrease* the cost of water to existing



## THE VINEYARDS

customers compared to what it is today. This is how any new development should be planned so as not to impact our resources but at the same time improve what is already here.

- **Septic Systems:** The use of antiquated septic systems is quite prevalent throughout Leona Valley. Evidence shows that these systems pollute and may be polluting the very water many rely on for personal use. What we are proposing is a very “clean” and very “green” approach for the efficient processing of wastewater. This is not new technology. It has been in use for quite some time in California and across the nation. These advanced systems produce water that is 98% cleaner than the effluent generated by a traditional septic system. Taking this one step further, this highly treated water will then be dispersed throughout the site to irrigate landscaping in specific dispersal areas rather than allow it to just percolate back into the Valley’s ground water. I would hope that everyone in the community might want to take a closer look at these advanced treatment systems, and consider installing them on their own lots, in order to ensure the long term quality of our well water.
  
- **Minimal Grading, Preservation of Open Space, and Agriculture:** The ridgelines on the site are preserved and protected and only a small percentage of the site is being graded. Of the total 295 acres of land, only about 50 acres is devoted to graded home sites. The balance of the land is devoted to permanent open space including about 70 to 100 acres of agriculture in the form of vineyards. Leona Valley’s CSDs’ stated purpose is, among other things “to protect the community’s unique appeal, including its rural agricultural character.” More agriculture is needed as this is what keeps Leona Valley rural. We have agreed to set aside up to 2/3rds of our property for permanently preserved natural and open space uses, including the vineyards. This is a precedent we all need and this should be required of all new development in order to keep Leona Valley rural agricultural character.
  
- **Gates and New Traffic:** There has been a lot said about the proposed gates for the project as well as the increased number of vehicles this project could bring to Leona Valley along 87<sup>th</sup> Street. When designing this project, we learned from our traffic engineers that without the gates to control the flow of vehicles, there would be a negative impact on the people living on 87<sup>th</sup> Street. We have attempted to stop that from occurring. The project’s traffic studies confirm, and the County concurs, that the street layout of this project will keep 90% of the small amount of vehicle trips *away* from 87<sup>th</sup> Street and direct it instead to Bouquet Canyon Road. It is true that a few of the residents from the Valley Vineyards project will take 87<sup>th</sup> Street, but that insignificant impact will only be about 56 cars using this route to leave and enter the community in any 24 hour period or about one car every 15 to 30 minutes. That’s it! And, Valley Vineyards will build an alternate emergency route into Leona Valley proper – something badly needed in case of fire, mandatory evacuations or other emergencies when quick access into or out of our community is required. Did you know that over 280 homes have only 90<sup>th</sup> Street as the access point into and out of their neighborhood and current County Fire Department requirements would allow no more than 75 homes to have only one access point. This presents a significant existing safety hazard to a number of residents in Leona Valley, a dangerous situation that Valley Vineyards is hoping to rectify.



## THE VINEYARDS

- **Traffic Light at Elizabeth Lake and Bouquet Canyon Roads:** We don't want it. By the County's own admission, Valley Vineyards will generate only a tiny fraction of the projected future traffic that may eventually necessitate a signal at this location. Please join us in petitioning the County to remove this requirement from our project.
  
- **Contributions to our Neighborhood:** This project will pay \$1,400,000 plus an additional \$90,000 per year from property taxes to our schools; \$400,000 to our fire department; \$90,000 to libraries. What we need to do as a community is make sure the County directs this money into Leona Valley and does not divert it to some other place.

We, the owners of Valley Vineyards, have owned this property since 1990. We are taxpayers and members of this community just like everyone else. We pay for the schools, support the fire department and sheriff's deputies and are law abiding citizens, just like everyone else. Like most everyone else in Leona Valley, we also believe in basic property rights – a basic fundamental right afforded to us all. But more than just abiding by the laws that govern our property – requirements within the CSDs, the Zoning Code, State Law, etc. – we have worked hard to propose a project that is environmentally sensitive, exceptionally “green,” and creates a positive precedent to all those that follow.

Valley Vineyards preserves the rural nature of Leona Valley. There will be no cookie-cutter, or “tract” homes in Valley Vineyards – this won't be Ritter Ranch or Santa Clarita or Agoura Hills. Valley Vineyards will be comprised of unique, custom-built homes. No two homes will look alike. But more than that, Valley Vineyards will be primarily a working, producing vineyard – the property is devoted more to agriculture and open space than homes. I am of the firm belief that Valley Vineyards will be a positive enhancement to this great community without changing the character, spirit, or sense of community.

Most Sincerely,

Bill Ford  
Manager

cc: Supervisor 5th District Michael Antonovich  
Los Angeles County Regional Planning Commission  
Department of Regional Planning  
Leona Valley Town Council



# THE VINEYARDS

List of Addresses Letters were sent to:

First Name	Last Name	Address
Stephen	Ordway	39670 87th St, Leona Valley, CA 93551
Robert/Valerie	Harpham	39933 87th St, Leona Valley, CA 93551
Julie	Marshall	8769 Vientos Dr, Leona Valley, CA 93551
Elaine/Karlo	Johnson	9149 Elizabeth Lake Rd, Leona Valley, CA 93551
Ron	Howell	36917 Bouquet Canyon Rd, Santa Clarita CA 91390
Karl	Pearcy	9710 North Side Dr, Leona Valley, CA 93551
Nancy	Smith	8844 Leona Ave, Leona Valley, CA 93551
Marcy	Watton	PO Box 816, Leona Valley, CA 93551
Phil	Spangenberg	PO Box 753, Leona Valley, CA 93551
Sherrie	Stolarik	25241 Carson Way, Stevenson Ranch, CA 91381
Theodora	Gable	10650 Leona Ave, Leona Valley, CA 93551
Elaine	Macdonald	43031 40th St, Lancaster CA 93535
Donna	Evens	8845 Penhaven Lane, Leona Valley, CA 93551
Richard	Thomas	9250 Elizabeth Lake Rd, Leona Valley, CA 93551
John/Deanna	Cosola	7817 Elizabeth Lake Rd, Leona Valley, CA 93551
Emilie	Martins	40239 98Th St W, Leona Valley, CA 93551
Marcella	Mahan	8728 Leona Ave, Leona Valley, CA 93551
Lisa	Collinson	9211 Elizabeth Lake Rd, Leona Valley, CA 93551
Larry	Tyler	40255 98th St, Leona Valley, CA 93551
Steven/Anne	Breight	40047 97th St, Leona Valley, CA 93551
John	Sevmour	39909 86Th St W, Leona Valley, CA 93551
Christine	Stoddard	40155 95Th St W, Leona Valley, CA 93551



# THE VINEYARDS

June 13, 2011

Elaine Macdonald  
Antelope Valley ETI Trail Coordinator  
4303140th Street East  
Lancaster, CA 93535

Sherrie Stolarik  
Santa Clarita Trails Advisory Committee member  
25241 Carson Way,  
Stevenson Ranch, CA 91381

Re: Equestrian Feature for the Proposed Vineyards Development

Dear Ms. Macdonald and Ms. Stolarik

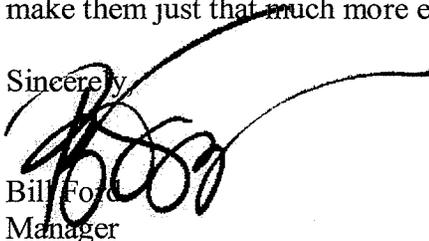
I recently reviewed your letters submitted to the County with interest and wanted to follow up on some information you may not be aware of. Ever since the "Granite Hill Trail" was mentioned at a Leona Valley Town Council meeting, we have been working with the County to determine just where that trail abuts our property. It was not until recently that the County was able to verify its existence and location.

As I have always maintained, if this trail could be found and our project could directly access it, we would be more than happy to provide a link to the County trail system through our property. I know that you may not have been made aware of this, so I am happy to report, that we have already agreed to provide for this trail in our plans.

We will now have close to 3 miles of dedicated County trails located throughout our property plus an additional 5 miles of trails which we will own and maintain, but will be accessible to all. We are also working with the County to add a future Equestrian Staging Area near the entry to our property at 87th Street as well as a possible lookout/rest area located towards the top of the Granite Hill Trail, which will provide a very scenic overview of the Valley.

Thank you for your letters and concerns and we look forward to working with the County to install these community trails. If there is anything more than I can help with or can conceivably add to our plans to make them just that much more equestrian friendly, please let me know.

Sincerely,

  
Bill Ford  
Manager

From the desk of...

6

# Robert G. Wood

June 15, 2011

Los Angeles County Regional Planning

To Whom It May Concern:

I am writing this letter with the hope of casting light on an issue that is nothing less than critical to the future of Leona Valley, the proposed Valley Vineyards project.

Leona Valley is a small, close-knit community where opinions run high and word travels fast. As a former Leona Valley Town Councilman and resident, I have sadly witnessed first-hand the culture of despotism that has flourished in the leadership of the Leona Valley Town Council for some time. Through a cancerous-like cronyism, the personal opinions of the few are being spoken as if they actually represent the whole of the community – which they do not! Additionally, an atmosphere of fear and intimidation fomented by the actions of the few, have impacted members of the community causing those who would otherwise have divergent opinions to acquiesce rather than speak up and face potential social reprisal and ostracism. This has also prevented those who would otherwise properly serve the interests of the community from participating in community issues or from running for office. A mere review of the ever-revolving Council participants will clearly indicate such a pattern.

A project such as Valley Vineyards will no doubt have a lasting impact upon Leona Valley, an impact that could have been managed much better by the Council leadership through fostering an open and forthright dialogue with developers rather than fear mongering, shortsightedness, and taking an adversarial stance.

Although I no longer reside in Leona Valley, my interests there remain as I consider myself to be a proponent of preserving agriculture and, of course, the viticulture that is making a comeback in Leona Valley and greater Los Angeles County as a whole. We preserve the future by honoring the past, and that past is viticulture and winemaking among farming in general. Opponents of such an effort are rejecting the very ideals that the community was long ago built upon.

The mission of the Town Council, as I understand it, is to be a watchdog organization looking out for the community's best interest. Lauren Development has been respectful in the fact that they have taken in to account the special needs of the community and have been very patient in terms of interfacing with an otherwise divisive Council. It would be my hope that the Board of Supervisors approves this project as proposed by the developers which would in turn preserve agriculture, the true heart of Leona Valley, and as a result create valuable local jobs and boost the local economy.

Additionally, I would urge Supervisor Antonovitch begin an immediate investigation into the effectiveness of Council leadership and perhaps dissolve the body all together in the best interest of the community.

Sincerely,



Robert G. Wood



## *Quartz Hill Chamber of Commerce*

42043 50<sup>th</sup> Street West \* Quartz Hill, California \* 93536-4840  
Phone: (661) 722-4811 \* Fax (661) 722-3235 \* [www.qhchamber.org](http://www.qhchamber.org)

June 22, 2011

Planning Commission Chairman Pat Modugno  
Los Angeles County Regional Planning Commission  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles Ca 90012

Re: Valley Vineyards Tract 066952

Dear Planning Commission Chairman Modugno,

The Quartz Hill Chamber of Commerce feels the proposed project: Valley Vineyards development, of Great interest to the Unincorporated Community of Quartz Hill. The Antelope Valley and it the surrounding communities encompass 7 Vineyards at this time. Adding the Valley Vineyards project fits the geographic climate of Leona Valley and will only add value to this area of the unincorporated zone for Los Angeles County. We believe this project supports the expanding wine industry and provides tangible benefits to Los Angeles County's unincorporated communities, especially the Antelope Valley. The Valley Vineyards project when completed will increase the amount of Tourism and Revenue for Leona Valley and our Quartz Hill Community.

Thank you

A handwritten signature in black ink, appearing to read "Lee H. Barron III", is written over a horizontal line. The signature is fluid and cursive.

Lee H. Barron III

President

Quartz Hill Chamber of Commerce

*"Home of the Almond Blossom Festival"*

Jesus Valdez  
40005 92<sup>nd</sup> Street West  
Leona Valley, CA 93551

Robert and Carol Valdez  
40050 95<sup>th</sup> Street West  
Leona Valley, CA 93551

June 21, 2011

To whom it may concern:

I believe that supporting a project that is pro Agriculture, pro-environment and keeping in line with our country setting is exactly what needs to be done today so as to set a president with high standards that keeps the giant builders from coming in and forcing their way.

This project will plant 100 acres of wine grapes. This level of commitment to the grape will draw other grape growers to the area. Perhaps some of the 5,000 acres available for development in Leona valley will be planted with grapes rather than houses. Yes as this area is proven to produce quality grapes and as a result incredible wines. Others will come. There are companies and individuals out there that would plant 1,000 acres of grapes in a proven area without needing to build homes in order to afford such an investment.

Two major accomplishments from this project as it is proposed. One, a precedence will be set that empowers the people of Leona Valley to insist on nothing less with future developers that WILL come. This precedence will discourage the giant cookie cutter track home builders and encourage them to go elsewhere. Second it will encourage other Growers to come. Where vines are planted houses won't be built.

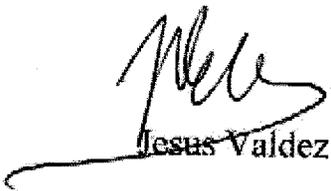
I want LA County to approve the project with a few other things in mind as well.

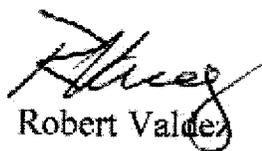
1. Leona Valley has a rich history with wine grapes and many different other agricultural efforts going as far back as we have record. Leona Valley was once promoted and advertised as the best place to come and farm. Today Leona Valley is well known for its superior agricultural products including wine, cherries, organic beef, garden produce, peaches, Asian pears and more. This project will help maintain that which so many before us have worked hard to prove and establish.
2. A project like this could and should mean more money for our local school, fire department and our local improvement association.

3. All the surrounding areas will be positively influenced economically. NO MATTER WHAT, in today's world we should embrace whatever economy boost we can steer our way instead of running them out of town.

4. The California wine industry produces 90% of what is the largest agricultural product exported from this country and many other towns and communities in California have proven that Vineyards are a very positive impact for many reasons. LA County has recently changed their position to be more conducive to folks who would like to start a winery. We need ask county to keep supporting the grape and hope that someday LA County can catch up with the rest of the state.

Thank you,

  
Jesus Valdez

  
Robert Valdez

  
Carol Valdez

David Reynolds  
9235 Leona Avenue  
Leona Valley Ca.

June 03, 2011

Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple St. 13th Floor  
Los Angeles, CA 90012

Subject: Vineyards Subdivision, Leona Valley

Dear Mr. Chairman:

*I am for this project and this is why:*

- *Vineyards / agriculture will be an integral component of this project. This is beneficial to Leona Valley. Preservation of agriculture is important to the community. I planted Vineyards in Leona Valley 10 years ago and have proved the feasibility along with a few other local growers. However there is a long history going back over 100 years with Vineyards in the Valley as well as one of the very first bonded wineries. In 2008 the Leona Valley was declared an official AVA by the United States TTB. Since then three other AVA's have been established in the neighboring Valley's. Also LA County changed the wine ordinance to make it much more feasible for wineries to get started in LA COUNTY whereas before it seemed impossible. Now with this project planting 100 acres of grapes and making agriculture part of the project, it accomplishes to very important things for Leona Valley. First it will set a precedence for future developers sending our message that says "We are an agricultural community and here the bar is raised for developers. We will welcome green environmentally friendly projects that integrate agriculture, but we will ask the giant cookie cutter tract home developers like Ritter Ranch to stay away." I believe this project will help us fight the bigger fights in the future so that our town can remain a small country town as it is. Second when another commercial vineyard is established in Leona Valley it becomes likely that other growers will come and the 5,000 acres available for development might be planted with Vines instead of houses. I would rather see 1,000 more acres of grape vines come to town than 1,000 more houses. We are producing a very high quality product and the cost is much less than other more established areas.*

- *Almost eighty percent (80%) of the site will remain as open space and keeps in line with our way of life.*
- *The Vineyards project provides the community with a second point of access for residents and emergency vehicles during emergencies*
- *A new water reservoir and fire hydrants will improve fire safety for everyone in Leona Valley.*
- *The plan is laid out so that the majority of cars enter and exit the site from Bouquet Canyon Rd and not 87th Street West.*
- *The houses are positioned so they are not on the highest points on the property, and as a result, the ridge line will remain in its current condition.*
- *The two creeks on the site are preserved, even including a bridge over one creek to make sure it remains natural.*
- *Very modern waste treatment units will be on each lot, which will help our water supply.*
- *The project is laid out so that all rain that falls on the property will not run off onto surrounding property.*
- *The development is consistent with all county regulations, including zoning, general plan, and the Community Standards District (CSD) regulations.*
- *Home sites are clustered, as is recommended by the Community Standards District (CSD) regulations.*
- *Equestrian and hiking trails will be public.*

*In closing I must say. I know there are a few neighbors that are just anti-development period and no matter what they will fight against any development. My plea to them is to first ask that they open their minds and not hold it against me personally. I respect their opinions and harbor no ill will. We are all neighbors and I love this town and its people, even those with whom I disagree. I strongly believe that this development could be very helpful to the town in many ways. If only the few who are volunteering so much of their time to fight the fight could join forces with the very willing Lauren Development and take on a bigger better fight as to how it is our town could benefit. Our schools, our fire department, our museum and the Leona Valley Improvement Association could all be strengthened by this project. By setting the bar of precedence higher and strengthening our community I truly believe we can prevent any more Ritter ranch projects from closing in on us in the future and maintain the Leona Valley we know and love. I want my kids to raise their kids in this small town and would fight to keep it that way. This project is the best opportunity, past present and future this town has to strengthen its structure and raise the bar of precedence.*



*David R. Rubin*

June 21, 2011

Pat Modugno, Chairman  
Los Angeles County Regional Planning Commission  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Vineyards Tentative Tract # 066952

Dear Chairman Modugno,

This letter is to convey my support and urge you to approve the referenced tentative tract map. Being a Commercial Real Estate Brokerage and working with Investors and business owners, I see firsthand their requirements, needs and worries. Business owners are in need of development and are looking for government to support them with growth and policies that allow for new opportunities such as agriculture/grapes/wine. Investors are looking for broad base and diversified communities with strong and numerous flourishing industries to mitigate their risk and create an environment of growth for the capital they invest in communities. Having a viable and expansive grape growing, wine producing region, such as Leona Valley's AVA, in Los Angeles County will assuredly prove beneficial for the surrounding communities including Santa Clarita, Antelope Valley as well as Leona Valley by assisting business owners and bringing interest from investors.

A controlled growth plan in place being the next step in becoming a vibrant and productive AVA, the precedents this project will set will maintain the feel of an agricultural community such as Napa and will benefit industry, bring business to Los Angeles County as well as tourists. With the calculated growth of this area will come festivals, competitions, and jobs all the while maintaining the integrity of Leona Valley.

This project has been well thought through to maintain ridge lines, cluster development, minimize impact including open spaces and the two streams. Traffic flow patterns have been taken into consideration as well as residual light.

With all the benefits to Leona Valley, surrounding cities and Los Angeles County as a whole, I urge you to approve this development. If I can be of further assistance or you would like to discuss this further, please do not hesitate to contact me at (661) 948-8596.

Sincerely,

Himlin Realty & Investments



Matthew L. Himlin, Realtor/Broker  
President

MH/lsc

*Professional ... But Personal*

June 22, 2011

Mr. Pat Modugno  
Chairman, LA County Planning Commission  
320 West Temple St, 13<sup>th</sup> Floor  
Lod Angeles, CA 90012

Re: Valley Vineyards Project

Dear Chairman Modugno,  
As someone who is not a proponent of big development, especially in rural areas, I have been following the proposal, very closely, of Valley Vineyards, in Leona Valley.

The proposed development is unlike anything that has gone before us in Southern California. Imagine, a truly "Green Development?" The timing could not be better, given both local and national governments are strenuously supporting all that is green. But most importantly, this could be a great example to other developers in the future, to think in a "green way."

The introduction of rain barrels, rain gardens, bio swales and bio retention areas is a model of how we should all be thinking in the future. Of taking all this water, and instead of wasting it, it is being retained, cleaned and re-used. What a concept?

The introduction of Vineyards into a residential plan, is a unique and wonderful idea. It keeps density low, and it adds a rural character to an otherwise sterile environment. And it adds jobs!!!

This concept has been used successfully in other parts of the United States and The world Why can't LA County take the lead in implementing these important "Green" elements in land planning?

I urge you and the commission to approve Valley Vineyards' "Green Plan."

Thank you,

*Susan Winston*

Susan Winston

**Maxi Case  
6989 Elizabeth Lake Road  
Leona Valley, CA 93551  
661 940-1800**

June 21, 2011

Pat Modugno, Chairman  
Los Angeles Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Dear Mr. Modugno:

Re: Valley Vineyard Subdivision Project

My husband and I own approximately 25 acres in Leona Valley where we are currently building our home. We have been following the progress of the Valley Vineyard subdivision project for the last couple of years. We also attended a meeting regarding the Leona Valley Community Standards District. It was our opinion that many of the new items being pushed as potential community standards were aimed at this project.

We believe that this project will be a very nice addition to our community. We are in favor of allowing people to use and develop their properties however they choose within the parameters outlined in the current zoning standards. To try to redraw the rules to thwart a person's project is in fact a potential "taking" of their property. We believe that the developer of this project has made significant concessions in order to please the community above and beyond what he needed to do. We hope that you will approve his project and allow him to move forward with it.

Respectfully,

A handwritten signature in cursive script that reads "Maxi Case".

Maxi Case



June 17, 2011

Chairman Pat Modugno  
Los Angeles County Regional Planning Commission  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles Ca 90012

Re: Vineyards Tract

Dear Planning Commission Chairman Modugno:

I am writing this letter to offer my support for the development known as "The Vineyards." I strongly believe this development will make a positive impact on Leona Valley and will serve as an important precedent for future development in our valley.

*Here are some ideas worth mentioning:*

- *Vineyards / agriculture will be an integral component of this project. This is beneficial to Leona Valley. Preservation of agriculture is important to the community.*
- *Almost eighty percent (80%) of the site will remain as open space.*
- *The Vineyards project provides the community with a second point of access for residents and emergency vehicles during emergencies*
- *A new water reservoir and fire hydrants will improve fire safety for everyone in Leona Valley.*
- *The plan is laid out so that the majority of cars enter and exit the site from Bouquet Canyon Rd and not 87th Street West.*
- *The houses are positioned so they are not on the highest points on the property, and as a result, the ridgeline will remain in its current condition.*
- *The two creeks on the site are preserved, even including a bridge over one creek to make sure it remains natural.*
- *Very modern waste treatment units will be on each lot, which will help our water supply.*

**La Vau Real Estate, Inc. · The La Vau Group-California**

Corporate Office: 661 · 274 · 0000 · Fax: 661 · 272 · 0203 · 1031 West Avenue M-14, Suite B · Palmdale · CA · 93551

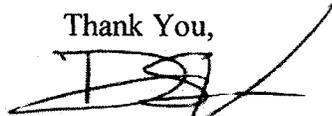
**www.LaVau.com**

- *The project is laid out so that all rain that falls on the property will not run off onto surrounding property.*
- *The development is consistent with all county regulations, including zoning, general plan, and the Community Standards District (CSD) regulations.*
- *Homesites are clustered, as is recommended by the Community Standards District (CSD) regulations.*
- *Equestrian and hiking trails will be public.*

This project is by no means a "standard" residential subdivision. Other than the agricultural uses already discussed, the project plan include minimal grading, preservation of the ridgelines, numerous public trails, and many "green" components that should become the norm for future projects in the county.

The plans the developers of this property are making should be a model for development not only here in Leona Valley but all across the Antelope Valley as well. I embrace it and hope you will too.

Thank You,



D. Sean La Vau  
Broker/ Owner  
La Vau Real Estate, Inc.

June 17, 2011

Chairman Pat Modugno  
Los Angeles County Regional Planning Commission  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles Ca 90012

Re: Vineyards Tract

Dear Planning Commission Chairman Modugno:

As a resident of Leona Valley for 33 years I feel moved to say this project is the best thing that could ever happen to Leona Valley. I work all over the Country and see how small towns can get squeezed out. It is inevitable that development will come and we are fortunate to have Lauren Development so willing to promote our way of life with this project and set an example as to how it is our town could best grow rather than just doing a typical project without regard to our small town way of life.

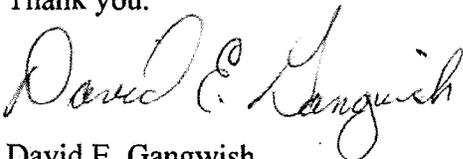
I am writing this letter to offer my support for the development known as "The Vineyards." I strongly believe this development will make a positive impact on Leona Valley and will serve as an important precedent for future development in our valley.

The most important reason for my support is the pairing of agricultural and residential uses. What a perfect example this is for a development project! In Leona Valley we are striving to retain our agricultural heritage and this project will do just that. Leona Valley was recently designated an American Viticulture Area by the federal government. Our valley is perfect for growing high quality wine grapes and the inclusion of grapevines on this land will enhance our growing reputation as a producer of great wine.

This project is by no means a "standard" residential subdivision. Other than the agricultural uses already discussed, the project plan include minimal grading, preservation of the ridgelines, numerous public trails, and many "green" components that should become the norm for future projects in the county.

The plans the developers of this property are making should be a model for development not only here in Leona Valley but all across the Antelope Valley as well. I embrace it and hope you will too.

Thank you.



David E. Gangwish  
40208 97<sup>th</sup> Street West  
Leona Valley Ca. 93551

MR. Pat Modugno, CHAIRMAN  
LOS ANGELES COUNTY PLANNING COMMISSION  
320 W. TEMPLE STREET. 13<sup>th</sup> FLOOR  
LOS ANGELES, CA. 90012

AS A big BELIEVER IN A PERSONS PROPERTY RIGHTS AND A HORSE RANCH OWNER living in LEONA VALLEY SINCE 1972, IT'S ALWAYS A CONFLICT AS A DEVELOPER WANTS TO DEVELOPE HIS OWN PROPERTY.

HAVING STATED ALL THAT, I AM HAPPY TO SEE OPEN AND PUBLIC HORSE TRAILS (APPROX. 7 MILES) THAT WILL BE AVAILABLE FOR PUBLIC USE IN THE VALLEY VINEYARDS PROJECT.

AS LEONA VALLEY IS A SMALL COUNTRY AND HORSE COMMUNITY, IT APPEARS FROM WHAT I'VE SEEN, THE VALLEY VINEYARDS PROJECT IS TRYING TO MITIGATE ITS IMPACT ON THE COMMUNITY AS MUCH AS ANY DEVELOPMENT CAN, WITH ITS TRAILS, OPEN SPACE, AGRICULTURE AREA AND DEVELOPMENT STYLE. NOT TO MENTION ITS LOW IMPACT DEVELOPMENT FEATURES.

April 26, 2011

Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple St.  
13<sup>th</sup> Floor  
Los Angeles, CA 90012

Re: Vineyards Development  
Leona Valley

Dear Mr. Modugno,

As a property owner neighboring the proposed Vineyards Development in Leona Valley, I am in favor of this project going forward. I feel this project would enhance my property values while preserving the unique qualities of the area.

The placement of the housing pads at lower elevations will preserve our scenic ridgeline views and the open spaces will provide added space for hiking and horse trails. The new water tank would aid the fire department in providing added water pressure for fighting fires and the streets would provide ease of access for emergency service crews.

Leona Valley is known as an agricultural and rural area. The plan for vineyards as a part of the project would fit very well with the feel of our valley.

Please approve this project and thank you for your consideration.

Sincerely,

Mark Haugen  
39627 Bouquet Canyon Rd.  
Leona Valley, CA 93551  
661-212-8925



Date: 10 February 2011

Los Angeles County Regional Planning Commission,

320 West Temple St., 13th Floor  
Los Angeles , Ca--90012

RE: The Vineyards

Dear Planning Commissioners,

My name is Ralph Carter. I am a recognized expert on wine growing. I am listed by the federal government as only one of six professional growing condition research authors, nationwide, and have been practising as such for more than ten (10) years.

In 2006-07, I prepared a detailed application to the US Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) requesting that Leona Valley be certified an American Viticultural Area (AVA). The federal government does not issue such certifications lightly. There are less than 190 AVAs in the country, and just 57 have been approved since 2000. My research in support of this application covered such subjects as topography, geology, local climate and soil conditions, historical and current incidences of local wine grape growing. After an extensive, two (2) year long review process, the federal government approved my petition and certified Leona Valley as an official American Viticultural Area.

The market acceptability and hence value of wine from designated AVAs is generally stronger than wine grown elsewhere. While it is not guaranteed that wine grapes grown in an AVA will make great wine, the fact that the designation has been approved indicates that the area is highly suitable for grape production and in this location, great organic wine potential.

I am familiar with the site that the developers of The Vineyards propose for their residential / vineyard community. It definitely has the potential to produce some exciting wine grapes. The existing winery in this community, Leona Valley Winery, produces several varieties of excellent wine grapes, and I expect that the same could happen at The Vineyards as there are at least a dozen more exciting varieties suitable for this locale that have not yet been tried here.

I am also familiar with residential / agricultural mixed use projects. I grew up in Napa Valley , CA , and saw it transformed seamlessly from sparsely populated into it's present day mixed agriculture and homes. To live in a community of homes surrounded by permanent open space is an ideal situation. The concept of mixing homes and vineyards is not unique, nor does it detract from the potential for high quality grape production. I believe the way the developers of The Vineyards have planned their site will enable the creation of an exciting environment for wine growing as well as healthful rural living. Due to it's low rainfall and humidity, the area has the potential to excell in no spray and low or no tillage agriculture with grape growing. My personal work with dryland (no irrigation) farming of grapes indicates that Leona Valley is an excellent location to prove the feasibility of this post-modern method.

Land use change happens over time whether planned or not. When not planned, many undesirable uses occur because they fall between the cracks in the public regulations and enforcement - for example sanitation. I have personally seen, in California , individual residences dumping raw sewage into an open, shallow pit while the public agency was aware, yet quite helpless to prevent. Without progressive, planned developments, neighborhoods can succumb to degradations of environment, employment, crime - putting extensive extra expense on the society. In contrast, The Vineyards should bring income to the community, which over the coming decades, can easily be millions from all sorts of general labor and services provided to the residents of the development (housekeeping, gardening), in addition to jobs in the vineyards and income from wine production, without a long commute. This alone is an appealing and sustainable improvement to the community.

Since about 200,000 acres of California land is lost to urban sprawl every 10 years, it is great to see so much accomodation to mixing open space / green space / agriculture with homes in this plan. Once they understand it, the residents of Leona Valley should feel good about this development. It is rare to have such concientious attention of the living conditions of the neighborhood as a whole considered and attended to. I am convinced that there has been so much thought given to the impact on the community in this planned project, that it is actually worthy of awards for foreward thinking. What a treat for a neighborhood to be selected by such modern-day gladiators.

I look forward to visiting The Vineyards and tasting the first wines from this site. I hope you will vote in favor of it so that this may happen.

*Ralph Carter*

Randall Carpenter  
20703 Santa Clara Street  
Santa Clarita, CA 91351  
(661) 424-1917

April 25, 2011

Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Re: Vineyards Development in Leona Valley

Dear Mr. Modugno:

I am writing you today as a property owner in Leona Valley who is very much in favor of the Vineyards development. I believe that many aspects of this project enhance property values, which is very important to me as an adjacent property owner.

From a safety perspective, the new water tank that is being included will aid the fire department by providing added water pressure for fire fighting and the streets created in the project will provide additional access to all emergency service providers. This is a benefit to all residents.

Much of the appeal of Leona Valley to its residents is the rural, agricultural environment which I feel is addressed in this plan by the addition of the vineyards which adds to farming in our community. In fact, the developers have preserved a large majority of the land for agricultural and open space use including additional horse and hiking trails. Because of the placement of the housing pads at lower elevation, the beauty of our ridgeline will be maintained for the enjoyment of all property owners.

Being a property owner and being very concerned about maintaining the uniqueness of Leona Valley, it is extremely important to me that only quality projects that preserve the character of Leona Valley be considered. I believe that the Vineyards Project is a quality project that will do that. In fact, I believe the Vineyards Project will enhance and improve on what is special about Leona Valley and that it should be given serious consideration.

Mr. Modugno, please approve this project and urge other members of the commission to do so as well. Thank you for your consideration.

Sincerely,

  
Randall Carpenter

Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple Street. 13th Floor  
Los Angeles, CA 90012

Subject: Vineyards Subdivision, VTTM 066952.

Dear Mr. Chairman Modugno,

My company owns property in the vicinity of VTTM 066952 (The Vineyards). Given the proximity of this property to our land we felt it important to review this proposed subdivision application & tentative tract map. After completing our review I am pleased to say that this proposed project will be an excellent addition to the community.

Combining agricultural uses such as vineyards in a residential subdivision should be encouraged as an effective way to preserve rural areas and open space to the county. We endorse this component of the plan.

The design of this subdivision, keeping homesites set back from creeks, ridgelines, is an excellent example of clustering and reducing potential environmental impacts, as called for in the Leona Valley Community Standards District (CSD) regulations.

Designing the circulation system to force the majority of traffic onto an arterial highway (Bouquet Canyon Road) rather than toward an existing local residential street (87<sup>th</sup> Street West) reflects sensitivity to the community.

The plans call for many environmentally sensitive "green" components, such as bio-swales and advanced domestic waste treatment infrastructure. These are commendable attributes to the plan.

Overall we support this development and encourage your support.

Thank you.

Very truly yours,

*Steve Hunter*

# Mortgage Co. of Santa Barbara

Direct/Private Commercial Lender

June 20, 2011

Mr. Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple St. 13th Floor  
Los Angeles, CA 90012

Subject: Vineyards Subdivision, Leona Valley

Dear Mr. Chairman:

We are the owner of the property that boarder the Valley Vineyards development to the north. We have been following the progress of this plan for quite some time.

We recommend that the Planning Commission approve the Vineyards development. We think it will be a credit to the community. This project is very innovative in a number of ways. Most important to Leona Valley is that it combines agriculture and housing in the same development. This is the type of project that should be promoted everywhere in the rural parts of the county. Leona Valley already has some vineyards and some cherry orchards and this will increase our agricultural basis.

The developers are clustering the home pads so that the hilltops and streams on the site are avoided. Planning sites in this way is what our Community Standards recommend. I understand the waste treatment septic units are very advanced – far more so than anything else in use in our community. This is important to many of us in Leona Valley who rely on well water. This will help keep our groundwater clean.

We urge you to approve this unique plan as we feel it will be a good precedent to all those who follow.

Sincerely,



Andrew Fuller  
Mortgage Co. of Santa Barbara  
747 Garden Street  
Santa Barbara, CA 93101  
805-682-7095  
805-569-1036 fax  
andrew@santabarbarasecurities.com

*Joe & Jeanne Duarte  
39805 86<sup>th</sup> Street West  
Leona Valley, California 93551  
661-622-7026*

Mr. Pat Modugno, Chairman  
Los Angeles County Planning Commission  
320 W. Temple St. 13th Floor  
Los Angeles, CA 90012

Subject: Vineyards Subdivision, Leona Valley

Dear Chairman Modugno:

Thank you for the opportunity to provide comments on the Valley Vineyards project in Leona Valley. We have lived in Leona Valley for only a short time (3 ½ years) but have come to love our community and all that it represents.

Leona Valley is a community that combines housing needs within an agricultural setting and has been that way since it was developed years ago. Many of us now live in homes, on property that was subdivided and developed in the past, much as this development is proposing to do. While none of us want to see downtown Palmdale or Valencia-type development in Leona Valley, we will see development in our community as our urban areas continue to expand into the outer lying areas of the larger cities. What we hope to see is responsible, sustainable, low impact development that enhances our community, adds value to our homes, addresses safety, traffic, environmental issues and also allows the owner of the property to do with it as they please, within the confines of the County's development codes and ordinances.

We live on 86<sup>th</sup> Street West, which is adjacent to the project location. When we first heard about the project, we were concerned that traffic could increase and safety could be an issue. However, after attending several meetings, and reviewing the project proponent's development plans, we feel that this project can be developed in a manner that will protect the community for those of us who are already here, as well as allow for others to move to Leona Valley and enjoy the amazing atmosphere that it has to offer.

There are several vineyards in our community, along with many cherry orchards. These agricultural uses continue to expand the wealth of our community members every year and will hopefully continue for years to come. We have several vineyards and one winery at this time and it is our hope that the vineyards and wineries continue to expand into our area as this is an extremely compatible land use to what already exists in Leona Valley. Valley Vineyards, with its plans for a vineyard will fit in quite well and will provide local residents, as well as those who come to our valley to pick cherries or taste wine, with additional walking and riding trails, vineyards to meander through, and an improvement to drainage in this area.

We urge the Planning Commission to vote yes on this project and allow this development to go forward.

Sincerely,



Joe & Jeanne Duarte

**Sackett, Jodie**

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**From:** Bernhard Staschik [bstaschik@roadrunner.com]  
**Sent:** Monday, February 09, 2009 10:16 PM  
**To:** billf@laurendevelopment.com  
**Subject:** Green Features and updated septic  
**Attachments:** Bernhard Staschik.vcf

Dear Bill,

Thank you for caring. The development has undergone some very positive changes in terms of size and fit for the community.

I also love your green features which you want to incorporate. Could you please forward info on the septic solution you want to incorporate and on the the 'evapotranspiration' I believe. Do you actually try to catch rainwater actively or do you just provide for areas of percolation?

Bernhard

## Sackett, Jodie

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**From:** Robert Wood [rwoodtc@yahoo.com]  
**Sent:** Tuesday, February 10, 2009 9:51 AM  
**To:** billf@laurendevelopment.com; johna@laurendevelopment.com  
**Subject:** good to see you

Bill, John,

Good to see you at last night's meeting. Thanks for your presentation. The renderings look beautiful and your proposal for dealing with water is both groundbreaking and extremely sensible. Bravo!

You have my support, and I will be happy to write a letter in support of your project.

Bill, you could not have said it better with "change is inevitable..."

Your company has been very considerate to our community's unique needs. I regret there was not more cooperation with the leadership of the community. However, in light of this, you have offered much on your own in the way of positive features and functions.

Best,

-Robert



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

(323) 881-2401

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

January 24, 2011

Mr. Bill Ford  
Lauren Development  
P.O. Box 790  
Agoura Hills, CA 91376

Dear Mr. Ford:

On behalf of the men and women of the Los Angeles County Fire Department, I would like to thank you for the generous donation of smoke detectors to support the 2011 "Install. Protect. Inspect." Smoke Detector Campaign. The Division V Fire Stations intend to distribute smoke detectors and 9-volt batteries to mobile home park families in need.

Your generous support of this Department is a fine tribute to all members of this organization who take pride in providing outstanding service to the Antelope Valley communities in which we serve.

Again, thank you for your thoughtful donation and support of the Smoke Detector Community Outreach Program.

Very truly yours,

ASSISTANT FIRE CHIEF, JIM KROSS  
COUNTY OF LOS ANGELES FIRE DEPARTMENT, DIVISION V

JK:cm

"Proud Protectors of Life and Property."

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENDORA	IRVINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
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BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

**Aaron Green**


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**From:** grannyjan [grannyjan@roadrunner.com]  
**Sent:** Monday, December 20, 2010 6:42 PM  
**To:** 'Aaron Green'  
**Subject:** RE: Following Up - Smoke Detectors

LandJ@rglobal.net

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**From:** Aaron Green [mailto:aaron@afriat.com]  
**Sent:** Monday, December 20, 2010 4:47 PM  
**To:** 'grannyjan'  
**Subject:** RE: Following Up - Smoke Detectors

Jan -

Do you have John's email address? I'd like to shoot him a quick email if that's alright.

Merry Christmas, Happy Holidays and Happy New Year to you and yours as well.

All the best.

Aaorn

Aaron Green  
 Director of Political and Community Relations  
 The Afriat Consulting Group, Inc.  
 4107 Magnolia Boulevard  
 Burbank, CA 91505  
 818.450.2779 P  
 818.558.7688 F  
 818.422.8124 C  
 aaron@afriat.com

Stay connected to ACG with




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**From:** grannyjan [mailto:grannyjan@roadrunner.com]  
**Sent:** Monday, December 20, 2010 4:44 PM  
**To:** 'Aaron Green'  
**Cc:** 'Linda'; 'christine'  
**Subject:** RE: Following Up - Smoke Detectors

Oh, my gosh ----- I just got a price at Lowe's about half hour ago.... I just can't believe that you went ahead and ordered them..... WE ARE SO GRATEFUL FOR YOUR CONTRIBUTION. Send them to me and I will share these with John.... He and I will go to the trailer park - he will have his fire truck at that time. Each trailer will need two ( 1 for bedroom area and 1 for kitchen area). Whatever is left over, John will check with folks in regular homes (such as for the elderly) and see if there are any needed. Whatever is not needed thereafter will go to Captain Polgar for the Palmdale / Lancaster area.....

I will continue to keep you posted as to where they were all distributed. YOU ARE BOTH AMAZING and I appreciate the simplification of it all.

2/7/2011

**\*\*6-23-11 SUPPLEMENTAL PACKAGE\*\***

**JUNE 29, 2011 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**AGENDA ITEM NO. 6**

**PROJECT NO. TR066952-(5) "VALLEY VINEYARDS"**

**ADDITIONAL MATERIALS**

- **GIS map of project site**
- **11 photos of project site**
- **2 photos of adjacent area from project site ridgeline**