

**From:** [Lloyd Cook](#)  
**To:** [Tahirah Farris](#)  
**Subject:** Leona Valley CSD  
**Date:** Tuesday, December 8, 2020 3:17:15 PM

---

**CAUTION: External Email. Proceed Responsibly.**

I was on the Zoom meeting last night regarding the Leona Valley CSD revisions. I have lived in Leona Valley for more than 20 years and will continue to live here. It is truly a special place to live.

Several items were covered, however, Paragraph G which is very short in length, is very long on what I see as devastating. Any landowner thinking of building their home or any existing homeowner wanting to make additions to their property already has enormous obstacles and expenses ahead of them to do so. The thought of setting aside portions of your land for open space is for sure nonsense. I am requesting that Paragraph G be removed from the Leona Valley CSD.

Thank You for your consideration

The Fernwood Group, Inc.  
Lloyd Cook, Pres  
P. O. Box 738  
Leona Valley, CA 93551  
661-270-0065 fax 661-414-8999

**From:** Alexis Upton-Knittle  
**To:** [Tahirah Farris](#)  
**Cc:** [Karen](#)  
**Subject:** CSD/SEA, paragraph G.  
**Date:** Tuesday, December 8, 2020 3:01:13 PM

---

**CAUTION: External Email. Proceed Responsibly.**

After the recent Zoom meeting, it is clear that there was confusion about why Paragraph G was put into the draft as it contradicts what the community wants and no other CSDs have this.

In Section 1: Chapter 22.102 (Significant Ecological Areas)

The draft starts with SECTION 1: Chapter 22.102 (Significant Ecological Areas). It has the exemptions which include single family homes.

I am requesting that Paragraph G be removed.

I believe you know, the community wants to keep out tract style developments but still allow single family homes to be built.

Particularly offensive is the portion that dictates you have to dedicate a portion of land to the county as "open space" in order to build. The cost to build in LA County is prohibitive already, the additional fees might render these parcels worthless.

As a resident of Leona Valley since 1998, and also a land owner with a currently desirable lot, I feel there was a consensus in the meeting that Paragraph G be removed.

Alexis Upton-Knittle



# LEONA VALLEY TOWN COUNCIL

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

---

December 7, 2020

Mark Herwick  
L.A. County Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

Re: Leona Valley CSD ordinance

Mr. Herwick,

The Leona Valley Town Council submits the following comments regarding the CSD draft ordinance for Leona Valley.

We appreciate that you want the CSDs to reflect the values of our community, as we do. Thank you for scheduling the meeting tonight to discuss the CSD provision pertaining to the SEA ordinance and exemption for single family residences.

The Town Council is, by a concurrence of four members, requesting that item G of the CSDs be removed prior to the Commission hearing presently scheduled for December 9.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Peggy Fuller".

Peggy Fuller  
LVTC Land Use Chair

Cc: Los Angeles County Board of Supervisors  
Department of Regional Planning

**From:** [Mark Herwick](#)  
**To:** [Peggy Fuller](#); [Karen](#)  
**Cc:** [Kristina Kulczycki](#); [Richard Marshalian](#); [Tahirah Farris](#)  
**Subject:** RE: Highlights of SEA requirements and fees for SFR development in Leona Valley  
**Date:** Saturday, December 5, 2020 7:05:12 PM

---

Sounds good. I'll reserve 5pm on Monday and await word for who will need an email invite. We'll hold the meeting either via Zoom or Microsoft Teams.

Thank you,

-Mark

**MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012  
Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

CONFIDENTIALITY NOTICE: This email message, including any attachments, from the Department of Regional Planning is intended for the official and confidential use of the recipients to whom it is addressed. It contains information that may be confidential, privileged, work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately by reply email that you have received this message in error, and destroy this message, including any attachments.

*In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit [planning.lacounty.gov](http://planning.lacounty.gov)*

---

**From:** Peggy Fuller <pfuller@leonavalleytc.org>  
**Sent:** Friday, December 4, 2020 11:20 PM  
**To:** Mark Herwick <mherwick@planning.lacounty.gov>; Karen <karen@hdec.com>  
**Cc:** Kristina Kulczycki <kkulczycki@planning.lacounty.gov>; Richard Marshalian <RMarshalian@planning.lacounty.gov>; Tahirah Farris <TFarris@planning.lacounty.gov>  
**Subject:** Re: Highlights of SEA requirements and fees for SFR development in Leona Valley

**CAUTION:** External Email. Proceed Responsibly.

Thanks for this information. I would suggest a time of 5 pm on Monday so that people can attend after work. We can get the word out to the community.

**From:** Mark Herwick  
**Sent:** Friday, December 04, 2020 10:54 PM  
**To:** Peggy Fuller ; Karen  
**Cc:** Kristina Kulczycki ; Richard Marshalian ; Tahirah Farris  
**Subject:** Highlights of SEA requirements and fees for SFR development in Leona Valley

Hello Peggy and Karen,

Thank you both for speaking with me today about the implications of "opting in" to the full requirements of the SEA ordinance as proposed by the draft Leona Valley CSD.

Our general understanding of the community sentiment is that protections offered by the SEA ordinance are felt to be beneficial for maintaining and protecting the rural character of Leona Valley. Furthermore, the “carve out” or exemption of new single family residence development in Antelope Valley communities from the requirements of the SEA as approved by the Board is something that many residents, in fact, actually don’t want. Instead, residents do want new single family residence development to meet all SEA requirements, in other words not exempted.

It has come to my very recent attention that possibly Leona Valley residents may not fully understand the development requirements and permit costs that new single family residences would have to meet if included in the SEA. I would like to set up an online meeting this Monday, Dec 7 with as many concerned stakeholders as possible to discuss this proposed feature in the Leona Valley CSD and explain the SEA requirements for single family residences. I’ve attached the Department fee schedule and SEA Ordinance with relevant entries highlighted, which I summarize below.

### **Summary points of the SEA Ordinance and new single family residence development with associated fees**

SEA pre-application counseling - **\$384**

- Applicant submits a conceptual plan and biological constraints map (BCM) to DRP for review and determination of application type
  - To construct a single family residence, the most likely determination is a Ministerial SEA Review (meets development standards) - **\$1103** [Site Plan Review, Special Districts] **This is an existing fee for any development in an SEA, including new single family residence development (presently exempted only from SEA environmental review)**
  - If protected trees are affected, a Protected Tree Permit is also required - **\$1724**

Processing of the Ministerial SEA Review will include the County Biologist conducting a biological review - **\$413**

Conclusion of the Ministerial SEA Review process may require a County Biologist site visit to ensure compliance with development standards - **\$276**

In the extremely unlikely scenario that an SEA CUP for a new single family residence is required, the following are the fees:

SEA CUP - \$19,448

SEATAC Review - \$2574

I hope the above summary, attached materials, and proposed Monday meeting will provide the information necessary to assist Leona Valley residents in understanding the SEA requirements for new single family residence development as proposed in the Leona Valley CSD.

Please contact me at your earliest convenience about the best time for an online

meeting this Monday, Dec. 7. I'll be monitoring my email this weekend.

Thank you,

-Mark

**MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

CONFIDENTIALITY NOTICE: This email message, including any attachments, from the Department of Regional Planning is intended for the official and confidential use of the recipients to whom it is addressed. It contains information that may be confidential, privileged, work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately by reply email that you have received this message in error, and destroy this message, including any attachments.

*In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit [planning.lacounty.gov](http://planning.lacounty.gov)*

**From:** [Mark Herwick](#)  
**To:** [Karen](#)  
**Cc:** [Peggy Fuller](#); [Kristina Kulczycki](#); [Richard Marshalian](#); [Tahirah Farris](#)  
**Subject:** RE: Highlights of SEA requirements and fees for SFR development in Leona Valley  
**Date:** Saturday, December 5, 2020 7:03:51 PM

---

Hi Karen,

The SEA process in the ordinance has **three levels** regarding development. For instance, for a new SFR of up to 20,000 sq ft, if all of the development standards are met, the review will be a Ministerial SEA Review as noted in my original email (not a SEA Conditional Use Permit (CUP)). I suspect, though I can't say for certain, most new home builders would be at Level 1.

Level 1

Pre-application review - \$384 (the Director, if deemed appropriate, may not require this review)

Site Plan application - \$1103

Biologist review - \$413

Biologist site visit - \$276 (may or may not be required)

**Total \$2176** (could be less, possibly only \$1516)

Level 2

. . . if the new SFR impacts protected trees, a Protected Tree Permit will also be required - \$1724

**Total \$3900** (the project is still a Ministerial SEA Review, not a CUP)

Level 3

Lastly, if a new SFR exceeds 20,000 sq ft or impacts more trees than allowed by a Protected Tree Permit, a SEA CUP will be required

SEA CUP - \$19,448 (site plan application, biologist review and biologist site visit included in this fee)

SEATAC Review - \$2574

**Total \$22,022**

Thank you and looking forward to talking Monday evening.

-Mark

**MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

CONFIDENTIALITY NOTICE: This email message, including any attachments, from the Department of Regional Planning is intended for the official and confidential use of the recipients to whom it is addressed. It contains information that may be confidential, privileged, work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately by reply email that you have received this message in error, and destroy this message, including any

attachments.

*In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit [planning.lacounty.gov](http://planning.lacounty.gov)*

---

**From:** Karen <karen@hdec.com>

**Sent:** Saturday, December 5, 2020 11:04 AM

**To:** Mark Herwick <mherwick@planning.lacounty.gov>

**Cc:** Peggy Fuller <pfuller@leonavalleytc.org>; Kristina Kulczycki <kkulczycki@planning.lacounty.gov>; Richard Marshalian <RMarshalian@planning.lacounty.gov>; Tahirah Farris <TFarris@planning.lacounty.gov>

**Subject:** Re: Highlights of SEA requirements and fees for SFR development in Leona Valley

**CAUTION:** External Email. Proceed Responsibly.

Hi Mark,

Thank you for that information. Could you please do a similar analysis on the additional costs related to also having to obtain a CUP? Both restrictions will be required for anyone wishing to build a single family residence within our Leona Valley CSD.

Thank you,

Karen

On Fri, Dec 4, 2020 at 10:54 PM Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)> wrote:

Hello Peggy and Karen,

Thank you both for speaking with me today about the implications of “opting in” to the full requirements of the SEA ordinance as proposed by the draft Leona Valley CSD. Our general understanding of the community sentiment is that protections offered by the SEA ordinance are felt to be beneficial for maintaining and protecting the rural character of Leona Valley. Furthermore, the “carve out” or exemption of new single family residence development in Antelope Valley communities from the requirements of the SEA as approved by the Board is something that many residents, in fact, actually don’t want. Instead, residents do want new single family residence development to meet all SEA requirements, in other words not exempted.

It has come to my very recent attention that possibly Leona Valley residents may not fully understand the development requirements and permit costs that new single family residences would have to meet if included in the SEA. I would like to set up an online meeting this Monday, Dec 7 with as many concerned stakeholders as possible to discuss this proposed feature in the Leona Valley CSD and explain the SEA requirements for single family residences. I’ve attached the Department fee schedule and SEA Ordinance with relevant entries highlighted, which I summarize below.



## Summary points of the SEA Ordinance and new single family residence development with associated fees

SEA pre-application counseling - **\$384**

- Applicant submits a conceptual plan and biological constraints map (BCM) to DRP for review and determination of application type
  - To construct a single family residence, the most likely determination is a Ministerial SEA Review (meets development standards) - \$1103 [Site Plan Review, Special Districts] **This is an existing fee for any development in an SEA, including new single family residence development (presently exempted only from SEA environmental review)**
  - If protected trees are affected, a Protected Tree Permit is also required - **\$1724**

Processing of the Ministerial SEA Review will include the County Biologist conducting a biological review - **\$413**

Conclusion of the Ministerial SEA Review process may require a County Biologist site visit to ensure compliance with development standards - **\$276**

In the extremely unlikely scenario that an SEA CUP for a new single family residence is required, the following are the fees:

SEA CUP - \$19,448

SEATAC Review - \$2574

I hope the above summary, attached materials, and proposed Monday meeting will provide the information necessary to assist Leona Valley residents in understanding the SEA requirements for new single family residence development as proposed in the Leona Valley CSD.

Please contact me at your earliest convenience about the best time for an online meeting this Monday, Dec. 7. I'll be monitoring my email this weekend.

Thank you,

-Mark

### **MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

CONFIDENTIALITY NOTICE: This email message, including any attachments, from the Department of Regional Planning is intended for the official and confidential use of the recipients to whom it is addressed. It contains information that may be confidential, privileged, work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us

immediately by reply email that you have received this message in error, and destroy this message, including any attachments.

*In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit [planning.lacounty.gov](http://planning.lacounty.gov)*

--

Karen