Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 26, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. TR066952-(5)
VALLEY VINEYARDS PROJECT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The Valley Vineyards project site is located at the intersection of Bouquet Canyon Road and 87th Street West in the Leona Valley Zoned District. The project site is 292 gross acres and within the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) Zone.

On May 4, 2016, the Regional Planning Commission (RPC) reversed a Hearing Officer's decision to deny the above-referenced Valley Vineyards development project due to inactivity, reinstated the project application, and referred the matter to the Department of Regional Planning (Department) for further processing.

The Leona Valley Town Council has appealed RPC's decision to reinstate the project application to the Board of Supervisors (Board).

This letter provides the Board with a background on the Valley Vineyards development project, and makes recommendations to the Board to affirm RPC's decision.

IT IS RECOMMENDED THAT THE BOARD:

1. Find, based on the entire record before the Board, that the applicant has presented sufficient additional information to warrant setting aside the Hearing Officer's denial for inactivity and to allow the applicant to continue to process their application;
2. Affirm the decision of RPC and reinstate the project; and
3. Remand the project to the Department for continued processing.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Board should affirm RPC's decision reinstating the project application due to the following:

1. The applicant submitted map revisions on April 27, 2016, as required;
2. Based on the applicant's revised submittal, on May 4, 2016, RPC reversed the Hearing Officer's decision of denial due to inactivity and reinstated the case to allow for continued processing;
3. The applicant's revised plans have reduced the project size from 117 residential units, including 83 single-family lots and two multi-family lots with 34 units, six open space lots, and one recreation area, to a total of 84 single-family lots, eight open space lots, one water tank lot, two basins, and two private driveway lots. The revised project scope does not include any multi-family lots; and
4. The Subdivision Committee Meeting took place on June 2, 2016.

FISCAL IMPACT/FINANCING

There are no fiscal impacts and no request for financing is being presented.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Leona Valley Estates Limited (owner/applicant) filed the project with the Department on February 13, 2007. RPC held a public hearing on June 29, 2011, at which time RPC denied the project. The applicant filed an appeal of RPC's decision to the Board on July 11, 2011, and on October 23, 2012, the Board referred the matter back to RPC and instructed the applicant to work with staff on an appropriate redesign of the project prior to RPC's reconsideration.

Since no such work with staff had ensued, Hearing Officer meetings were held on April 15, 2014, July 15, 2014, and November 4, 2014, for denial due to inactivity. Prior to the November 4, 2014, Hearing Officer meeting, the applicant submitted map revisions, and the item to deny for inactivity was taken off calendar.

The County Subdivision Committee, which consists of Public Works, Fire, Parks & Recreation, Public Health, and the Department met on December 4, 2014, to review the applicant's recently submitted map and plans. The Subdivision Committee issued a report to the applicant listing items on the map and plans which must be addressed or corrected. The applicant did not submit anything in response to the Subdivision Committee's report.

Accordingly, during the Hearing Officer's regular public meeting on August 4, 2015, the Hearing Officer denied the project due to inactivity. On August 13, 2015, the applicant appealed the Hearing Officer's decision to RPC.

RPC considered the appeal on December 2, 2015. The applicant's representatives and a representative of the Leona Valley Town Council commented in support of and in opposition to the appeal, respectively. RPC continued the appeal to May 4, 2016, to allow the

applicant to work with staff and the Subdivision Committee on the outstanding issues identified in the Subdivision Committee's report.

The Department's staff met with the applicant's engineer (Stantec) on January 26, 2016, and thereafter had ongoing discussions with Stantec regarding outstanding issues. On April 27, 2016, Stantec submitted map revisions, including an updated tentative map and other associated information and plans as required.

Based on the applicant's revised submittal, on May 4, 2016, RPC reversed the Hearing Officer's decision of denial due to inactivity and reinstated the case to allow for continued processing. On May 13, 2016, the Leona Valley Town Council appealed RPC's decision to the Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed action is not anticipated to have a negative impact on current services.

For further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov.

Respectfully submitted,

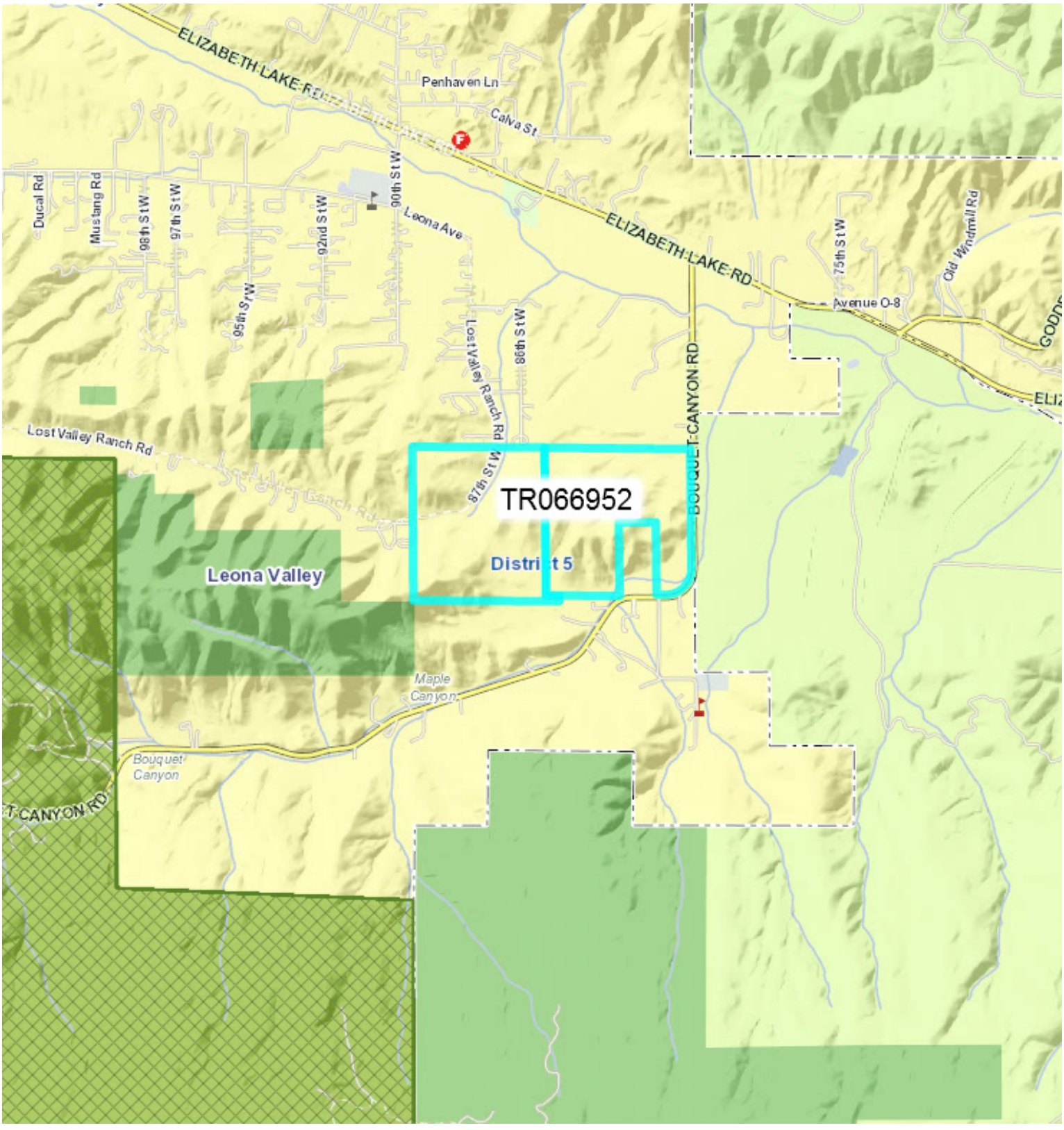
Richard J. Bruckner
Director

RJB:SA:LKH:lm

Attachments:

1. Appeal Request
2. Tentative Tract Map and Exhibit "A" dated April 27, 2016
3. RPC Package of May 4, 2016 (memo dated April 28, 2016)
4. RPC Package of May 4, 2016 (memo dated April 21, 2016)
5. RPC Package of Dec. 2, 2015 (dated November 19, 2015)

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Department of Public Works



Created in GIS-NET3

TR066952 - Vicinity Map

Printed: May 31, 2016

0 .5 Miles

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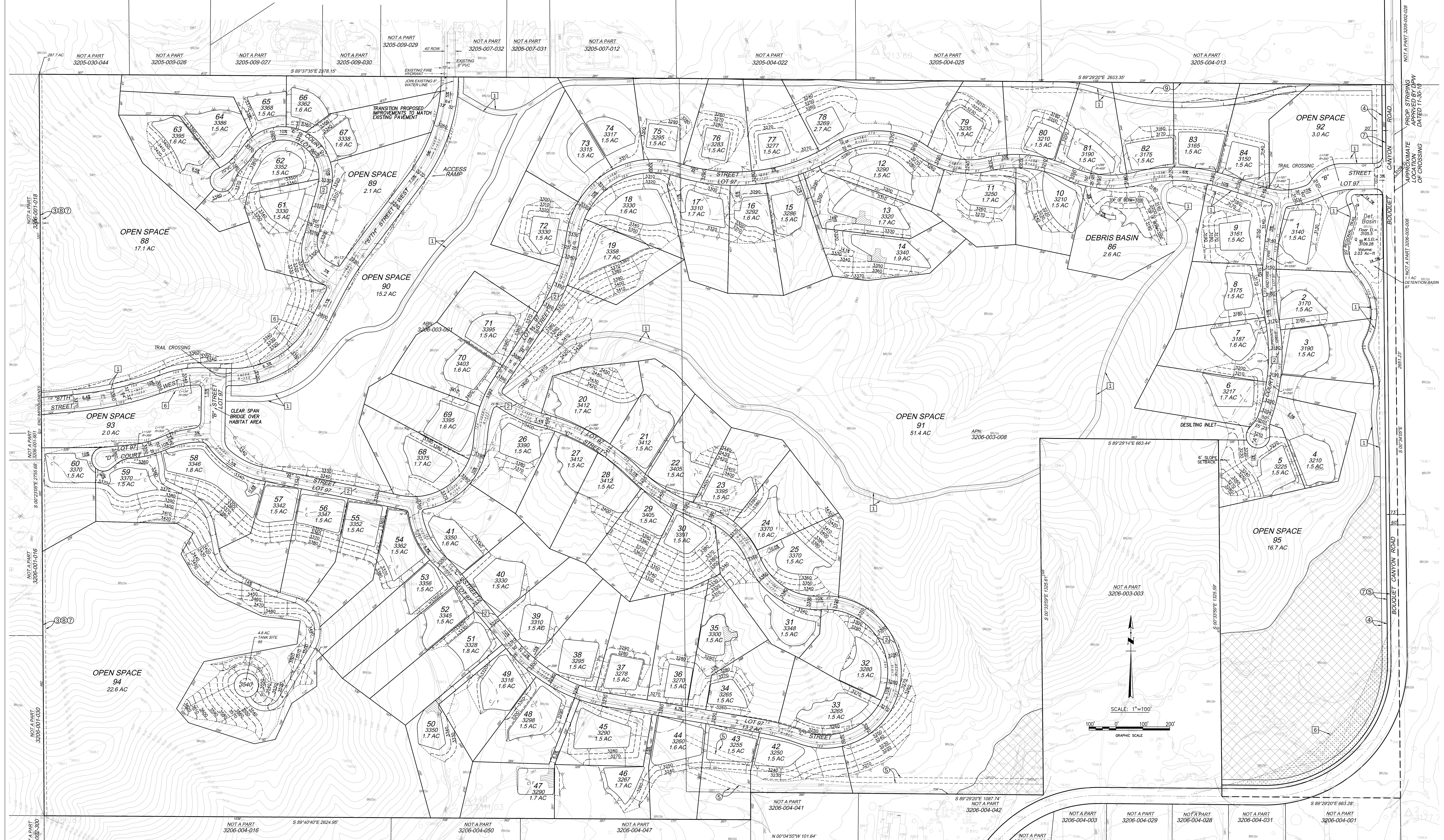
RECEIVED
DEPT OF REGIONAL PLANNING
TR066952 TENTATIVE
27 APR 2016



GENERAL NOTES:

1. ASSESSOR PARCEL NUMBERS 3206-003-001, 3206-003-008
2. GROSS AREA: 292.5 ACRES
3. GENERAL PLAN: "ANTELOPE VALLEY AREAWIDE GENERAL PLAN." (NO CHANGE PROPOSED) GENERAL PLAN DESIGNATION: "NON-URBAN 1" (N-1), ALLOWING 0.5 DWELLING UNITS PER ACRE.
4. BASE ZONING DESIGNATION: "HEAVY AGRICULTURE - TWO ACRE MINIMUM REQUIRED LOT AREA" (A-2-2)
5. SUPPLEMENT ZONING DESIGNATION: "LEONA VALLEY COMMUNITY STANDARDS DISTRICT," ALLOWING 1 UNIT PER 2.5 ACRE (GROSS) DENSITY ON FLAT SITES, OR , IF THE SITE IS WITHIN A HILLSIDE AREA, LOTS MAY BE CLUSTERED TO A 1.5 ACRE MINIMUM LOT SIZE. (NO CHANGE PROPOSED)
6. PROJECT SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
7. PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
8. PROPOSED GAS SYSTEM: PROPANE.
9. ESTIMATED GRADING QUANTITIES: 956,000 CY UNADJUSTED FOR BULK OR SHRINKANTICIPATED TO BALANCE ONSITE.
10. PERMISSION GRANTED TO ADJUST PAD ELEVATION UP TO 5' TO THE SATISFACTION OF REGIONAL PLANNING AND PLUBLIC WORKS.
11. THERE ARE NO STRUCTURES ON THE PROPERTY.
12. THERE ARE NO OAK TREES ON THE PROPERTY.
13. PROPOSED STREET AREAS: (A) PRIVATE DRIVE AND FIRE LANE (LOTS 96 & 97) AND PRIVATE DRIVEWAYS = 14.5 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) = 6.6 ACRES.
14. LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
15. PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
16. AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 195'.
17. HEREBY REQUEST PERMISSION TO WAIVE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS, FOR LOTS 1 - 86, 91 AND 94.
18. REFER TO STRIPING PLAN , APPROVED AND DATED 11-30-10 BY DPW , FOR DETAILS.
19. ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
20. ALL SHARED DRAINAGE DEVICES SHALL BE MAINTAINED BY HOA.
21. ALL SLOPES SHALL BE LANDSCAPED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
22. ALL SLOPES TO BE PLANTED/IRRIGATED, ELIMINATING THE NEED FOR DEBRIS CATCHMENTS STRUCTURES. SEE SOILS REPORT FOR SPECIFIC REQUIREMENTS.
23. WATER TANK (LOT 85) TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.
24. ENTRY AT "B" STREET AND "E" COURT OFF OF THE PUBLIC RIGHT OF WAY IS WIDENED TO ACCOMODATE FUTURE OPTIONAL GATING.
25. LOTS TO BE INDIVIDUALLY SEWERED VIA SEPTIC SYSTEM. LOCATION TO BE DETERMINE PRIOR TO FINAL MAP RECORDATION.
26. RECIPROCAL EASEMENTS ARE REQUIRED FOR LOTS SHARING PRIVATE DRIVEWAYS AND FIRE LANES.

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

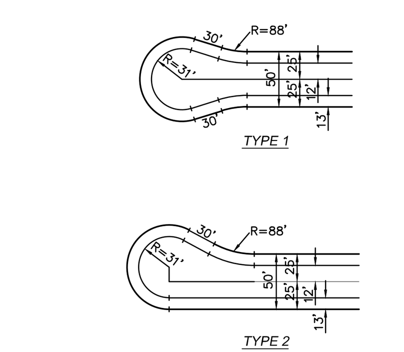
1. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN TITLE 24, 1504.1. WOOD-SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BUILDING CODE 6403.2.
2. TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 6403.2.
3. PROVIDE SPARK ARRESTORS USED WITH CHIMNEYS OR HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED. OPENINGS SHALL NOT EXCEED 1/2". FIRE CODE 1118.12, BUILDING CODE 3102.3.8.
4. ACCESSORY STRUCTURES, SUCH AS CARPORTS, DECKS, OR PATIO COVERS, WHICH ARE ATTACHED TO OR WITHIN 20' OF A RESIDENTIAL BUILDING MUST BE ONE-HOUR FIRE RESISTIVE, HEAVY TIMBER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9.
5. DETACHED PATIO COVERS, DECKS, CARPORTS, TRELLISES AND OTHER SIMILAR ACCESSORY STRUCTURES LOCATED 20' OR MORE FROM A HABITABLE STRUCTURE, AND OF WOOD CONSTRUCTION, SHALL UTILIZE LUMBER NOT LESS THAN 2" NOMINAL IN WIDTH AND DEPTH. BUILDING CODE 6403.9
6. A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED TO, AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL FOR FINAL OCCUPANCY. SUBMIT THREE COPIES OF A COMPLETED FUEL MODIFICATION PLAN TO THE FUEL MODIFICATION UNIT, FIRE STATION #32, 605 N. ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205 FIRE CODE 1117.2.1.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
8. ALL ACCESS SHALL COMPLY WITH TITLE 21 (COUNTY OF LOS ANGELES SUBDIVISION CODE) AND SECTION 902 OF THE FIRE CODE.

EXISTING EASEMENT NOTES:

(3) EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER 56130, PAGE 175 OF O.R. TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.
(4) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.
(5) SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2974 RECORDED 11-21-74 TO BE ABANDONED.
(6) EXISTING NATURAL DRAINAGE COURSE EASEMENT OF O.R. 2974, BOOK D-6482, PAGE 289 RECORDED ON NOVEMBER 21, 1974.
(7) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6675 O.R. 886 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
(8) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6675 O.R. 886 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.
(9) EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK WEGER AND MONIQUE WEGER PER INST. 2003-3866021 O.R. TO REMAIN.

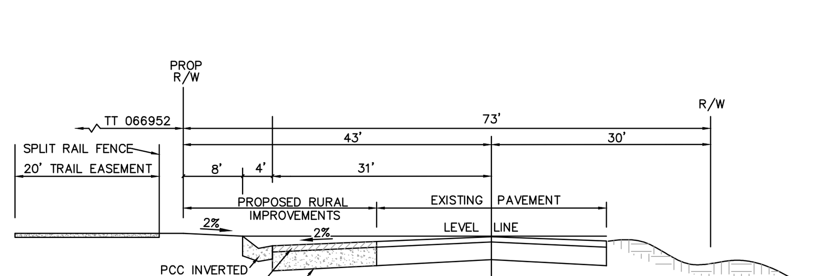
PROPOSED EASEMENT NOTES:

[1] PROPOSED IMPROVED 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.
[2] PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREET(S) TO BE DEDICATED.
[3] PRIVATE DRIVES AND FIRE LANES TO BE OWNED/MAINTAINED BY THE HOA.
[4] PROPOSED 24' WIDE WATER LINE AND ACCESS EASEMENT TO CALIFORNIA WATER SERVICES COMPANY.
[5] ALL PROPOSED PRIVATE DRIVES AND FIRE LANES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.
[6] PROPOSED LINE OF SIGHT EASEMENTS.



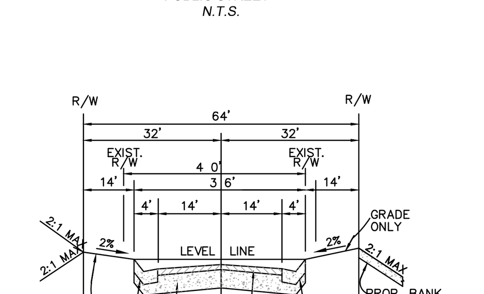
CUL-DE-SAC

DETAIL
NOT TO SCALE



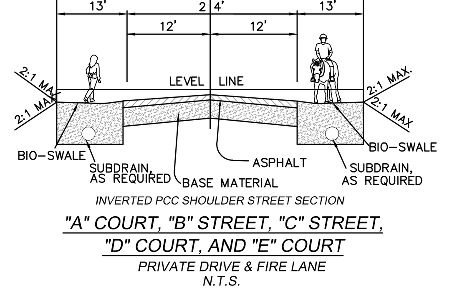
BOUQUET CANYON ROAD AT PROJECT ENTRY

PUBLIC STREET
N.T.S.



87TH STREET WEST

PUBLIC STREET
(PROPOSED RURAL IMPROVEMENTS)
N.T.S.



"A" COURT, "B" STREET, "C" STREET, "D" COURT, AND "E" COURT

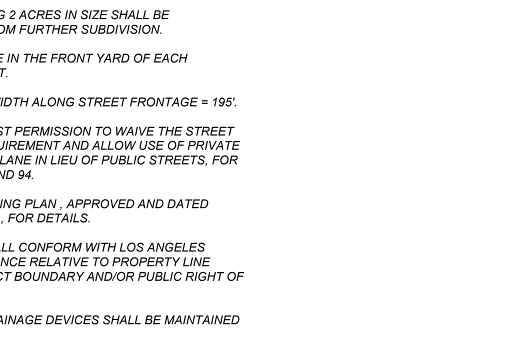
PRIVATE DRIVE & FIRE LANE
N.T.S.

BENCHMARK DATA

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

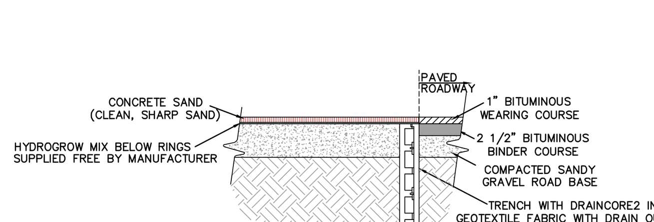
B.M. 4298: RD MON IN WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CYN RD 9M W & 10.7M S/O C/L INT 900MM N/O PP #574560E IP MKR POST 600MM E/O MON
EL. 3,086.108 METERS = 940.649 FEET

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



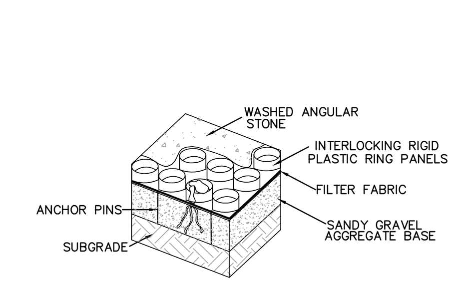
VICINITY MAP

NOT TO SCALE



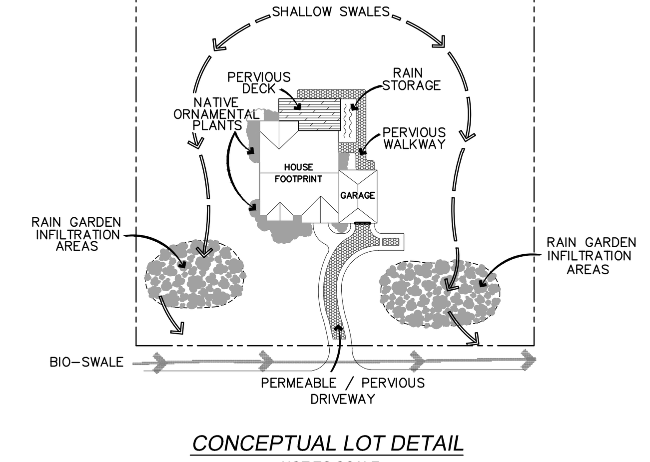
BIO-SWALE SECTION

GRAVELPAVE2, GRASSPAVE2 SYSTEM OR EQUIVALENT
NOT TO SCALE



GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE

NOT TO SCALE



CONCEPTUAL LOT DETAIL

NOT TO SCALE

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.5 AC	1.5 AC	SINGLE-FAMILY
2	1.5 AC	1.5 AC	SINGLE-FAMILY
3	1.5 AC	1.5 AC	SINGLE-FAMILY
4	1.5 AC	1.5 AC	SINGLE-FAMILY
5	1.5 AC	1.5 AC	SINGLE-FAMILY
6	1.7 AC	1.7 AC	SINGLE-FAMILY
7	1.6 AC	1.6 AC	SINGLE-FAMILY
8	1.5 AC	1.5 AC	SINGLE-FAMILY
9	1.5 AC	1.5 AC	SINGLE-FAMILY
10	1.5 AC	1.5 AC	SINGLE-FAMILY
11	1.7 AC	1.7 AC	SINGLE-FAMILY
12	1.5 AC	1.5 AC	SINGLE-FAMILY
13	1.7 AC	1.6 AC	SINGLE-FAMILY
14	1.9 AC	1.8 AC	SINGLE-FAMILY
15	1.5 AC	1.5 AC	SINGLE-FAMILY
16	1.6 AC	1.6 AC	SINGLE-FAMILY
17	1.7 AC	1.7 AC	SINGLE-FAMILY
18	1.6 AC	1.6 AC	SINGLE-FAMILY
19	1.7 AC	1.7 AC	SINGLE-FAMILY
20	1.7 AC	1.7 AC	SINGLE-FAMILY
21	1.5 AC	1.5 AC	SINGLE-FAMILY
22	1.5 AC	1.5 AC	SINGLE-FAMILY
23	1.5 AC	1.5 AC	SINGLE-FAMILY
24	1.6 AC	1.6 AC	SINGLE-FAMILY
25	1.5 AC	1.5 AC	SINGLE-FAMILY
26	1.5 AC	1.5 AC	SINGLE-FAMILY
27	1.5 AC	1.5 AC	SINGLE-FAMILY
28	1.5 AC	1.5 AC	SINGLE-FAMILY
29	1.5 AC	1.5 AC	SINGLE-FAMILY
30	1.5 AC	1.5 AC	SINGLE-FAMILY
31	1.5 AC	1.5 AC	SINGLE-FAMILY
32	1.5 AC	1.5 AC	SINGLE-FAMILY
33	1.5 AC	1.5 AC	SINGLE-FAMILY
34	1.5 AC	1.5 AC	SINGLE-FAMILY
35	1.5 AC	1.4 AC	SINGLE-FAMILY
36	1.5 AC	1.5 AC	SINGLE-FAMILY
37	1.5 AC	1.5 AC	SINGLE-FAMILY
38	1.5 AC	1.5 AC	SINGLE-FAMILY
39	1.5 AC	1.5 AC	SINGLE-FAMILY
40	1.5 AC	1.5 AC	SINGLE-FAMILY
41	1.6 AC	1.6 AC	SINGLE-FAMILY
42	1.5 AC	1.5 AC	SINGLE-FAMILY
43	1.5 AC	1.5 AC	SINGLE-FAMILY
44	1.6 AC	1.6 AC	SINGLE-FAMILY
45	1.5 AC	1.5 AC	SINGLE-FAMILY
46	1.7 AC	1.7 AC	SINGLE-FAMILY
47	1.7 AC	1.6 AC	SINGLE-FAMILY
48	1.5 AC	1.5 AC	SINGLE-FAMILY
49	1.6 AC	1.6 AC	SINGLE-FAMILY
50	1.7 AC	1.6 AC	SINGLE-FAMILY
51	1.8 AC	1.8 AC	SINGLE-FAMILY
52	1.5 AC	1.5 AC	SINGLE-FAMILY
53	1.5 AC	1.5 AC	SINGLE-FAMILY
54	1.5 AC	1.5 AC	SINGLE-FAMILY
55	1.5 AC	1.5 AC	SINGLE-FAMILY
56	1.5 AC	1.5 AC	SINGLE-FAMILY
57	1.5 AC	1.5 AC	SINGLE-FAMILY
58	1.8 AC	1.8 AC	SINGLE-FAMILY
59	1.5 AC	1.5 AC	SINGLE-FAMILY
60	1.5 AC	1.4 AC	SINGLE-FAMILY
61	1.5 AC	1.5 AC	SINGLE-FAMILY
62	1.5 AC	1.5 AC	SINGLE-FAMILY
63	1.6 AC	1.6 AC	SINGLE-FAMILY
64	1.5 AC	1.5 AC	SINGLE-FAMILY
65	1.5 AC	1.5 AC	SINGLE-FAMILY
66	1.6 AC	1.6 AC	SINGLE-FAMILY
67	1.6 AC	1.6 AC	SINGLE-FAMILY
68	1.7 AC	1.7 AC	SINGLE-FAMILY
69	1.6 AC	1.6 AC	SINGLE-FAMILY
70	1.6 AC	1.6 AC	SINGLE-FAMILY
71	1.5 AC	1.5 AC	SINGLE-FAMILY
72	1.5 AC	1.5 AC	SINGLE-FAMILY
73	1.5 AC	1.5 AC	SINGLE-FAMILY
74	1.5 AC	1.4 AC	SINGLE-FAMILY
75	1.5 AC	1.4 AC	SINGLE-FAMILY
76	1.5 AC	1.4 AC	SINGLE-FAMILY
77	1.5 AC	1.4 AC	SINGLE-FAMILY
78	2.7 AC	2.4 AC	SINGLE-FAMILY
79	1.5 AC	1.4 AC	SINGLE-FAMILY
80	1.5 AC	1.4 AC	SINGLE-FAMILY
81	1.5 AC	1.4 AC	SINGLE-FAMILY
82	1.5 AC	1.4 AC	SINGLE-FAMILY
83	1.5 AC	1.4 AC	SINGLE-FAMILY
84	1.5 AC	1.4 AC	SINGLE-FAMILY
85	4.8 AC	4.8 AC	TANK SITE
86	2.6 AC	2.6 AC	DEBRIS BASIN
87	1.1 AC	0.9 AC	DETENTION BASIN
88	17.1 AC	16.3AC	OPEN SPACE
89	2.1 AC	2.1 AC	OPEN SPACE
90	15.2 AC	14.2 AC	OPEN SPACE
91	51.4 AC	48.5 AC	OPEN SPACE
92	3.0 AC	2.4 AC	OPEN SPACE
93	2.0 AC	1.9 AC	OPEN SPACE
94	22.6 AC	22.2 AC	OPEN SPACE
95	16.7 AC	5.9 AC	OPEN SPACE
96	1.3 AC	1.3 AC	FIRE LANE
97	13.2 AC	13.2 AC	FIRE LANE

TOTAL (GROSS)	TOTAL (NET)
284.5 AC	265.8 AC

LEGEND:

- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EXISTING CONTOUR
- DAYLIGHT
- PROPOSED CONTOUR
- PROPOSED PAD
- EASEMENT
- EXISTING FIRE HYDRANT
- PROPOSED RETAINING WALL
- PROPOSED WATER LINE
- BLANKET EASEMENT FOR TRAIL PURPOSES
- EXISTING DRAINAGE PATTERN
- PROPOSED LINE OF SIGHT EASEMENT

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 066952

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

APRIL 26, 2016

LEGAL DESCRIPTION

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

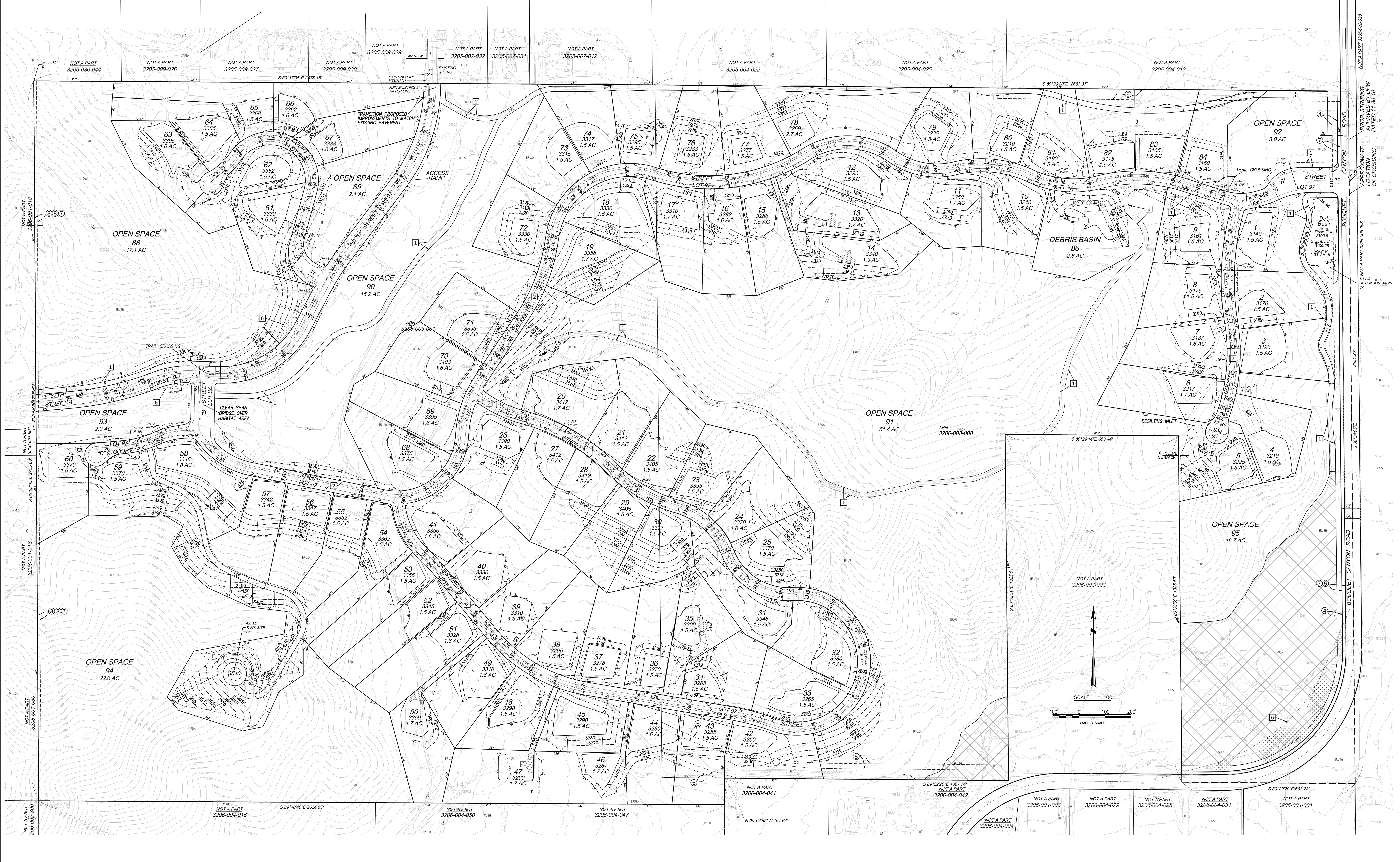
PREPARED BY:
Stantec
14801 Califa Street
Van Nuys, CA 91411
818.377.8220
stantec.com

REGISTERED PROFESSIONAL ENGINEER KEVIN HAMILTON DONLON No. 79983 CIVIL STATE OF CALIFORNIA

PREPARED FOR:
LEONA VALLEY ESTATES LIMITED
9595 WILSHIRE BLVD, SUITE 900
BEVERLY HILLS, CA 90212

SHEET 1 OF 1

RECEIVED
DEPT OF REGIONAL PLANNING
TR066952 EXHIBIT
27 APR 2016



GENERAL NOTES:

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3. GENERAL PLAN: "ANTELOPE VALLEY AREAWIDE GENERAL PLAN." (NO CHANGE PROPOSED) GENERAL PLAN DESIGNATION: "NON-URBAN 1" (N-1), ALLOWING 0.5 DWELLING UNITS PER ACRE.
4. BASE ZONING DESIGNATION: "HEAVY AGRICULTURE - TWO ACRE MINIMUM REQUIRED LOT AREA" (A-2-2)
5. SUPPLEMENT ZONING DESIGNATION: "LEONA VALLEY COMMUNITY STANDARDS DISTRICT," ALLOWING 1 UNIT PER 2.5 ACRE (GROSS) DENSITY ON FLAT SITES, OR , IF THE SITE IS WITHIN A HILLSIDE AREA, LOTS MAY BE CLUSTERED TO A 1.5 ACRE MINIMUM LOT SIZE. (NO CHANGE PROPOSED)
6. PROJECT SHALL COMPLY WITH DENSITY CONTROLLED DEVELOPMENT REGULATIONS AS APPLICABLE.
7. PROPOSED WATER PURVEYOR: CALIFORNIA WATER SERVICES COMPANY.
8. PROPOSED GAS SYSTEM: PROPANE.
9. ESTIMATED GRADING QUANTITIES: 956,000 CY UNADJUSTED FOR BULK OR SHRINKANTICIPATED TO BALANCE ONSITE.
10. PERMISSION GRANTED TO ADJUST PAD ELEVATION UP TO 5' TO THE SATISFACTION OF REGIONAL PLANNING AND PLUBLIC WORKS.
11. THERE ARE NO STRUCTURES ON THE PROPERTY.
12. THERE ARE NO OAK TREES ON THE PROPERTY.
13. PROPOSED STREET AREAS: (A) PRIVATE DRIVE AND FIRE LANE (LOTS 96 & 97) AND PRIVATE DRIVEWAYS = 14.5 ACRES (B) PUBLIC STREETS (BOUQUET AND 87TH) = 6.6 ACRES.
14. LOTS EXCEEDING 2 ACRES IN SIZE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.
15. PLANT ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT.
16. AVERAGE LOT WIDTH ALONG STREET FRONTAGE = 195'.
17. HEREBY REQUEST PERMISSION TO WAIVE THE STREET FRONTAGE REQUIREMENT AND ALLOW USE OF PRIVATE DRIVE AND FIRE LANE IN LIEU OF PUBLIC STREETS, FOR LOTS 1 - 86, 91 AND 94.
18. REFER TO STRIPING PLAN , APPROVED AND DATED 11-30-10 BY DPW , FOR DETAILS.
19. ALL SLOPES SHALL CONFORM WITH LOS ANGELES COUNTY ORDINANCE RELATIVE TO PROPERTY LINE SETBACKS, TRACT BOUNDARY AND/OR PUBLIC RIGHT OF WAY.
20. ALL SHARED DRAINAGE DEVICES SHALL BE MAINTAINED BY HOA.
21. ALL SLOPES SHALL BE LANDSCAPED PER GRADING ORDINANCE AND MAINTAINED BY HOA.
22. ALL SLOPES TO BE PLANTED/IRRIGATED, ELIMINATING THE NEED FOR DEBRIS CATCHMENTS STRUCTURES. SEE SOILS REPORT FOR SPECIFIC REQUIREMENTS.
23. WATER TANK (LOT 85) TO BE PRIVATELY MAINTAINED BY CALIFORNIA WATER SERVICES COMPANY.
24. ENTRY AT "B" STREET AND "E" COURT OFF OF THE PUBLIC RIGHT OF WAY IS WIDENED TO ACCOMODATE FUTURE OPTIONAL GATING.
25. LOTS TO BE INDIVIDUALLY SEWERED VIA SEPTIC SYSTEM. LOCATION TO BE DETERMINE PRIOR TO FINAL MAP RECORDATION.
26. RECIPROCAL EASEMENTS ARE REQUIRED FOR LOTS SHARING PRIVATE DRIVEWAYS AND FIRE LANES.

FIRE ZONE IV VERY HIGH FIRE HAZARD SEVERITY ZONE

1. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN TITLE 24, 1504.1. WOOD-SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BUILDING CODE 6403.2.
2. TILE ROOF SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY FLAMES OR EMBERS UNDER TILE. BUILDING CODE 6403.2.
3. PROVIDE SPARK ARRESTORS USED WITH CHIMNEYS OR HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED. OPENINGS SHALL NOT EXCEED 1/2". FIRE CODE 1118.12, BUILDING CODE 3102.3.8.
4. ACCESSORY STRUCTURES, SUCH AS CARPORTS, DECKS, OR PATIO COVERS, WHICH ARE ATTACHED TO OR WITHIN 20' OF A RESIDENTIAL BUILDING MUST BE ONE-HOUR FIRE RESISTIVE, HEAVY TIMBER, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7 & 6403.9.
5. DETACHED PATIO COVERS, DECKS, CARPORTS, TRELLISES AND OTHER SIMILAR ACCESSORY STRUCTURES LOCATED 20' OR MORE FROM A HABITABLE STRUCTURE, AND OF WOOD CONSTRUCTION, SHALL UTILIZE LUMBER NOT LESS THAN 2" NOMINAL IN WIDTH AND DEPTH. BUILDING CODE 6403.9
6. A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED TO, AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL FOR FINAL OCCUPANCY. SUBMIT THREE COPIES OF A COMPLETED FUEL MODIFICATION PLAN TO THE FUEL MODIFICATION UNIT, FIRE STATION #32, 605 N. ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205 FIRE CODE 1117.2.1.
7. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2.
8. ALL ACCESS SHALL COMPLY WITH TITLE 21 (COUNTY OF LOS ANGELES SUBDIVISION CODE) AND SECTION 902 OF THE FIRE CODE.

EXISTING EASEMENT NOTES:

(3) EXISTING 10' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER 56130, PAGE 175 OF O.R. TO BE RELOCATED AND ABANDONED UPON FINAL MAP APPROVAL.

(4) FUTURE STREET PER DOCUMENT NO. 2973 RECORDED 11-21-74 TO BE ABANDONED IN FAVOR OF DEDICATION PER THIS MAP.

(5) SLOPE EASEMENT OF THE COUNTY OF LOS ANGELES PER DOCUMENT NO. 2974 RECORDED 11-21-74 TO BE ABANDONED.

(6) EXISTING NATURAL DRAINAGE COURSE EASEMENT OF O.R. 2974, BOOK D-6482, PAGE 289 RECORDED ON NOVEMBER 21, 1974.

(7) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6675 O.R. 886 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.

(8) EXISTING 10' WIDE PACIFIC TELEPHONE AND TELEGRAPH CO. EASEMENT FOR UNDER-GROUND PUBLIC UTILITIES PER D6675 O.R. 886 TO BE ABANDONED AND RELOCATED UPON FINAL MAP APPROVAL.

(9) EXISTING 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT OF MARK WEGER AND MONIQUE WEGER PER INST. 2003-3866021 O.R. TO REMAIN.

PROPOSED EASEMENT NOTES:

[1] PROPOSED IMPROVED 20' WIDE REGIONAL TRAIL EASEMENT TO BE DEDICATED.

[2] PROPOSED EASEMENT TO PUBLIC UTILITIES AND THE PUBLIC FOR INGRESS AND EGRESS OVER THE FUTURE STREET(S) TO BE DEDICATED.

[3] PRIVATE DRIVES AND FIRE LANES TO BE OWNED/MAINTAINED BY THE HOA.

[4] PROPOSED 24' WIDE WATER LINE AND ACCESS EASEMENT TO CALIFORNIA WATER SERVICES COMPANY.

[5] ALL PROPOSED PRIVATE DRIVES AND FIRE LANES TO PROVIDE RECIPROCAL ACCESS EASEMENT FOR ALL SHARED DRIVEWAYS.

[6] PROPOSED LINE OF SIGHT EASEMENTS.

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
1	1.5 AC	1.5 AC	SINGLE–FAMILY
2	1.5 AC	1.5 AC	SINGLE–FAMILY
3	1.5 AC	1.5 AC	SINGLE–FAMILY
4	1.5 AC	1.5 AC	SINGLE–FAMILY
5	1.5 AC	1.5 AC	SINGLE–FAMILY
6	1.7 AC	1.7 AC	SINGLE–FAMILY
7	1.6 AC	1.6 AC	SINGLE–FAMILY
8	1.5 AC	1.5 AC	SINGLE–FAMILY
9	1.5 AC	1.5 AC	SINGLE–FAMILY
10	1.5 AC	1.5 AC	SINGLE–FAMILY
11	1.7 AC	1.7 AC	SINGLE–FAMILY
12	1.5 AC	1.5 AC	SINGLE–FAMILY
13	1.7 AC	1.6 AC	SINGLE–FAMILY
14	1.9 AC	1.8 AC	SINGLE–FAMILY
15	1.5 AC	1.5 AC	SINGLE–FAMILY
16	1.6 AC	1.6 AC	SINGLE–FAMILY
17	1.7 AC	1.7 AC	SINGLE–FAMILY
18	1.6 AC	1.6 AC	SINGLE–FAMILY
19	1.7 AC	1.7 AC	SINGLE–FAMILY
20	1.7 AC	1.7 AC	SINGLE–FAMILY

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
21	1.5 AC	1.5 AC	SINGLE–FAMILY
22	1.5 AC	1.5 AC	SINGLE–FAMILY
23	1.5 AC	1.5 AC	SINGLE–FAMILY
24	1.6 AC	1.6 AC	SINGLE–FAMILY
25	1.5 AC	1.5 AC	SINGLE–FAMILY
26	1.5 AC	1.5 AC	SINGLE–FAMILY
27	1.5 AC	1.5 AC	SINGLE–FAMILY
28	1.5 AC	1.5 AC	SINGLE–FAMILY
29	1.5 AC	1.5 AC	SINGLE–FAMILY
30	1.5 AC	1.5 AC	SINGLE–FAMILY
31	1.5 AC	1.5 AC	SINGLE–FAMILY
32	1.5 AC	1.5 AC	SINGLE–FAMILY
33	1.5 AC	1.5 AC	SINGLE–FAMILY
34	1.5 AC	1.5 AC	SINGLE–FAMILY
35	1.5 AC	1.4 AC	SINGLE–FAMILY
36	1.5 AC	1.5 AC	SINGLE–FAMILY
37	1.5 AC	1.5 AC	SINGLE–FAMILY
38	1.5 AC	1.5 AC	SINGLE–FAMILY
39	1.5 AC	1.5 AC	SINGLE–FAMILY
40	1.5 AC	1.5 AC	SINGLE–FAMILY

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
41	1.6 AC	1.6 AC	SINGLE–FAMILY
42	1.5 AC	1.5 AC	SINGLE–FAMILY
43	1.5 AC	1.5 AC	SINGLE–FAMILY
44	1.6 AC	1.6 AC	SINGLE–FAMILY
45	1.5 AC	1.5 AC	SINGLE–FAMILY
46	1.7 AC	1.7 AC	SINGLE–FAMILY
47	1.7 AC	1.6 AC	SINGLE–FAMILY
48	1.5 AC	1.5 AC	SINGLE–FAMILY
49	1.6 AC	1.6 AC	SINGLE–FAMILY
50	1.7 AC	1.6 AC	SINGLE–FAMILY
51	1.8 AC	1.8 AC	SINGLE–FAMILY
52	1.5 AC	1.5 AC	SINGLE–FAMILY
53	1.5 AC	1.5 AC	SINGLE–FAMILY
54	1.5 AC	1.5 AC	SINGLE–FAMILY
55	1.5 AC	1.5 AC	SINGLE–FAMILY
56	1.5 AC	1.5 AC	SINGLE–FAMILY
57	1.5 AC	1.5 AC	SINGLE–FAMILY
58	1.8 AC	1.8 AC	SINGLE–FAMILY
59	1.5 AC	1.5 AC	SINGLE–FAMILY
60	1.5 AC	1.4 AC	SINGLE–FAMILY

LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
61	1.5 AC	1.5 AC	SINGLE–FAMILY
62	1.5 AC	1.5 AC	SINGLE–FAMILY
63	1.6 AC	1.6 AC	SINGLE–FAMILY
64	1.5 AC	1.5 AC	SINGLE–FAMILY
65	1.5 AC	1.5 AC	SINGLE–FAMILY
66	1.6 AC	1.6 AC	SINGLE–FAMILY
67	1.6 AC	1.6 AC	SINGLE–FAMILY
68	1.7 AC	1.7 AC	SINGLE–FAMILY
69	1.6 AC	1.6 AC	SINGLE–FAMILY
70	1.6 AC	1.6 AC	SINGLE–FAMILY
71	1.5 AC	1.5 AC	SINGLE–FAMILY
72	1.5 AC	1.5 AC	SINGLE–FAMILY
73	1.5 AC	1.5 AC	SINGLE–FAMILY
74	1.5 AC	1.4 AC	SINGLE–FAMILY
75	1.5 AC	1.4 AC	SINGLE–FAMILY
76	1.5 AC	1.4 AC	SINGLE–FAMILY
77	1.5 AC	1.4 AC	SINGLE–FAMILY
78	2.7 AC	2.4 AC	SINGLE–FAMILY
79	1.5 AC	1.4 AC	SINGLE–FAMILY
80	1.5 AC	1.4 AC	SINGLE–FAMILY

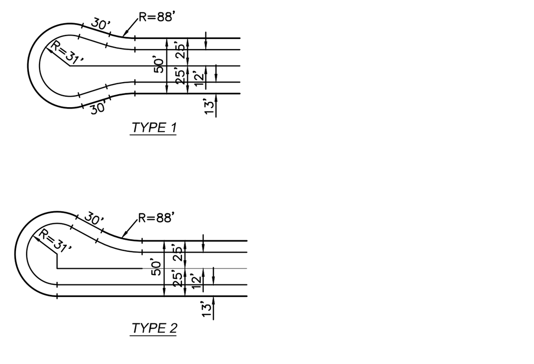
LOT SUMMARY TABLE

LOT NO.	LOT SIZE (GROSS)	LOT SIZE (NET)	LOT USE
81	1.5 AC	1.4 AC	SINGLE–FAMILY
82	1.5 AC	1.4 AC	SINGLE–FAMILY
83	1.5 AC	1.4 AC	SINGLE–FAMILY
84	1.5 AC	1.4 AC	SINGLE–FAMILY
85	4.8 AC	4.8 AC	TANK SITE
86	2.6 AC	2.6 AC	DEBRIS BASIN
87	1.1 AC	0.9 AC	DETENTION BASIN
88	17.1 AC	16.3AC	OPEN SPACE
89	2.1 AC	2.1 AC	OPEN SPACE
90	15.2 AC	14.2 AC	OPEN SPACE
91	51.4 AC	48.5 AC	OPEN SPACE
92	3.0 AC	2.4 AC	OPEN SPACE
93	2.0 AC	1.9 AC	OPEN SPACE
94	22.6 AC	22.2 AC	OPEN SPACE
95	16.7 AC	5.9 AC	OPEN SPACE
96	1.3 AC	1.3 AC	FIRE LANE
97	13.2 AC	13.2 AC	FIRE LANE

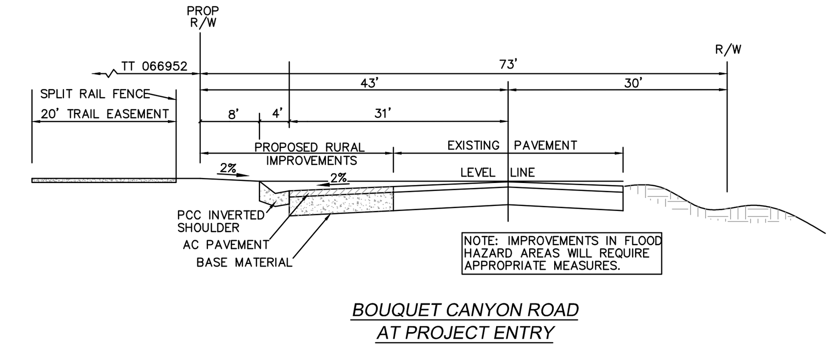
TOTAL (GROSS)	TOTAL (NET)
284.5 AC	265.8 AC

LEGEND:

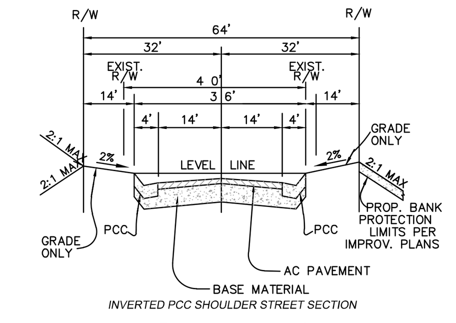
- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EXISTING CONTOUR
- DAYLIGHT
- PROPOSED CONTOUR
- PROPOSED PAD
- EASEMENT
- EXISTING FIRE HYDRANT
- PROPOSED RETAINING WALL
- PROPOSED WATER LINE
- BLANKET EASEMENT FOR TRAIL PURPOSES
- EXISTING DRAINAGE PATTERN
- PROPOSED LINE OF SIGHT EASEMENT



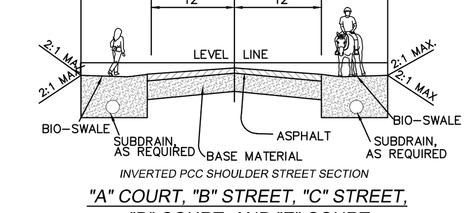
CUL-DE-SAC
DETAIL
NOT TO SCALE



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



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



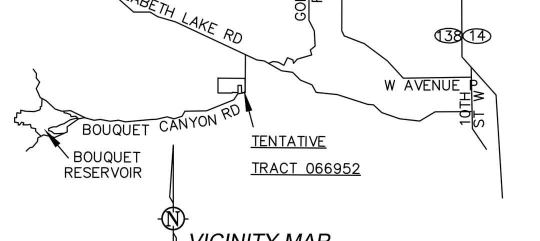
"A" COURT, "B" STREET, "C" STREET, "D" COURT, AND "E" COURT
PRIVATE DRIVE & FIRE LANE
N.T.S.

BENCHMARK DATA

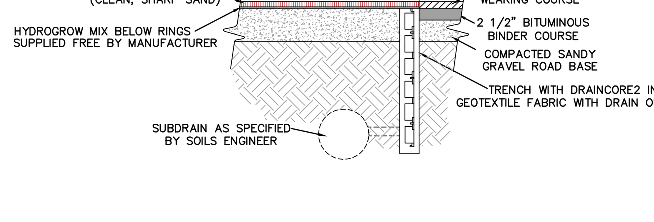
B.M. 1368: USC&GS MON FL 11M W/O C/L GODDIE HILL RD & 1.1K N/O ELIZABETH LAKE RD 3.4M S C/L DIRT RD & 8M S/O S END GUARD RAIL MKD (F 1045 1960) 6.5M S/O & OPP MI MRK #2.44 E/O C/L EL. 3,277.435 METERS = 998.965 FEET

B.M. 4298: RD MON IN WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CYN RD 9M W & 10.7M S/O C/L INT 900MM N/O PP #574560E IP MKR POST 600MM E/O MON EL. 3,086.108 METERS = 940.649 FEET

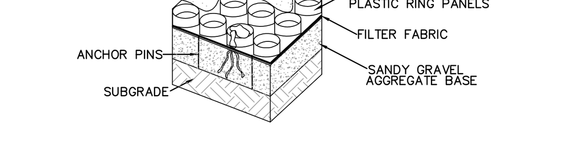
B.M. 5628: DPW BM TAG IN E END CONC HDWL 8.8M N/O C/L ELIZABETH LAKE RD & 1.3K E/O GODDE HILL RD @ MI MRK #7.16 EL. 3,032.818 METERS = 924.406 FEET



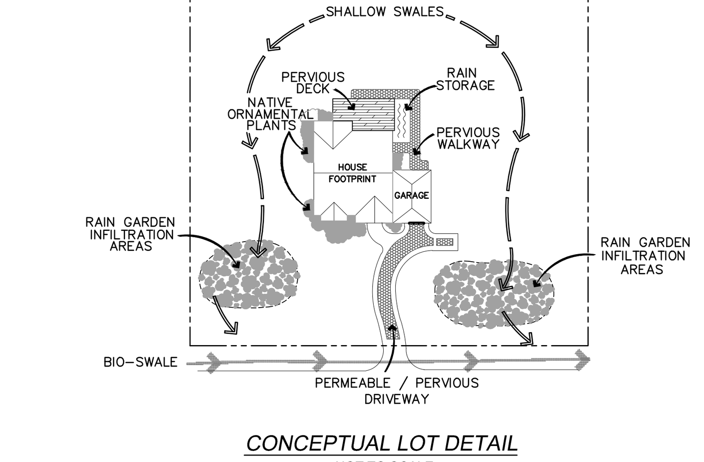
VICINITY MAP
NOT TO SCALE



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



GRAVELPAVE2 OR GRASSPAVE2 AT ASPHALT EDGE
NOT TO SCALE



CONCEPTUAL LOT DETAIL
NOT TO SCALE

CUP NO. 2007-00038
EXHIBIT "A" MAP

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

APRIL 26, 2016

LEGAL DESCRIPTION

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

PREPARED BY:
Stantec
14801 Califa Street
Van Nuys, CA 91411
818.377.8220 stantec.com

REGISTERED PROFESSIONAL ENGINEER KEVIN HAMILTON DONLON No. 79983 CIVIL STATE OF CALIFORNIA

PREPARED FOR:
LEONA VALLEY ESTATES LIMITED
9595 WILSHIRE BLVD, SUITE 900
BEVERLY HILLS, CA 90212

From:	Lynda Hikichi
Sent:	Monday, June 27, 2016 4:54 PM
To:	'dgaley@bos.lacounty.gov'; 'driccitiello@bos.lacounty.gov'; 'nenglund@bos.lacounty.gov'; Moore, Julie; 'Vizcarra, Edel'
Cc:	Rosy Alaniz; Mike Cieplik (mcieplik@bos.lacounty.gov); Kim Szalay; Sorin Alexanian; Francisco Garibay (fgaribay@bos.lacounty.gov)
Subject:	Board of Supervisors Meeting: July 26, 2016 - Valley Vineyards Project No. 066952

Good afternoon,

I want to provide notice that Regional Planning is requesting to place one consent item on the Board agenda for the July 26, 2016 Board meeting:

On May 4, 2016, the Regional Planning Commission (RPC) reversed a Hearing Officer's decision to deny the Valley Vineyards (Project No. 066952) development project due to inactivity, reinstated the project application, and referred the matter to the Department of Regional Planning for further processing. The Leona Valley Town Council has appealed RPC's decision to the Board of Supervisors. The following is a link to the project information:

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

Please feel free to contact me for any questions.

Thank you,

Lynda Hikichi, AICP
Land Divisions Section
Department of Regional Planning
(213) 974-6433

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NON-APPLICANT

Date May 12, 2016

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

FILED
2016 MAY 13 AM 8:29
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

PROJECT NO./CUP NO.: VTTM 066952, CUP 200700038

APPLICANT: Leona Valley Estates, Ltd., Valley Vineyards

LOCATION: Leona Valley, CA

Antelope Valley — **Zoned District**

Related zoning matters:

CUP(s) or VARIANCE No.

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

☐ **The cost of Denial of this request: 866.00***

☐ **The cost of Approval of this request: 866.00***

***Except for Subdivision appeals: $130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing**

Briefly, explain the reason for the appeal (attach additional information if necessary):

Appeal from the May 4, 2016 decision of the Regional Planning Commission. Please see attached.

x _____
(Signed) **Appellant**

Steve Fredericks, President, Leona Valley Town Council
Print Name

P.O. Box 795
Address

Leona Valley, CA 93551
City/Zip

Peggy Fuller, 661-270-0771
Day Time Telephone Number

pfuller@leonavalleytc.org
E-mail Address

LEONA VALLEY TOWN COUNCIL

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

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple St.
Los Angeles, CA 90012

Re: VTTM 066952, CUP 200700038

This appeal is a request to the Board of Supervisors to reverse the decision of the Regional Planning Commission (RPC) made on May 4, 2016 on the Valley Vineyards project.

On that date, the RPC voted to reinstate the case and allow the project to move forward. They reversed the earlier decision made by their Hearing Officer to deny the project due to inactivity. The Hearing Officer had heard the case on August 4, 2015 and denied it based on the following evidence of inactivity:

2007
02/13 - Project filed
April - Subdivision committee meeting - multiple holds listed
November - Subdivision committee meeting - multiple holds listed

2008
March - Subdivision committee meeting - multiple holds listed

2009
March - Subdivision committee meeting - multiple holds listed

2010
08/10 - New tentative map filed

2011
03/02 - RPC hearing continued after hearing testimony
March - Subdivision committee meeting - multiple holds listed
06/01 - Applicant requested continuance of 6/29 hearing, denied
06/29 - Regional Planning Commission denied project on merits

2012
10/23 - Board of Supervisors heard applicant's appeal and referred the project back to the RPC

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2013
No activity

2014
04/15 - Scheduled for denial hearing, continued at applicant's request
07/15 - Scheduled for denial hearing, continued at applicant's request
10/28 - New tentative map filed
11/04 - Scheduled for denial hearing, continued at applicant's request, to clear holds

2015
03/05 - Applicant requested another continuance to clear holds
06/09 - Letter to applicant scheduling denial hearing
07/21 - Applicant requested another 90 day continuance
08/04 - Denied due to inactivity

This review of the past nine years of the proposed Valley Vineyards project clearly reveals that the applicant has been dragging their feet. They have made multiple requests for extensions of time (usually at the very last minute), most of which were generously granted by the County. The Department of Regional Planning has bent over backwards to accommodate the applicant and given them every opportunity to clear the multiple holds on the project. At the August 4, 2015 hearing, the Hearing Officer found substantial evidence to deny the project based on nine years of no real activity.

The applicant filed an appeal from the denial. At the RPC appeal hearing on December 2, 2015, applicant argued that they needed still more time to clear the holds that have been in place for nearly a decade. Commissioner Modugno suggested, and the Commission voted, to give applicant another six months "to resolve the 70 plus holds...and...meet with the Town Council." (Unofficial transcript of 5/4/16 RPC hearing).

The RPC met again on May 4, 2016 to hear evidence on the applicant's progress. The Staff Memo filed before the hearing made no reference to holds being cleared. In response to questions, Staff said there had been discussions of the holds with applicant and the applicant claimed to have met with various departments. The applicant described changes made in the tentative tract map, all of which were minor and did not adequately address the holds. There was no evidence that any holds had been cleared - not even one. The appellant here, Leona Valley Town Council, pointed out during testimony at the hearing that no evidence had been presented regarding holds being cleared. It was also obvious that no meetings with the Town Council had taken place.

LEONA VALLEY TOWN COUNCIL

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The RPC found that there was apparently a lack of communication, but did not address the lack of progress on holds. At the December hearing, RPC had questioned staff about the number of holds, but no such inquiry was made at the May hearing. Commissioner Modugno tried to provide excuses for applicant's lack of progress, such as, the drought and the recession, but overlooked the fact that the applicant had not addressed any of the holds as required by the RPC ruling in December. Instead, he suggested that there needed to be a serious commitment from the owners and better communication with staff and the community. The RPC reversed the denial and reinstated the case so that the project can have further processing. No time limit was imposed. This allows applicant to continue their pattern of delaying tactics.

Despite filing several versions of tract maps (with only minor revisions), and spending countless hours meeting with staff and other departments, the applicant is no closer to resolving their issues with this property than they were nine years ago. The Department of Regional Planning, the Leona Valley Town Council and the RPC have devoted hundreds of hours to this project while the owners have repeatedly failed to address the most important holds, such as water, sewage, and grading. The fact that there have been over 70 holds on the project for nearly a decade is a clear indication that this is not a viable project and should not be allowed to drag on for however many more years.

Leona Valley Town Council requests that the Board of Supervisors reverse the decision of the Regional Planning Commission made on May 4, 2016 on the Valley Vineyards project, which reversed the decision of the Hearing Officer made on August 4, 2015, denying the project due to inactivity. There was substantial evidence to support the denial and it should have been upheld by RPC.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 28, 2016

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

FROM: Lynda Hikichi
Land Divisions Section

SUBJECT: **Project No. TR066952-(5)**
Tentative Tract Map No. 066952
Conditional Use Permit No. 200700038
RPC Meeting: May 4, 2016
Agenda Item: 6

PROJECT BACKGROUND

The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. The Los Angeles County Regional Planning Commission ("Commission") denied the project on June 29, 2011. The applicant filed an appeal of the Commission's decision to the Board of Supervisors ("Board") on July 11, 2011, and on October 23, 2012, the Board referred the matter back to the Commission and instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.

Hearing Officer meetings were held on April 15, 2014, July 15, 2014, and November 4, 2014 for denial due to inactivity. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions on October 28, 2014, the item was taken off calendar.

The Subdivision Committee met on December 4, 2014 to discuss the project's latest submittal and provided the applicant a list of holds. On August 4, 2015, the Hearing Officer denied the project due to inactivity. On August 13, 2015, the applicant filed an appeal of the Hearing Officer's decision from the August 4, 2015 Hearing Officer public hearing.

On December 2, 2015, the Commission continued the public hearing to May 4, 2016 to allow the applicant to work with staff and the Subdivision Committee to address the project holds.

SUPPLEMENTAL MATERIALS

The owner has hired a new engineer (Stantec), and staff met with Stantec on January 26, 2016. Stantec has provided staff with an ongoing progress report via emails and phone. On April 27, 2016, Stantec submitted the map revisions including an updated tentative map, Exhibit "A", open space calculations, slope map, and flag lot supplemental information. The project scope has been revised from 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area on 292 gross acres within the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) Zone to 84 single-family lots, eight open space lots, one water tank lot, two basins, and two private driveway lots. The revised project scope does not include any multi-family lots.

Staff is recommending that the owner/applicant be given the opportunity to continue the project.

RECOMMENDED MOTION

I move that the Regional Planning Commission reverse the Hearing Officer's decision of denial due to inactivity of Tentative Tract Map No. 066952 and reinstate the case to allow for continued processing.

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

KKS:LKH

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 21, 2016

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

FROM: Lynda Hikichi
Land Divisions Section

SUBJECT: **Project No. TR066952-(5)**
Tentative Tract Map No. 066952
Conditional Use Permit No. 200700038
RPC Meeting: May 4, 2016
Agenda Item: 6

PROJECT BACKGROUND

This project is a request to create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area on 292 gross acres within the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) Zone.

The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on June 29, 2011, at which time the Commission denied the project. The applicant filed an appeal of the Commission's decision to the Board of Supervisors ("Board") on July 11, 2011, and on October 23, 2012, the Board referred the matter back to the Commission. On October 23, 2012, the Board instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.

Since no such work with staff had ensued, Hearing Officer meetings were held on April 15, 2014, July 15, 2014, and November 4, 2014 for denial due to inactivity. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions on October 28, 2014, the item was taken off calendar.

The Subdivision Committee met on December 4, 2014 to discuss the project's latest submittal and provided the applicant a list of holds. On August 4, 2015, the Hearing Officer denied the project due to inactivity. On August 13, 2015, the applicant filed an appeal of the Hearing Officer's decision from the August 4, 2015 Hearing Officer public hearing.

DECEMBER 2, 2015 PUBLIC HEARING

After opening the public hearing on December 2, 2015 and taking public testimony from Stephen Boren (owner's attorney) and Richard Doss (engineer) in opposition to the denial, and Peggy Fuller (representative from the Leona Valley Town Council) in support of the denial, the Commission continued the public hearing to May 4, 2016 to allow the applicant to work with staff and the Subdivision Committee to address the project holds.

SUPPLEMENTAL MATERIALS

The owner has hired a new engineer (Stantec), and staff met with Stantec on January 26, 2016. Stantec has provided staff with an ongoing progress report via emails and phone. The applicant scheduled a submittal appointment to submit map revisions on April 27, 2016. Staff will provide your Commission with the recommendation on April 28, 2016, one week in advance of the May 4, 2016 public hearing.

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

KKS:LKH
April 21, 2016