



LAUREN  
DEVELOPMENT INC.

May 14, 2007

Leona Valley Town Council  
P.O. Box 795  
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RE: TTM 066952

Dear Town Council Members:

Thank you for the second opportunity to appear before your council regarding our "Valley Vineyards" development. Tonight I will give you an update on the status of our discussions with county staff and respond to some of the comments generated at the town council meeting on April 9<sup>th</sup>.

At the county subdivision committee meeting on April 23<sup>rd</sup>, six county staff members representing eleven separate county divisions, departments and agencies provided us with 175 "checklist items" that they wanted to make sure we were aware of. As is standard practice, all agencies put what they call a "Hold" on taking this subdivision to the Planning Commission until these items were addressed. Two noteworthy comments came from the Planning Department and the Fire Department.

The Planning Department questioned if the layout fulfills the "clustering" concept required by the County's Hillside Management Ordinance. They requested a plan showing how the site would be graded if the Hillside Management Ordinance did not apply to the site. Ironically, what they requested was exactly what I showed you at last month's town council meeting. We have since met with the Planning Department. We showed them the "non-Hillside Management" Plan you saw last month, and we also showed a 100 scale topographical model clearly showing how the site is contour graded and how the existing ridgeline will remain after the site is graded. I will show you the model this evening.

The Fire Department stated that some of the cul-d-sacs and driveways were too long. We met with the Fire Department after the meeting. I will discuss with you this evening a preliminary revision that takes care of some of their concerns. We are still revising the plan to fully accommodate their request.

We are in the process of addressing the other 175 items raised at the subdivision committee meeting.

I would like to now address comments raised at the last meeting:

Septic Systems and Ground Water. Various community members expressed concerns dealing with septic tanks, drilling wells and ground water pollution. I stated, somewhat vaguely, that not only did we not want that to happen, but that "government agencies" would not let us pollute the ground water. I should have been more clear. Since then we have had extensive discussions with the County Health Department and the Regional Water Quality Control Board over exactly what regulations govern these subjects, and we are confident, should we elect to construct septic systems, that it could be done without damaging the ground water. These agencies are very aware and mindful of potential harm from septic systems, and their scrutiny is thorough, strict and continuous.

However, we are not focusing 100% of our attention on the septic solution. We are seriously pursuing some form of "package" sewer treatment facilities for our property. We have had discussions about this with county and state agencies, with others who have had experience with these type facilities, and have

set up some appointments with system vendors. This is trailblazing, to say the least, but we are hopeful this will be an alternative to septic tanks, pits and leach fields.

Trails would be abandoned. A community member stated that once the HOA took over the project they could block off the trails that run through the development and you would be unable to use them. I responded that we would dedicate easements to the county so the HOA could not unilaterally do this. Actually, County Parks & Recreation staff inform me the trails will be dedicated to the County in fee, and maintained by the County.

Trails already exist. A community member stated that there are existing trail easements over our site. I stated there are not, and have double checked the title reports and talked to trails staff in the County Department of Parks and Recreation. There are no trail easements over our site. County staff is pleased with the location of trails we are proposing to dedicate as public rights of way over our property. But at this time there are no existing trails over our property and we could stop anyone from trespassing across our property until the trails are dedicated to and accepted by the county.

Zoning requires equestrian lots. A community member stated that the A-2-2 zoning requires that all lots be equestrian and that by not providing trails to every lot, we are trying a “subtle end-run” around the A-2-2 zoning. That is totally incorrect. The Los Angeles County Zoning Code lists over 150 specific uses that are allowed in the A-2-2 zone, including low density residential and including horses. No uses are required. Included in the list of land uses that may exist in the A-2-2 zone are: airports, heliports, dairies, kennels, hog raising, livestock feed yards, fertilizer plants, mushroom farms, raising horses, public fairgrounds, oil wells, room rentals, youth hostels, wineries, circus winter quarters, earth stations, farm labor camps, hospitals, juvenile halls, zoos, nudist camps, recreational trailer parks, sewage treatment plants and drive-in theaters. Nowhere does it say that any of these uses, including horses, are required.

Curbs and Gutters. A community member asked if we will have curbs and gutters? I responded that, in accordance with your Community Standards District regulations, we would not. What I should have said was that we will not have the traditional ninety degree curbs, but more rural-like rolled curbs. These are mandated by the County Department of Public Works.

I look forward to future town council meetings where I may be given additional opportunities to address you and answer your questions concerning our new home development.

Very truly yours,

Valley Vineyards, LLC  
By: Lauren Development, Inc.  
It's Operating Manager



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