



LAUREN  
DEVELOPMENT INC.

October 1, 2007

Ms. Gloria Taylor  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles CA 90012

RE: TTM 066952 (Valley Vineyards / 121 Lots in Leona Valley)

Dear Gloria:

As required Subdivision Committee Report prepared by Jodie Sackett and dated April 23, 2007, submitted herewith are the following:

- Tentative Tract Map (35 copies)
- Application (35 copies)
- Open Space Map, consisting of an Open Space Exhibit & Vineyard Greenbelt Exhibit (2 copies)
- Slope Density Analysis Letter & Exhibit (2 copies)

Attached to this submittal letter is a list of the revisions that have been made to the map.

Thank you for your assistance.

Very truly yours,

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

John L. Allday  
Vice President

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**LIST OF REVISIONS TO TTM 066952  
OCTOBER 1, 2006**

In response to comments generated by various departments at the April 23, 2007 Subdivision committee, the following revisions have been made to the Tentative Tract Map:

- Grades have been raised along “B” Street and “C” Street to effect earthwork balance on the project. Revise quantities on map.
- Lots 14-38 have been renumbered to reflect changes in street alignment.
- Lot arrangements and pad grades for Lots 14-38 and 67-79 have been modified in response to the above-described street changes.
- Pad grades have additionally been adjusted for Lots 54, 55, 59, 61, 62, 80-83, 85-93 and 101-111.
- Lot areas have additionally been modified for Lots 3-7, 12, 40, 41, 43-45, 55-63, 102-104, 106-110.
- Pads have been darkened for clarity.
- Fire department turnarounds have been added for driveways longer than 150’.
- General Notes re land use information has been updated
- Land Use Chart has been added to the Tentative Tract Map
- Cross-sections have been updated to reflect PW comments.
- Assessor’s information has been added for offsite properties.
- Easement notes have been updated to reflect the future disposition of the easements.
- Traffic circles have been added at intersections of private streets.
- Existing water system and existing offsite fire hydrant have been added to the plan.
- Proposed water purveyor has been added to the plan.
- Revise location of eastern terminus of trail at Lots 45-46.
- Add “Not-a-Part” to areas outside boundaries of subdivision map
- “D” Court has been reduced to 1000’ length.
- “F” Court has been reduced to 1000’ length.
- “G” Court has been added.
- 87th St radius and dimensions changed
- Depict all line of sight easements and show the correct sight distances (310’ and 415’)
- Show curve radii and lengths on all streets.
- Show street landing grades and grades on all streets
- Label gated entries as “Gated Entry”
- Show required turn-around radii on entries.
- Show stacking distance for entries
- Correctly label all streets
- Clarify cross-section for Bouquet Canyon Road
- Show transition lanes and left turn lanes on Bouquet Canyon Road
- Add acreage of the street lots 122 and 123 on the map
- Label the street lots “Proposed Private and Future Street Area”
- Call out “ 65:1 ratio” on Bouquet Canyon on either side of A Street
- 87th dimensions are 32-64-32, the detail says 30-60-30 and the scale measures 30-60-30.
- 87th detail should have “Rural Improvements”
- Provide gate details for all gates, including the turnaround radius.
- Move nose of entry island back from intersecting street.
- Add “timing” information to the easement notes.

- Add Note re: “Proposed Gas System:” Propane
- Add note: Covenants will be required for alteration of drainage patterns from offsite adjacent property owner(s), if any. (None.)
- Add note: All access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code.
- Show existing/proposed water lines and points of connection
- Show existing fire hydrants w/in 600’ of pl (Fire )
- Added driveways to all lots where not shown before.
- Show all driveway grades
- Change the chart to address land use types, i.e., “Single Family.”
- Add the street lots, Lot 122 and 123, to the chart, and label as Private and Future Streets
- Note where private street Lots 122 and 123 terminate.
- Dimension all lot lines
- Change driveway widths on those serving 3 or more lots to 24’
- Call out the “street frontage average lot width” (the minimum is 50’).
- Show proposed and existing onsite drainage patterns
- Add contours to slope below Lots 105 – 109.