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January 14, 2008

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Mr Jodie Sackett
Los Angeles County Regional Planning Department
320 West Temple Street, Room 1382
Los Angeles, CA 90012

SUBJECT: Resubmittal of Valley Vineyards Project- Tentative Tract Map No. 066952/CUP 2007-00038

Jodie:

Included herewith are 36 copies each of the update Tentative Tract Map and CUP Exhibit 'A' Map for review by the County of Los Angeles, together with 35 copies of the Revised Zoning and Subdivision Application (changing the number of Lots from 121 to 122). Also included are two copies of the revised slope density map, with lot yield analysis shown, and two copies each of the update Open Space Exhibit and Conceptual Vineyard Greenbelt Exhibit.

Three copies of the 40' scale striping plan have been submitted to the Public Works Department, as well as three copies of the project Drainage Concept.

The majority of updates to the Tentative Map have been made following a series of review meetings and correspondence with Los Angeles County Fire Department staff. The changes are proposed with the stated goal of improved Fire Department response time to lots within the Tentative Tract.

- E Court has been extended and the flag lots adjacent have been eliminated.
- Additional street R/W in the form of a cul-de-sac bulb has been added to G Court and the flag lots adjacent have been eliminated. Due the limited number of lots accessing from it, the cul-de-sac has not been named. With the additional right of way, the driveway to Lot 16 has been reduced in length.

- H Court has been added, eliminating a single driveway previously serving three lots and significantly reducing the length of the driveway serving Lot 64 (formerly Lot 63).
- As requested by the California Water Services Company, a conceptual Water Tank Site (Lot 122) has been added to the map as well as an access roadway from H Court. This tank has been located and sized in such a way that it may serve existing off-property lots along Lost Valley Ranch Road.
- I Court has been added from F Court and the adjacent lots redesigned to eliminate three flag lots and reduce the private driveways to a shared driveway serving only two view lots.
- Impacts to the ridgeline adjacent to F Court have been reduced, due to relocation of Lots 73 and 74 from the top of the ridge to locations fronting on the cul-de-sac.
- The common driveway serving Lots 45-47 (previously Lots 44-46) has been updated to be two separate driveways. The pads for the lots have also been expanded with this change.
- Lot 40 has been added along the driveway serving Lot 39, allowing for expanded fuel modification over nearly the entire length of the driveway. This new pad location will be shielded from view silhouetting against the ridge.
- Retention basins, the function of which is described in the aforementioned Drainage Concept, have been added at three separate locations on the Tentative Tract Map. It is worth noting that the basin adjacent to Bouquet Canyon Road within Lot 7 has been sized to accommodate future retention requirements for the development of Assessor's Parcel 3206-003-003 (Not A Part) as part of a preliminary agreement with the neighboring land owner.
- Keypad locations have been identified for each of the Gated Entry Details.
- Driveways have been identified as *17% Average* slope, in response to a specific Fire Department clarification request.
- Slope setback dimensions from the offsite Not A Part parcel have been added. Two feet is the minimum setback shown.
- Sight distance dimensions have been identified for street intersections.
- Flood Hazard limits, calculated using HEC-RAS methodology, have been added to the Tentative Tract Map.

Jodie, if you have any questions regarding this submittal, please do not hesitate to contact me.

Sincerely,

Richard E. Doss, PE AICP