

PERMIT APPLICATION CHECKLIST

**An appointment is required to submit the application. Call (213) 974-6438 to schedule
All maps and plans must be folded to fit into an 8 ½" X 14" folder**

1. [Application Fees](#) (Cash, checks or money orders only; Make checks payable to Los Angeles County)
 - There is no guarantee of approval and refunds are not granted if the project is denied.
2. [Zoning & Subdivision Application](#) (completely filled out, where applicable, with original signatures)
 - If the record owner is not a private individual, Articles of Incorporation or proof of authorization to sign for the record owner is required.
 - If the property has recently changed ownership, a copy of the recorded grant deed is required.
 - A complete legal description is required.
 - A Certificate of Compliance is required for projects located on illegal parcels.
3. [Burden of Proof](#) - The Burden of Proof is crucial. Please elaborate and substantiate with factual information. DO NOT answer "Yes" or "No", repeat the burden of proof, or leave any blanks.
4. [Lobbyist Form](#).
5. [Archaeological Statement](#).
6. [Oak Tree Statement](#).
7. Certified property owner's list [affidavit](#) dated within six months of submittal.
8. Two (2) sets of gummed mailing labels with the property owners' names & addresses, and one (1) photocopy of the labels keyed to the Ownership Map.
9. One (1) copy of the 500-foot radius [Ownership Map](#) (1" = 100' scale). A 1,000-foot radius is required for properties in Avocado Heights, Workman Mill, South San Gabriel, and the Fifth Supervisorial District. DO NOT use multiple Assessor's Map Book Pages.
 - Assign a number to each property. DO NOT use the Assessor's Number.
 - Write the assigned number for the corresponding property on the Ownership Map and labels.
10. Six (6) copies of the 500-foot radius [Vicinity Maps](#) (1" = 100' scale).
11. Seven (7) copies of the 500-foot radius [Land Use Map](#) with a legend indicating specific existing land uses (1" = 100' scale). DO NOT use the zoning or land use plan category.
12. Thirteen (13) sets of plans including the Site Plan, Floor Plans, Elevations, and Grading Plan if applicable (minimum scale of 1" = 10' or 1/8" = 1", drawn on paper approximately 2' by 4' in size).
13. A minimum of six different printed color photos of the property. NO aerial photos.
14. A copy of the USGS Quad Sheet with the site highlighted for projects in rural areas, OR a copy of the Thomas Guide page with the site highlighted for projects in urban areas.
15. [Initial Study Questionnaire](#)
16. Additional Burden of Proof is required depending on the permit ([Hillside Management](#), [SEA](#), [Parking Permit](#), [Variance](#), [Plan Amendment](#), [Zone Change](#), etc.)
17. Supplemental information required for Alcoholic Beverage Sales:
 - [Burden of Proof for Alcoholic Beverage Sales](#).
 - Identify all uses that sell alcohol within a 500-foot radius, with type of sale (on-site or off-site consumption), beverage type (beer only, beer & wine, general liquor) and operating hours.
 - Identify all schools, parks, playgrounds, places of worship within a 600-foot radius.
 - Thirteen (13) copies of [shelf plans](#) are required for off-site beverage sales depicting the amount of shelf space proposed for alcoholic beverage sales.

* Additional plans, information and/or fees may be required during application processing. If your case is referred to other agencies for review, additional fees will be required as listed on the Fee Schedule.

Project No.: _____
 TR/PM: _____ (V) _____
 Lead Sec: _____
 CAT Ex.: _____

Los Angeles County
 Department of Regional Planning
ZONING AND SUBDIVISION APPLICATION
As required by Chapters 22.16, 22.56 & 21.40 of the Los Angeles County Code

The following information is necessary for the review of ALL applications. Failure to furnish information will delay action. Attach extra sheets if necessary. Please read instructions carefully.

RECORD OWNERS	APPLICANT	APPLICANT'S AGENT
Name <u>Leona Valley Estates Limited, a California limited partnership</u> Address <u>1901 Avenue of the Stars, Suite 1100</u> City <u>Los Angeles, CA</u> Zip <u>90067</u> Phone <u>(310) 556-4660</u>	Name <u>Valley Vineyards, LLC by Lauren Development, Inc., It's Operating Manager</u> Address <u>PO Box 790</u> City <u>Agoura Hills, CA</u> Zip <u>91376</u> Phone <u>(818) 575-9983 x 2</u>	Name _____ Address _____ City _____ Zip _____ Phone <u>()</u>
(Attach separate sheet if necessary, including names, addresses and signatures of members of partnerships, joint ventures and directors of corporations.)		

CONSENT: I consent to the submission of the application accompanying this request.

Signed See attached Letter of Authorization from record owners Date _____
 (All record owners)

CERTIFICATION: I hereby certify under penalty of perjury that the information herein provided is correct to the best of my knowledge.

Signed John L. Allday, Vice President, Lauren Development, Inc. Date _____
 (Applicant or Applicant's Agent)

Location West of and abutting Bouquet Canyon Road; 1 mile south of Elizabeth Lake Road, Leona Valley, CA 93551
 (street address or distance from nearest cross street)

between _____ and _____
 (Street) (Street)

in Zone A-2-2 + Supplemental Zoning = Leona Valley Community Standards District Zoned District Antelope Valley
 (Land Use, not postal zone) 3206-003-001

HNM/FS * See Bottom of Page CSI TBG Pg 4194; A-B/5-6 Assessor 3206-003-007 CT * See Bottom of Page
 3206-003-008

Planning Area Antelope Valley USGS Sleepy Valley, CA

Contract City n/a Supervisorial District 5th

General Plan Category None

Local Plan Category N-1 Local Plan Antelope Valley Areawide G.P.

Project Size 292.49 acres Project Density 0.41 units / acre

Previous Cases None

Present Use of Site Vacant; no uses

Use Applied For One hundred twenty one (121) single family residential lots are proposed, ranging in size from 1.5 to 17 acres. All streets, with the exception of the connection road between 87th Street West and Lost Valley Ranch Road, which is currently a dirt road used by residents on Lost Valley Ranch Road, will be private and owned and maintained by a homeowners' association. This street will be fully improved and dedicated as a public street. All other streets will be gated. Riding and hiking trails through the community will be accessible to the public.

Domestic Water Source Existing trunk lines at property boundary Company/District California Water Company
 Method of Sewage Disposal septic Sanitation District _____
 Grading of Lots by Applicant? Yes No Amount 500,000 cy {Show necessary grading design on site plan or tent. map.}
 (balanced)

LEGAL DESCRIPTION (All ownership comprising the proposed lots/project) If petitioning for zone change, attach legal description of exterior boundaries of area subject to the change.

Lots 1, 2, 3, & 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 a& 4-B of Parcel Map No. 4607, in said unincorporated county and state, per map filed in Book 56, Pages 24 & 25 of Parcel Maps, in the Office of the County Recorder of said county.

APPROPRIATE BURDENS OF PROOF MUST ACCOMPANY EACH TYPE OF REQUEST—Check each request applied for and complete appropriate sections.

PLAN AMENDMENT REQUEST N/A

Countywide/local Plan or Area Plan Land Use Map Change:

From	To	Acres	From	To	Acres
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Other Countywide (Gen. Dev., Housing & Spec. Mgmt.) Map Change:

From	To	Acres	From	To	Acres
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Identify Text Changes to Countywide/Local or Area Plan Desired:

Total Project Units Currently Allowed By: (a) CW Plan _____ (b) Local Plan _____
 Total Project Units Permitted If: (a) CW Plan Amended _____ (b) Local Plan Amended _____
 Total Acres Involved: (a) _____ (b) _____
 SERVICES: Existing and Proposed:
 Gas & Electric _____ Education _____
 Fire _____ Access _____
 Sheriff _____

ZONE CHANGE REQUEST N/A

Zone:	From	Acres	To	Acres
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

CONDITIONAL USE PERMIT, VARIANCE, NONCONFORMING REVIEW, AND OTHER PERMITS

Permit Type Conditional Use Permit Ord No. 22.56.215
 Project Site: 292.49 acres 121 Area devoted to: structures 350,000sf (8.1 acres) open space 268 acres, or 92% of site*
 Residential Project 292.49 acres and 1 & 2 Proposed density 0.41 units / acre

 Number and types of Units 121 single family residential units

 Residential Parking: Type _____ Required _____ Provided _____ Total Required 2 per du
 _____ 2 single family standard size spaces required and provided Total Provided 2 per du

(continued on next page)

* "Open Space" computed as follows:
 292.5 (total site ac)
 less 14.3 (ac streets)
 less 1.8 (ac driveways)
 less 8.1 (ac house/garage coverage)

 = 268.3 ac total site open space

Non-Residential Project: No. of bldgs. _____ No. of floors _____ Gross floor area _____ Operating hours _____
 Number of employees _____ Number of shifts _____ Maximum number of employees per shift _____
 Assembly and Dining Uses _____
(Occupant load for buildings per Building & Safety)

Non-Residential Parking: Type _____ Required _____ Provided _____ Total Required: _____
 _____ Total Provided: _____

Additional Information: _____

The following must be completed for **HOUSING PERMITS**: N/A

Units allowed without bonus: _____ Units

Density Bonus Required: _____ % _____ Units

Total Units including bonus: _____ Units

SUBDIVISION REQUEST TOTAL GROSS ACRES ^{292.49} _____ TENTATIVE MAP NUMBER 066952
 LOTS: Existing ² _____ Proposed 121 Residential Lots and 2 Private Street Lots (Streets A-F and Street G)
 STAGE: T RV _____ AM _____ RN _____ RA _____ FN _____ WR _____
 MAP: T _____ RR(FD) _____ RR(LD) _____ RV _____ AO _____ LL _____
 VESTING: (Y) (N)

LOT TYPE	OWNERSHIP (Circle)	NO. LOTS	NO. UNITS	ACRES
SF MH	I NC CC L	_____	_____	_____
DUP	I NC CC L	_____	_____	_____
MF	I NC CC L	_____	_____	_____
OS	I NC CC L	_____	_____	_____
R PF	I NC CC L	_____	_____	_____
C	I NC CC L	_____	_____	_____
I	I NC CC L	_____	_____	_____

STAFF PURPOSES ONLY

Sch. Dist(s) UN _____ HS _____

LS _____ SCM Date _____

Cities: LA ___ BH ___ LC ___ PM ___ Other _____ Counties: LA ___ VT ___ SB ___ OR ___ K ___ Other _____

Agencies/Companies: MWP ___ DWP ___ CWP ___ SCE ___ SCG ___ PT ___ GT ___ ATS ___ SPT ___ UPR ___ MSHC ___ SCRC ___
ANG ___ PNF Other _____

Caltrans: Y N Name(s): PCH ___ TCR ___ DCR ___ Other _____ Route(s): _____

Highways _____

Misc.: _____

PROJECT NO.: _____

CASES:

_____ PLAN AMENDMENT	_____ HOUSING PERMIT	_____ OTHER	FILED _____
_____ ZONE CHANGE	_____ PARKING PERMIT	_____ PARCEL MAP	FEE _____
_____ CUP	_____ OAK TREE	_____ No. Brown Line	RECEIPT NO. _____
_____ VARIANCE		_____ No. Blue Line	
_____ NON CONFORMING REVIEW		_____ TRACT	
		_____ No. Brown Line	
		_____ No. Blue Line	

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CERTIFICATION OF LOBBYIST REQUIREMENTS
(Ordinance No. 93-0031)**

Ordinance No. 93-0031, Los Angeles County Lobbyist Ordinance, effective May 7, 1993 requires certification that each person who applies for a County permit is familiar with the requirements of Ordinance No. 93-0031 (Lobbyist Ordinance) and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process.

I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031. I further understand that the making of such a certification, and compliance with this ordinance, shall be conditions precedent to the granting of the requested permit, license, contract or franchise.

<hr/> <p>Applicant Valley Vineyards, LLC, By Lauren Development, Inc. It's Operating Manager PERMIT NO(S): John L. Allday Vice President, Lauren Development, Inc.</p> <hr/> <hr/> <hr/>	<hr/> <p style="text-align: center;">Date</p> <hr/> <hr/> <hr/>
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PLEASE SEE OTHER SIDE FOR INFORMATION ABOUT THE ORDINANCE