LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

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Deputy Director,
Land Use Regulation

JOSEPH HORVATH
Administrative Deputy,
Administration

November 25, 2025

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. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NOS. RPPL2019000016, RPPL2019000017, RPPL2019000018, AND RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199
APPLICANT: ISAAC ZACHARY
PROJECT LOCATION: 24937 MULHOLLAND HIGHWAY
(ASSESSOR'S PARCEL NUMBERS 4455-019-044, 4455-019-045, 4455-019-046, AND 4455-019-047)
SANTA MONICA MOUNTAINS PLANNING AREA
THIRD SUPERVISORIAL DISTRICT (3-VOTES)

SUBJECT

This item is an appeal of the Regional Planning Commission's (Commission) decision to approve four Minor Coastal Development Permits authorizing the construction of four single-family residences on four adjacent parcels with a total area of 16.1 acres, as well as encroachments into the protected zones of 12 oak trees (Project) at 24937 Mulholland Highway in the Santa Monica Mountains Planning Area (Project Site). The Commission approved the Project on July 23, 2025, and this appeal of the Commission's decision was filed by the Las Virgenes Homeowners Federation (Appellant) on August 4, 2025.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Close the public hearing for Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, and RPPL2019000019, and Environmental Assessment No. RPPL2023001199.

2. Indicate its intent to adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) associated with Environmental Assessment No. RPPL2023001199, finding that the Project will not have a significant impact on the environment with the implementation of the proposed mitigation measures.

3. Indicate its intent to deny the appeal of the Commisssion's approval of the Project and to uphold the Commission's approval of the Project and instruct County Counsel to prepare the necessary findings to uphold the Commission's approval of the Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Appellant cites concerns regarding the following Project issues:

1. Development in a Very High Fire Hazard Severity Zone would increase fire danger to existing and future residents.
2. The Project would negatively impact local wildlife, especially by hindering north-south wildlife movement across the Project Site.
3. The design of the single-family residences proposed on Lot 3 and Lot 4 are incompatible with the surrounding neighborhood, especially the 10-foot side-yard setback proposed on Lot 4.
4. Excessive impacts to H2 Habitat from fuel modification.
5. The Project has the potential for a significant environmental impact under California Environmental Quality Act (CEQA) and therefore requires an Environmental Impact Report.
6. The Project is inconsistent with the provisions of the Santa Monica Mountains Local Coastal Program because it significantly impacts coastal resources.

The Project Site is 16.1 acres and consists of four separate parcels. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The topography is relatively gently sloping across the southern half, but rises steeply towards the north, becoming rocky as it increases in elevation. The Project Site includes an existing 450-foot-long, 20-foot-wide paved driveway and turnaround accessing all four lots from Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south. Each lot contains an area cleared of vegetation on its eastern portion due to the presence of existing single-family residences to the east, as well as the shoulders of the existing driveway. The existing development on the Project Site was approved by Coastal Development Permit P-80-6480 in 1981 (Parcel Map No. 10857), which subdivided the Project Site into the four existing parcels. The remainder of the Project Site consists mainly of chaparral vegetation with some oak woodland on the southern, lower-elevation portion of the site. The northern portion of the Project Site consists of 12.1 acres that have been designated as restricted use areas and/or flood hazard areas as part of the underlying parcel map.

The Project is the construction of four new single-family residences in the Santa Monica Mountains Coastal Zone. As proposed, the Project complies with all applicable development standards for residences in the Santa Monica Mountains Local Implementation Program (LIP), including those related to Onsite Wastewater Treatment System (OWTS) standards, building site area, habitat categories, height restrictions, and native tree preservation. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply. The single-family residences are also substantially similar to other single-family residences in the immediate area. Therefore, the Project complies with the Certified Local Coastal Program and is not expected to negatively affect the surrounding community.

The Project consists of four single-family residences on four previously cleared parcels accessed by a paved driveway. The tallest portions of the structures would be 18 feet above grade. The Project is proposed mainly on existing disturbed areas on the southern portion of the Project Site, adjacent to the existing driveway and Mulholland Highway, which results in less grading and fewer visual impacts by avoiding the steep northern portion.

The four single-family residences would be similar in character to other single-family residences in the vicinity and compare favorably to them in terms of height and bulk. Other nearby property owners already enjoy similar use of their properties, as there are 20 single-family residences developed on comparable pads within 700 feet to the south, east, and west of the Project Site. The proposed residences range from 3,291 square feet to 4,186 square feet in size and are one-story in height. The sizes of the proposed residences are comparable to the sizes of most other residences in the immediate vicinity, many of which are two stories in height.

Due to the shape and topography of the Project Site, it is infeasible to locate the single-family residence on Lot 3 any further from H2 Habitat, which is located to the north. Instead, impacts to H2 Habitat on Lot 3 were reduced by reducing the residence's square footage by approximately 20 percent in comparison to the average square footage of the three other residences (3,291 square feet versus 4,146 square feet). This smaller footprint, which was proposed at Staff's recommendation, results in a 4,040-square-foot (0.09 acre) reduction in H2 Habitat fuel modification, which is nine percent of the total. The irrigated fuel modification was also reduced by 3,098 square feet. This smaller structural footprint requires less fuel modification within H2 Habitat than would otherwise be required while still resulting in an economically feasible Project for the applicant. While further reduction may be possible, continuing to reduce the footprint of the residence would have increasingly diminishing returns for H2 Habitat preservation.

While the location of the single-family residence proposed on Lot 4 is relatively close to an adjacent residence to the east, it would comply with the required side-yard setback for a flag lot, which is 10 feet from the property line. This location was chosen by the applicant because a restricted flood hazard zone runs through the middle of Lot 4, which required the residence to be placed on either the eastern or western portion of the property. A residence on the western portion of the property would result in significantly more fuel modification within H2

Habitat. In addition, according to the applicant, soil percolation tests indicate that the OWTS could only be placed on the western portion of the property, which would further restrict the area available for a residence. Therefore, staff believes that the southeastern portion of the property is the most appropriate location for a residence.

The Project Site is visible from Mulholland Highway, a designated scenic highway to the south. As a result, the Project Site is located within a Scenic Resource Area (SRA) per County Code Section 22.44.2000. Developments that are located within an SRA must comply with a variety of development standards, including a height limit of 18 feet above grade, utilization of materials and colors compatible with the surrounding landscape, the breaking up of structural mass, and the minimization of grading and retaining walls (County Code Section 22.44.2040). The design of the single-family residences would comply with these standards, as documented by the applicant's submitted elevations and grading plans and by the story poles installed on the Project Site.

Implementation of Strategic Plan Goals

The Project promotes Goal 2: Foster Vibrant and Resilient Communities, of the County Strategic Plan. The Project must comply with a variety of development standards because it is regulated by the Santa Monica Mountains LIP, including review of biological impacts by the Environmental Review Board ("ERB"), open space dedication, yard requirements, fire prevention measures, maximum building site area, and a height limit of 18 feet above grade. The size, location, and design of the single-family residences would also be compatible with the surrounding neighborhood, as similar single-family residences are located to the south, east, and west of the Project Site. The resulting Project design results in an environmentally and aesthetically sensitive development of four existing residentially zoned properties.

FISCAL IMPACT/FINANCING

Approval or denial of the appeal is not expected to result in any new significant costs to the County, as the proposed Project is a private development. Any construction costs and operating costs will be borne by the applicant. Existing infrastructure and public services are adequate to accommodate the proposed Project, as confirmed by the County Departments of Public Works, Fire, Public Health, and Parks and Recreation.

The County may be subject to litigation whether the appeal is approved or denied. If the appeal is approved and the Project is denied, the County may be subject to litigation related to the Housing Accountability Act (HAA), as explained below. It is unknown at this time what the potential fiscal impact would be to the Department, which will have to bear the cost of defending the Board of Supervisor's (Board) decision.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The Hearing Officer subsequently continued the item, without opening the public hearing, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the Hearing Officer opened the public hearing, and staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. On May 15, 2025, the Appellant appealed the Hearing Officer's approval to the Commission.

A duly noticed appeal hearing was held before the Commission on July 23, 2025. Staff gave a presentation recommending approval of the Project. Testimony was given both for and against the Project. After a brief discussion, the Commission voted to close the public hearing, adopt the MND and MMRP, and approve the Project. On August 4, 2025, the Appellant appealed the Commission's approval to the Board.

The HAA applies to this Project. The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate residential units. A project qualifies for the protections included in the HAA if it meets the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, including the Santa Monica Mountains Land Use Plan, the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone, and the development standards in the Santa Monica Mountains LIP.

According to the California Department of Housing and Community Development's HAA Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development project infeasible if it complies with the applicable objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, which this Project does, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

1. The Project will have a specific, adverse impact upon public health or safety unless the Project is denied or approval conditioned to be developed at a lower density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).
2. There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a

reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of $10,000 per housing unit proposed by the project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Furthermore, due to the severe lack of both affordable and market-rate housing, Governor Newsom signed the Housing Crisis Act (Senate Bill (SB) 330) into law to preserve the existing housing inventory and accelerate housing production by prohibiting the application of additional regulations after a Project application is deemed complete and by limiting the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective on January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of public meetings has already exceeded the five-meeting limit. A total of 10 public meetings occurred on the following dates:

One ERB public meeting was held on February 8, 2022.

Eight Hearing Officer public meetings were held on May 28, 2024, June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025.

One Regional Planning Commission public meeting was held on July 23, 2025.

As a result, staff recommends that the Board not continue the public hearing regarding this Project, which will ensure that the public hearing only occurs during one Board public meeting.

ENVIRONMENTAL DOCUMENTATION

Staff recommends that an MND is the appropriate environmental documentation under CEQA and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the Project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The MMRP is attached to this letter.

The areas of environmental impact found to be less than significant with mitigation measures incorporated include the following:

Biological Resources. There is a potential for construction-related impacts to sensitive species, oak woodlands, and other natural communities. Mitigation measures include hiring an on-site biological monitor, a pre-construction biological survey, wildlife protection screening, habitat restoration, a native bird survey, and the planting of 12 coast live oak mitigation trees and the retention of additional undersized scrub oaks and coast live oaks on the Project Site within approximately 28,931 square feet of preserved undeveloped areas.

Cultural Resources, Tribal Cultural Resources. There is a potential for construction-related impacts to prehistoric human remains and/or tribal cultural resources. Mitigation measures include hiring professional Native American monitors from the Fernandeno Tataviam Band of Mission Indians (FTBMI) during ground-disturbing activities, as well as consulting with FTBMI regarding the disposition of tribal resources and providing them with any resulting archeological reports. Human remains or funerary objects shall also be reported to the County Coroner, with the disposition of any tribal remains to be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission.

As identified in the MND, after implementation of the proposed mitigation measures, the Project would result in no significant and unavoidable impacts to the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the Project is not anticipated to have a negative impact on current services or projects.

For further information, please contact Tyler Montgomery of the Coastal Development Services Section at (213) 974-0051 or tmontgomery@planning.lacounty.gov.

Respectfully submitted,

Amy J. Bodek, AICP
Director of Regional Planning

AJB:MG:RG:TM:lm

Attachments:

1. Project Appeal Forms
2. Findings and Conditions
3. MND and MMRP
4. Commission Staff Reports
5. Correspondence
6. Site Plans

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

S_CP_11252025_BL_PROJECTNO_2019_000010_3_BOS_APPEAL_LETTER

NON-APPLICANT

Date 8/4/2025

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

PROJECT NO.: 2019-000010-(3)

APPLICANT: Las Virgenes Homeowners Fed., Inc.

LOCATION: 24937 Mulholland Hwy

Minor CDP(s) RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 EA # RPPL2023001199

APN(s) 4455-019-044, 045, 046, 047

Zoned District: Santa Monica Mts Coastal

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 of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

_____ **The Denial of this request: $1,181***

__✓__ **The Approval of this request: $1,181*** N/A SMMS Coastal Zone

***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):

LA County Code Section 22.44.1910.1 With discretionary maximization in mind, County can require a smaller Building Site Area to meet provisions of LIP, including:

1) protection of sensitive habitat (i.e. pristine designated Cold Creek Watershed)

and 2) avoidance of hazards (e.g. fire safety issues, especially on Lot 4 - VHFSZ)

Joan Slimocosky co-president LVHF

Roger Pugliese ROG co president LVHF

(Signed) **Appellant**

Joan Slimocosky Roger Puliese

Print Name

P.O. Box 353

Street Address

Agoura Hills, CA 91301

City/Zip

(818) 274-1638 (310) 455-2951

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E-mail Address

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

July 23, 2025

Isaac Zachary
3961 Bon Homme Rd.
Calabasas, CA 91302

PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NOS. RPPL2019000016, RPPL2019000017, RPPL2019000018, AND RPPL2019000019; ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199
24937 MULHOLLAND HIGHWAY (APN 4455-019-044, 4455-019-045, 4455-019-046, 4455-019-047)

Dear Applicant:

The Regional Planning Commission ("Commission"), by its action of **July 23, 2025,** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **August 6, 2025.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Tyler Montgomery of the Coastal Development Services Section at (213) 974-0051, or TMontgomery@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Rob Glaser

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG:TM

Enclosures: Findings (four sets), Conditions of Approval (four sets), Affidavit of Acceptance (Permittee's Completion) (four sets), Mitigation Monitoring and Reporting Program, Notice of Determination

c: PW (Building and Safety)
Zoning Enforcement
Coastal Commission (Ventura Office)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing on July 23, 2025 in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000016 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. RPPL2019000017, RPPL2019000018, and RPPL2019000019. This was an appeal of the Hearing Officer's approval of May 6, 2025.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Commission on July 23, 2025. LA County Planning staff gave a brief presentation recommending approval of the Minor CDP, as well as the associated Minor CDPs. Testimony was given both for and against the development. After a brief discussion, the Commission voted to close the public hearing, deny the appeal, and approve all four Minor CDPs.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,114-square-foot single-family residence, a 451-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,338 cubic yards of grading ("Project") on a 1.0-acre property—also referred to as "Lot 1"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of three on-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,338 cubic yards of grading (2,169

cubic yards cut and 2,169 cubic yards fill) and encroaches into the protected zones of three oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The 1.0-acre Project Site consists of terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located on its eastern boundary, accessing Mulholland Highway approximately 165 feet to the south. After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.5 acres of H3 Habitat, consisting of native and non-native grasses on the eastern portion of the Project Site, and 0.5 acres of H2 Habitat, consisting of chaparral. The eastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of existing single-family residences to the east. A small area of oak woodland is located on the eastern portion of the Project Site, within H3 Habitat.

   B. Site Access
   The Project Site is accessed by a 20-foot-wide, 165-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan
   The Permittee proposes construction of a new 4,114-square-foot single-family residence with a 451-square-foot attached garage. The residence would be located on the eastern portion of a 1.0-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southwest of the residence. An existing 20-foot-wide, 165-foot-long paved driveway provides access to the Project Site along its eastern boundary. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,983 square feet and 4,338 cubic yards of grading

(2,169 cubic yards cut and 2,169 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three oak trees on the eastern portion of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff ("Staff") has received numerous letters of opposition to the Project. The letters cite multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

B. The County Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

D. The County Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On June 5, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

13. **PREVIOUS HEARING PROCEEDINGS**. A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. This approval was appealed to the Commission on May 13, 2025 by the Las Virgenes Homeowners Federation, per the provisions of County Code Section 22.44.970.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the western portion of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,983-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill) and encroaches into the protected zones of three oak trees.

17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

18. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

19. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete,

would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

21. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Commission dated June 13, 2024).

22. **OAK TREE IMPACTS.** The Commission finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of three oak trees on the eastern portion of the Project Site. Both encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

23. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

24. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,338 cubic yards of grading, consisting of 2,169 cubic yards cut and 2,169 cubic yards fill, balanced on site. The Project is consistent

with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur mostly within a level, previously cleared area, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

25. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,983 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While approximately half of the residence would be located in H3 Habitat, some fuel modification, grading, and the OWTS would be located within H2 Habitat. The proximity of existing H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.07 acres of direct development and 0.41 acres of fuel modification within the H2 Habitat (0.35 acres irrigated and 0.06 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

29. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

30. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

31. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

32. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent

judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016** subject to the attached conditions.

ACTION DATE: July 23, 2025

VOTE: 3:0:0:2

Concurring: Duarte-White, O'Connor, Moon

Dissenting: 0

Abstaining: 0

Absent: Louie, Hastings

MG:RG:TM
7/23/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 1.0-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[August 6, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000017, RPPL2019000018, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 23, 2025**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,983 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal

legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or

eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-045; 4455-019-046; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in

suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

    c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000016 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 044
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Commission conducted a duly noticed public hearing on July 23, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000017 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. RPPL2019000016, RPPL2019000018, and RPPL2019000019. This was an appeal of the Hearing Officer's approval of May 6, 2025.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Commission on July 23, 2025. LA County Planning staff gave a brief presentation recommending approval of the Minor CDP, as well as the associated Minor CDPs. Testimony was given both for and against the development. After a brief discussion, the Commission voted to close the public hearing, deny the appeal, and approve all four Minor CDPs.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,138-square-foot single-family residence, a 427-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 3,776 cubic yards of grading ("Project") on a 1.2-acre flag lot—also referred to as "Lot 2"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of one on-site oak tree and two off-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions

   The 1.2-acre Project Site consists of a flag lot with terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located adjacent to its northeastern boundary, accessing Mulholland Highway approximately 380 feet to the south via the flag "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of native and non-native grasses on the eastern portion of the Project Site, and 0.9 acres of H2 Habitat, consisting of chaparral. The eastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located on the northern and eastern portions of the Project Site, within H3 Habitat.

   B. Site Access

   The Project Site is accessed by a 20-foot-wide, 380-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan

   The Permittee proposes construction of a new 4,138-square-foot single-family residence with a 427-square-foot attached garage. The residence would be located on the eastern portion of a 1.2-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southeast of the residence. An existing 20-foot-wide, 380-foot-long paved driveway provides access to the Project Site along its eastern boundary. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,540 square feet and 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill, balanced on site) due to the need

for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three oak trees, which are two on-site trees on the eastern portion of the Project Site and one off-site tree just east of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff ("Staff") has received numerous letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

B. The County Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

D. The County Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On June 5, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

13. **PREVIOUS HEARING PROCEEDINGS**. A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. This approval was appealed to the Commission on May 13, 2025 by the Las Virgenes Homeowners Federation, per the provisions of County Code Section 22.44.970.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the western portion of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,540-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.

17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

18. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

19. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

21. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Commission dated June 13, 2024).

22. **OAK TREE IMPACTS.** The Commission finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of two oak trees on the eastern portion of the Project Site and one oak tree just east of the Project Site. One of the on-site oak trees would have a protected zone encroachment of more than 10 percent, which requires mitigation at a 5:1 ratio. The Permittee's habitat restoration plan proposes that five mitigation oak trees and one contingency oak tree be planted, for a total of six trees. The other two oak tree encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

23. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

24. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 3,776 cubic yards of grading, consisting of 1,888 cubic yards cut and 1,888 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area close to the existing access driveway, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

25. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,540 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While a portion of the residence would be located in H3 Habitat, some direct development, fuel modification, grading, and the OWTS would be located within H2 Habitat. The narrow width of the H3 Habitat area adjacent to the existing driveway, the proximity of H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.17 acres of direct development and 0.55 acres of fuel modification within the H2 Habitat (0.38 acres irrigated and 0.17 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

29. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

30. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

31. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

32. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017** subject to the attached conditions.

ACTION DATE: July 23, 2025

VOTE: 3:0:0:2

Concurring: Duarte-White, O'Connor, Moon

Dissenting: 0

Abstaining: 0

Absent: Louie, Hastings

MG:RG:TM
7/23/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 10.1-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

   Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[August 6, 2025,** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000017, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke

or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 23, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,898 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and

encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the

appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-045; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000017 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 045
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

AM:
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Commission conducted a duly noticed public hearing on May 6, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000018 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. 2019000016, RPPL2019000017, and RPPL2019000019. This was an appeal of the Hearing Officer's approval of May 6, 2025.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Commission on July 23, 2025. LA County Planning staff gave a brief presentation recommending approval of the Minor CDP, as well as the associated Minor CDPs. Testimony was given both for and against the development. After a brief discussion, the Commission voted to close the public hearing, deny the appeal, and approve all four Minor CDPs.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,114-square-foot single-family residence, a 451-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,430 cubic yards of grading ("Project") on a 10.1-acre flag lot—also referred to as "Lot 3"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of two on-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,430 cubic yards of grading (2,215 cubic yards cut and 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions

   The 10.1-acre Project Site consists of a flag lot with relatively gently sloping terrain across the southern portion, but rising steeply toward the north, becoming rocky as it increases in elevation. An existing 20-foot-wide paved driveway is located adjacent to its southeastern boundary, accessing Mulholland Highway approximately 450 feet to the south via the flag lot "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of native and non-native grasses on the southeastern portion of the Project Site, and 9.8 acres of H2 Habitat, consisting of chaparral and rock outcrops. The southeastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located within the southernmost portion of the Project Site (the flag lot "stem"), within H3 Habitat. The northern portion of the Project Site consists of 9.0 acres that have been designated restricted use areas and/or flood hazard areas as part of the underlying parcel map.

   B. Site Access

   The Project Site is accessed by a 20-foot-wide, 450-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan

   The Permittee proposes construction of a new 3,291-square-foot single-family residence with a 451-square-foot attached garage and 938-square-foot covered patio. The residence would be located on the southeastern portion of a 10.1-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southeast of the residence. An existing 20-foot-wide, 450-foot-long paved driveway provides access to the Project Site along its eastern boundary. A new

paved circular turnaround would be added to the end of the driveway, partially located on the Project Site. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,898 square feet and 4,430 cubic yards of grading (2,215 cubic yards cut and 2,215 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of two oak trees on the southern portion of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff ("Staff") has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The County Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The County Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On June 5, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story

poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

13. **PREVIOUS HEARING PROCEEDINGS**. A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. This approval was appealed to the Commission on May 13, 2025 by the Las Virgenes Homeowners Federation, per the provisions of County Code Section 22.44.970.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to

disturb natural vegetation and landforms on the northern and western portions of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,898-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,430 cubic yards of grading (2,215 cubic yards cut, 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

18. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

19. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete,

would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

21. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Commission dated June 13, 2024).

22. **OAK TREE IMPACTS.** The Commission finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of two oak trees on the southern portion of the Project Site. One of the on-site oak trees would have a protected zone encroachment of more than 10 percent, which requires mitigation at a 5:1 ratio. The Permittee's habitat restoration plan proposes five mitigation trees and one contingency tree be planted, for a total of six trees. The second oak tree encroachment would extend into less than 10 percent of the protected zone, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

23. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

24. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,430 cubic yards of grading, consisting of 2,215 cubic yards cut and 2,215 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area close to the existing access driveway, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

25. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,898 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While a portion of the residence would be located in H3 Habitat, some direct development, fuel modification, and grading would be located within H2 Habitat. The narrow width and small area of the H3 Habitat area adjacent to the existing driveway, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.19 acres of direct development and 1.02 acres of fuel modification within the H2 Habitat (0.48 acres irrigated and 0.54 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or on-site or off-site mitigation. Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

29. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

30. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

31. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

32. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018** subject to the attached conditions.

ACTION DATE: **July 23, 2025**

VOTE: 3:0:0:2

Concurring: Duarte-White, O'Connor, Moon

Dissenting: 0

Abstaining: 0

Absent: Louie, Hastings

MG:RG:TM
7/23/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 1.2-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[August 6, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000018, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 23, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,540 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement

document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or

supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-046; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be

monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue

on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the

grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific

Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

    c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or

enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000018 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 046
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

AM:
\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2019000018 - APN 4455-019-046\RPPL2019000018\2019-07-08 SUBMITTAL\DPW_Cleared_2019-07-31_RPPL2019000018.docx

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Commission conducted a duly noticed public hearing on May 6, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000019 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. 2019000016, RPPL2019000017, and RPPL2019000018. This was an appeal of the Hearing Officer's approval of May 6, 2025.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Commission on July 23, 2025. LA County Planning staff gave a brief presentation recommending approval of the Minor CDP, as well as the associated Minor CDPs. Testimony was given both for and against the development. After a brief discussion, the Commission voted to close the public hearing, deny the appeal, and approve all four Minor CDPs.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,186-square-foot single-family residence, a 450-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,758 cubic yards of grading ("Project") on a 3.8-acre flag lot—also referred to as "Lot 4"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of three on-site oak trees and one off-site oak tree. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,758 cubic yards of grading (2,379 cubic yards cut and 2,379 cubic yards fill) and encroaches into the protected zones of four oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions

   The 3.8-acre Project Site consists of a flag lot with relatively gently sloping terrain across the southern portion, but rising steeply toward the north, becoming rocky as it increases in elevation. An existing 20-foot-wide paved driveway is located adjacent to its southwestern boundary, accessing Mulholland Highway approximately 450 feet to the south via the flag lot "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 1.1 acres of H3 Habitat, consisting of native and non-native grasses on the southeastern portion of the Project Site, and 2.7 acres of H2 Habitat, consisting of chaparral and rock outcrops. The southeastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located within the southernmost portion the Project Site (the flag lot "stem"), within H3 Habitat. The northern and central portions of the Project Site consist of 2.9 acres that have been designated restricted use areas and/or flood hazard areas as part of the underlying parcel map.

   B. Site Access

   The Project Site is accessed by a 20-foot-wide, 450-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan

   The Permittee proposes construction of a new 4,186-square-foot single-family residence with a 450-square-foot attached garage and a 760-square-foot covered patio. The residence would be located on the southeastern portion of a 3.8-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the west of the residence. An existing 20-foot-wide, 450-foot-long paved driveway provides access to the Project Site along its southwestern boundary. The Project proposes

a new driveway running 95 feet to the northeast from this existing driveway. A new paved circular turnaround would be added to the end of the existing driveway, partially located on the Project Site. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the eastern boundary of the Project Site. The Project would result in a total building site of 9,898 square feet and 4,850 cubic yards of grading (2,717 cubic yards cut, 2,133 cubic yards fill, 584 cubic yards export) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three on-site oak trees on the southern portion of the Project Site and one off-site oak tree. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats. While the residence is proposed outside of all restricted use areas, a portion of the driveway, hardscape, and swimming pool would be located within the designated flood hazard zone.

9. **PUBLIC COMMENTS.** LA County Planning Staff ("Staff") has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The County Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The County Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed and case materials were made available on LA County Planning's website. On June 5,

2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440).

12. **CEQA DETERMINATION.**
Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

13. **PREVIOUS HEARING PROCEEDINGS**. A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. This approval was appealed to the Commission on May 13, 2025 by the Las Virgenes Homeowners Federation, per the provisions of County Code Section 22.44.970.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site. This will lessen the need to disturb natural vegetation and landforms on the northern and western portions of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,895-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,758 cubic yards of grading (2,379 cubic yards cut and 2,379 cubic yards fill) and encroaches into the protected zones of four oak trees.

17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 10-foot yard required in all directions for flag lots.

18. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

19. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached two-car garage would be constructed as part of the Project.

21. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area is located entirely within the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Commission dated June 13, 2024).

22. **OAK TREE IMPACTS.** The Commission finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of three on-site oak trees on the southern portion of the Project Site and one off-site oak tree on the southern portion of the Project Site. All encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

23. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included within the Project's conditions of approval.

24. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,758 cubic yards of grading, consisting of 2,379 cubic yards cut and 2,379 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area that has been previously cleared, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

25. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,898 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the entirety of the residence, OWTS, and all grading would be located in H3 Habitat, some fuel modification would be located within H2 Habitat. The relatively small area of the H3 Habitat area and the required fuel modification radius of 200 feet makes this encroachment unavoidable.

    The Project would result in no direct development within H2 Habitat, although there would be 0.54 acres of fuel modification, all non-irrigated. These impacts must be mitigated through a habitat impact in-lieu fee or through on-site or off-site restoration (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

29. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

30. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

31. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

32. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019** subject to the attached conditions.

ACTION DATE: July 23, 2025

VOTE: 3:0:0:2

Concurring: Duarte-White, O'Connor, Moon

Dissenting: 0

Abstaining: 0

Absent: Louie, Hastings

MG:RG:TM
7/23/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 3.8-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[August 6, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000017, and RPPL2019000018.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 23, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,898 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of

prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that

they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-045; and 4455-019-046) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring

period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the

surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife,

including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:

a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000019 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 047
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

AM:
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

CJ BIOMONITORING

Restoration Plan

FINAL

Mulholland Highway
Calabasas, CA 91302

APNs: 4455-019-044, -045, -046, -047
Parcel Map: 10857
Permit numbers: RPPL2019000016, -17, -18, -19
Project number: R2019-000010

Prepared for:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasas, CA 91302

Prepared by:
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Long Beach, CA 90803

Report Date: October 8th, 2020

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Exhibits

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Exhibit B: Transect Locations
Exhibit C: Restoration Area
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Introduction

The subject property, located at along Mulholland Highway, Calabasas, CA 91302 (no address), includes four parcels with following APNs/acreages:

- APN 4455-019-044 (1 acre)
- APN 4455-019-045 (1 acre)
- APN 4455-019-046 (6 acres)
- APN 4455-019-047 (3 acres)

The building plans propose four single-family homes on each of the four parcels. The property is currently bordered by residential development on the west, east and south (across Mulholland Hwy.), and by undeveloped land to the north. The location of the property is depicted in Exhibit A while Exhibit B depicts the restoration area. A restoration plan was requested by the LA County Planning Department to restore native vegetation after the removal of fencing along the west and south property boundaries. The restoration area in question is approximately 1-acre. The fence length to be removed is approximately 0.35 mile, about 1900 ft. Fences on both sides of the driveway are on the project parcels and will need removal. Fencing and footings beyond Zone C of Lot 3 need to be removed.

Purpose

The purpose of this restoration plan is to provide a step-by-step guide on how to restore the areas where the property boundary fencing is to be removed. This plan includes performance standards to ensure that objectives are met and that restoration is successful and completed within a 5-year period. It also serves as a mechanism that assures that the restoration site is properly maintained and overseen by a restoration ecologist during the 5-year monitoring period.

Objectives

The objective of this restoration plan is to replace the predominantly non-native vegetated areas along the property boundary fencing and footing on the east, south, and west, and fencing bordering the driveway with an open, native vegetated wildlife corridor. The fence will be removed to allow for free movement of wildlife through the space. Property boundary fencing is required to be entirely removed, including Mulholland frontage, and including Zone C and beyond. Wildlife permeable fencing can be used instead, where fencing is needed. Fencing shall adhere to LIP §22.44.1310 requirements. Restoration of non-native areas shall be done at a minimum in all fuel modification zone non-native areas, including Zone C and beyond for Lot 3, where fencing installation has resulted in conversion to non-native plant cover. Fencing north of the gate on the west side of Lot 3, which has

adjacent natural habitat along the easternmost fence, should also have restoration, in the form of weeding following fence removal, and weeding will continue for the time of restoration.

Site Selection

The restoration sites were selected by the LA County Planning Department after the required biological assessment was reviewed. The area is in Zone B and Zone C of the required fuel modification zones for each of the proposed buildings.

Plant Palette

The plant palette was selected based on the species that occur at the project site and slightly augmented with additional native shrubs and herbaceous species in order to create multi-layered habitats. Table 1 lists the quantities of container material while Table 2 lists the species and quantities of hydroseed mix that will be used for restoration. Exhibit C depicts the conceptual plan.

Table 1. Plant Palette – Container Planting

Common Name	Scientific Name	Material	Quantity
laurel sumac	*Malosma laurina*	1 gallon	46
sugarbush	*Rhus ovata*	1 gallon	28
thick-leaf yerba santa	*Eriodictyon crassifolium*	1 gallon	30
chamise	*Adenostoma fasciculatum var. fasciculatum*	1 gallon	95
toyon	*Heteromeles arbutifolia*	1 gallon	56
thickleaf ceanothus	*Ceanothus crassifolius*	1 gallon	100
chaparral yucca	*Hesperoyucca whipplei*	1 gallon	10
chaparral bush-mallow	*Malacothamnus fasciculatus*	I gallon	30
black sage	*Salvia mellifera*	1 gallon	17
scrub oak	*Quercus berberidifolia*	I gallon	75
		Total	**487**

Table 2. Plant Palette – Hydroseed Mix

Common Name	Scientific Name	Life Form
deerweed	*Acmispon glaber*	Perennial Herb
coastal lotus	*Acmispon maritimus var. maritimus*	Annual Herb
California buckwheat	*Eriogonum fasciculatum*	Shrub
Purple Needlegrass	*Stipa pulchra*	Perennial Grass
fascicled tarweed	*Deinandra fasciculata*	Annual Herb
black sage	*Salvia mellifera*	Shrub
California everlasting	*Pseudognaphalium californicum*	Perennial Herb

cliff-aster	*Malacothrix saxatilis*	Perennial Herb

Plant Palette Notes

Zone B Planting: Scrub oaks are acceptable. Plants not to be used: Chamise, native sage (salvia) CA sagebrush (Artemisia), and Eriogonum. Substitute scrub oak, laurel sumac, and toyon for fire hazardous plants. Quercus berberidifolia (scrub oak), a dominant of the existing native chaparral, and not considered a fire hazard. Put scrub oak into fence footing removal holes, and use it in place of hazardous plants in Zone B. For 1200 ft. of fence post holes, planting a scrub oak at every other hole, the plan would need 75 Q.berberidifolia.

Zone C and beyond: May plant flammable plants, spaced 15ft. apart from other flammable plants, including existing plants remaining on site.

The general rule in California is to use 50 to 100 pounds of native seed per acre of land. For the purpose of this project, approximately 10 pounds of native seed will be applied across the three parcels. Native seed should be applied in all 5 years of the restoration in order to try to establish a seed bank. It may need to be broadcast seeding and not hydroseeding in subsequent years. Follow direction of restoration specialist on ground preparation and herbivory protection for seeding in years following the first hydroseeding and planting of container plants. Seeding and planting should follow weeding in fall to take advantage of seasonality and the rainy season. Add collection of acorns from the site.

Container stock and seed must originate from the region and shall be purchased from specialized vendors. Stock and seed must be certified weed and pest free. Do not use cultivars or varieties. Final locations and spacing of container material will be determined in the field at the time of planting, under the supervision of the restoration ecologist, with the goal of achieving a natural-appearing landscape. Species substitutions will not be allowed without consultation with the restoration ecologist. The projects restoration ecologist shall be provided a list of the species purchased for the restoration before this plan is implemented so that they can check that the species and quantities are consistent with the plant palette. Totals may be adjusted depending on availability at the time of planting. The projects restoration ecologist shall be provided a list of the species and quantities purchased for the restoration before this plan is implemented so that they can check it the species and quantities are consistent with the plant palette. The container stock and seed shall be inspected to ensure that it is free of non-native ants and other pests immediately before being transported to the site. The projects restoration ecologist shall inspect the stock again immediately upon arrival at the site. If non-native ants are found, delivery of the stock and/or seed in which they occur shall be refused and taken back to the nursery.

Pre-construction Plan Implementation

Weed Eradication

The restoration area is comprised mostly of tocolote and mustard, which are identified by Cal-IPC as being highly invasive. Mechanical control of the non-native plant is recommended for this particular project.

1. Equipment and vehicle cleaning previous to coming to the site; describe how (wheel wells, undercarriage, etc.); cleaning after leaving site before going to next project. Equipment and vehicles for fence removal, clearing, grading, restoration, non-native tree removal.
2. Coordination with fencing removal to create holes while removing footing adequate for planting container plants.
3. To ensure that non-native plants do not reestablish it is important to detach all above-ground stem material.
4. Plants shall be manually removed after the plants have bolted (late spring to early summer) but before they produce viable seed (early summer to late summer or fall).
5. A weed eradication effort will occur prior to any planting of native species.
6. The non-native species will be removed manually using hand pulling, hoeing, or string trimming.
7. Cut non-native plant parts shall be placed in closed containers and disposed of at a landfill.
8. Proper weed eradication and weed maintenance training will be conducted prior to removal activities.
9. It is essential to clean vehicles, the equipment, personnel clothing, and shoes of trapped soil and non-native propagules before bringing equipment to the property, at the end of each day of work, and before the equipment is removed from the property so that there is no further dissemination of non-native invasive plants.
10. Native chaparral vegetation removed should be chopped, saved, and used for mulch in the restoration planting. The grading plan should designate areas for saving this mulch for restoration.
11. Any removal of topsoil (the top 6-in. to 1-ft.) by grading should be saved for filling in fence footing holes and other holes with a restoration plant and replacement soil. The grading plan should designate areas for saving the topsoil and conditions for topsoil conservation in the holding area.
12. Fence footings should be removed in areas outside of tree protected zones. The holes should be left or further excavated as required by the restoration consultant for planting trees and shrubs for the restoration.

Post-construction Plan Implementation

Irrigation

While planting will be scheduled to take advantage of winter rainfall, irrigation may be necessary to ensure plant establishment. A temporary irrigation system should be installed where feasible to provide a bubbler/drip system for the container plants and seeded areas. The restoration ecologist will monitor the restoration area to ensure proper operation of the irrigation system and that the appropriate amount of water is being delivered to the plants. The irrigation system will be used in the early fall and late spring seasons for the first two growing seasons to help establish the plants such that they can survive on their own from seasonal rainfall. Additional watering events will occur at the discretion of the restoration ecologist based on need. Irrigation shall be phased out per the direction the projects restoration ecologist (Years 2 - 3) and shall be completely removed after they determine that the restoration has been successful.

Planting & Seeding Schedule

The restoration area should be planted between October 1 and February 1, in order to take advantage of winter rains. If restorative planting is not complete by February 1, the number of plants and the amount of hydro-seed identified in the plant palette should be increased by 25% to account for the likelihood of increased mortality.

Seed Preparation & Application

Hydroseeding typically consists of the application of wood fiber, seed, and stabilizing emulsion (binder) with hydro-mulch equipment, which temporarily protects exposed soils from erosion until the seeds germinate, grow, and become established.

1. The seed shall be mixed uniformly in slurry composed of water, certified weed-free wood fiber or cellulose mulch, and stabilizing emulsion or other suitable mix as recommended by the projects restoration ecologist.
2. The hydroseed mix shall be applied using hydro-mulching equipment or other method as recommended by the projects restoration ecologist. Do not apply hydroseed within 24 hours of a forecast rain event.

Container Stock Planting

1. Laborers shall dig holes approximately twice the width and depth of the root balls of the container stock.
2. The holes shall be randomly spaced in a manner that appears natural.
3. Laborers shall fill the holes with water and allow them to drain before installing the container stock.

4. Laborers shall then install and set the container stock so that the crown of their root balls are approximately 0.25 inch above grade, and backfill them.
5. After planting, laborers shall create 18-24 inch wide water basins around the container stock and shall fill each with water, allow to drain, and repeat.
6. After the area has been planted and hydroseeded it shall be initially irrigated per the manufacturers hydroseeding instructions and per the direction of the projects restoration ecologist Year 1 through 3.
7. All planting activities shall be conducted under the direct supervision of the projects restoration ecologist.

Herbivory Control

1. To prevent herbivory from deer that frequent the site, all container plants to be installed will have wire around them.
2. Cylinders should be made of non-galvanized, welded mesh wire with ½ inch squares.
3. All wire cylinders will be installed at the time of planting so that they can be buried at least 6 inches below ground to ensure the wire does not get pulled out or otherwise trampled.
4. All wire cylinders will be removed from the plants once they have been properly established (Year 3).

Trash Removal

1. All removed fencing and non-native plant material shall be taken to a landfill in closed containers.

Initial Monitoring Schedule

The restoration ecologist will visit the restoration area twice per month (or as necessary) during the first 120-days, after planting and seeding, to monitor site conditions. The report will include data of the reference distribution such as raw data, showing progression to formulation of Reference Distribution in an appendix. A map of the location of transects for the Reference Distributions will be included along with the grid plan for transects in the restoration for the annual reports. They will determine if the container stock are becoming adequately established, verify that seed application and germination has been successful, check that irrigation is adequate, and identify any problems or potential problems with regards to plan implementation. During this period, the restoration ecologist will provide recommendations in writing to the applicant's contractor regarding any necessary remedial actions. The applicant's contractor shall be responsible for ensuring that all remedial actions are taken and completed in a timely manner.

Initial Monitoring Report

The restoration ecologist will provide an Initial Report to the Los Angeles County Planning Department within 30 days of completion of the 120-day monitoring period. The report will include details and maps as necessary with regards to site preparation, irrigation, the species names and amount of container stock used, the species names and amount of seed applied, and any deviations from the plant palette.

Maintenance Plan

Annual Monitoring & Data Collection

Annual report copies should go to both the applicant/owners and the Dept. of Regional Planning. Title page should have Project No., Permit No., Address of restoration site, APNs, Applicant/owner addresses and contact information, Restoration Specialist responsible for report--contact information and address, Date of Report. The primary content of the reports is to be quantitative, transect measurement of species and cover and comparison to the Reference Distribution. Transects should be randomly positioned within the grid rectangles of restoration areas. Photos from the two ends of transects should be included. Map of the transect locations should be included. Description of all restoration activity and methods should be included. Adaptive management changes to be done in the next fall monitoring should be included. Oak mitigation checks should be included--tree characteristic table and map.

1. The restoration ecologist will visit the restoration area once during May and again in September for a period of 5 years or until the success criteria are met.
2. Measurement of species and cover using continuous transects, 50m, randomly placed and oriented within grid rectangles and in the restoration area of each lot, to judge approach to the success criterion. The measurement by transects is done in spring previous to weeding and in fall previous to weeding.
3. Transect locations shall not be static, but randomly placed each season of measurement.
4. Photographs viewing along transect tape from start and end of each transect.
5. A map of transect locations will be provided showing lots of the project for each annual report. Transect locations should be different in each report using techniques for randomization.
6. For each alliance in each lot, analyze transect average distribution of species and cover items and percentage cover and then compared to Reference Distribution.
7. Annual reports will be due on or before September 1, in order to provide plans for adaptive management activities during the fall measurement, weeding, and planting period.

8. The restoration ecologist will establish photo points at 3 locations, one at each of the parcel lots, for comparative analysis between years.
9. The restoration ecologist will determine percentage survival of container stock used in the restoration (Year 1 – 5), relative cover of native species and non-native species (Year 1 – 5), and will identify and mark non-native species so that they can be removed by the contractors maintenance crew.
10. The data will be used to determine if the performance standards are being met and shall be included in the annual reports. The focus of all efforts shall be the eradication of species identified by Cal-IPC as being moderately to highly invasive.

Weed Control

1. It is essential to clean vehicles, the equipment, and personnel clothing and shoes of trapped soil and non-native propagules before bringing equipment to the property, and at the end of each day of work, and before the equipment is removed from the property, so that there is no further dissemination of non-native invasive plants.
2. Weeds shall be removed during late winter through early summer, as necessary, before they set seed and/or before they reach approximately 12 inches in height under the direction and on-site supervision by the projects restoration ecologist. Weeding shall be done in the spring following transect measurements and in the fall following transect measurements.
3. Weeding should be twice a year in all years of restoration during the rainy season. (There should not be a restriction based on rainfall amount).
4. Weed control shall mainly employ hand pulling and mechanical methods.
5. All weed control activities shall be conducted with on-site supervision provided by the projects restoration ecologist.

Annual Reports

A final report when the success criterion is achieved, and 2 years have passed with only weeding as maintenance (no irrigation or other restoration process) will be provided. Comparison of transects done in spring, previous to weeding, to the Reference Distribution for species and cover items and percentage cover shall be shown and should be 90% of absolute cover like the Reference Distribution. The restoration ecologist will provide annual reports to the LA County Planning Department on or before September 1, beginning the year after the restoration is complete for a period of 5 years or until the restoration is determined a success. The reports will include data regarding survival of container stock used, percent cover, height, and other pertinent data. The reports will also detail necessary maintenance activities including the use of replacement container stock and methods used for control of non-native species and will also include recommendations for remedial action; necessary to ensure the success of the restoration. The property owner shall

be responsible for ensuring that all remedial actions are taken and completed in a timely manner. Annual Report content is described under "Maintenance Plan", pp.8-9." Notification in writing to property owner and to County Dept. of Regional Planning (DRP) will be given when performance standards are not being met. This is described on p.10 under "success criteria." The notification may be in the annual report to DRP.

Success Criteria

The restoration/revegetation projects in the Santa Monica Mountains Coastal Zone all have an overriding Success Criterion, specified in §22.44.1240.B.5:

> "Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for revegetation."

The restoration ecologist will take photographs during every scheduled monitoring visit from permanent stations. Quantitative data regarding the general health, growth rate, and mortality of plants will be recorded and compared to the reference distribution. The monitoring biologist will also collect data during site visits using transect methods. This data will be used to determine if the success criteria set for the restoration are being met and to identify any necessary remedial actions as they arise. No woody invasive species shall be present. No temporary irrigation or maintenance (other than weeding) for 2 years' time. If performance standards are not being met, the restoration ecologist shall provide recommendations in writing to the property owner or their representative regarding necessary remedial action. At the end of 5 years of restoration, in the case when the restoration criteria have not been met, the monitoring plan shall be extended until the standards are met or for 5 additional years. If success criteria are not met within 10 years, the applicant shall submit an amendment proposing alternative restoration (SMM LIP §22.44.1920.L). The applicant's contractor shall be responsible for ensuring that all remedial action is taken and completed in a timely manner.

Adaptive Management

An inherent part of any restoration plan is the ability to detect problems regarding the success of the restoration, to determine the cause of the problem, and to take corrective measures. The restoration ecologist will ensure that the property owner corrects minor problems, such as isolated instances of plant mortality, or small-scale weed or pest infestations during routine site visits. If more that 50% of the plants used for the restoration die, the monitoring biologist will make recommendations to correct the problem.

Appendices

Exhibit A. Location Map

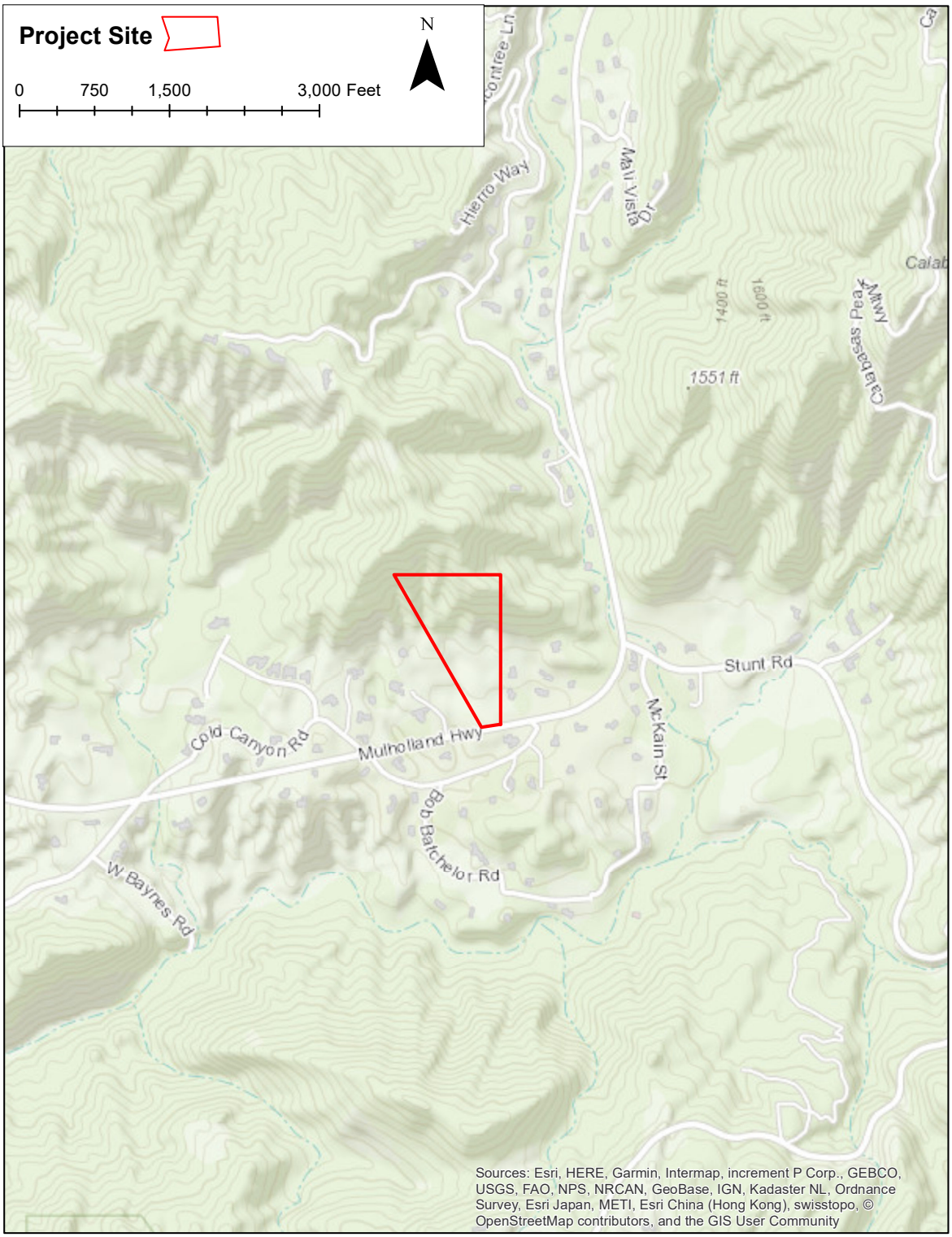
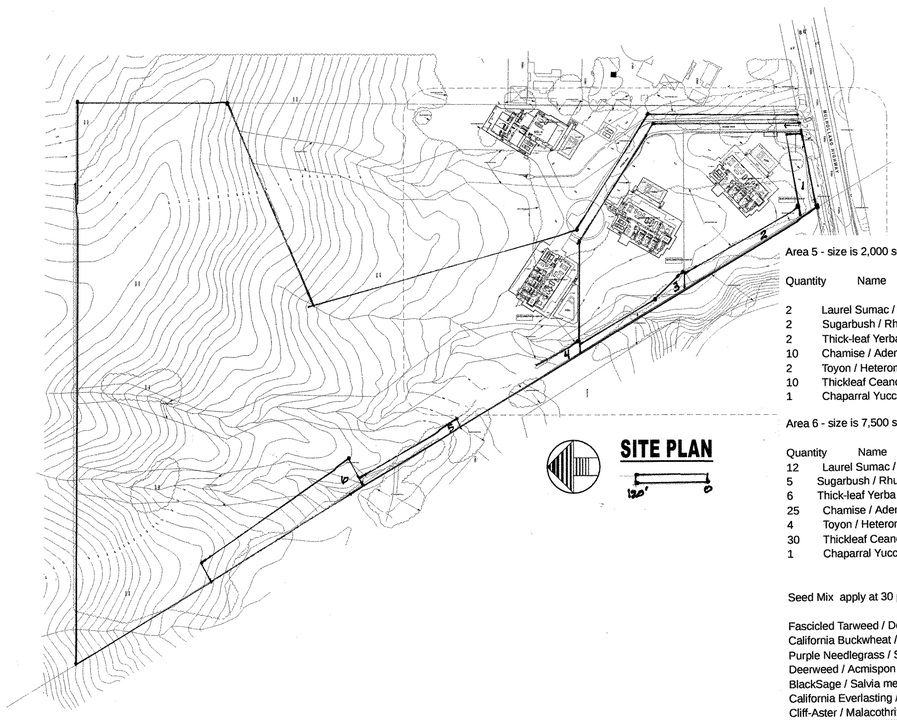


Exhibit B. Transect Locations

Exhibit C. Restoration Map



SITE PLAN

LOT 1 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION REMOVAL PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN

Area 1 - size is 3,500square feet

Quantity	Name	size
3	Toyon / Heteromeles arbutifolia	1 gallon
15	Chaparral Bush-Mallow / Malacothamnus fasciculatus	1 gallon

Area 2 - size is 5,700 square feet

Quantity	Name	size
4	Laurel Sumac / Malosma laurina	1 gallon
3	Sugarbush / Rhus ovata	1 gallon
3	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
17	Blacksage / Salvia mellifera	1 gallon
10	Toyon / Heteromeles arbutifolia	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 3 - size is 3,300 square feet

Quantity	Name	size
3	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
15	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
7	Toyon / Heteromeles arbutifolia	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 4 - size is 3,000 square feet

Quantity	Name	size
2	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
10	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
2	Toyon / Heteromeles arbutifolia	1 gallon
10	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Seed Mix apply at 30 pounds per acre

Fascicled Tarweed / Deinandra fasciculata
California Buckwheat / Eriogonum fasciculatum (not in fuel mod zone B)
Purple Needlegrass / Stipa pulchra
Deerweed / Acmispon glaber
BlackSage / Salvia mellifera
California Everlasting / Pseudognaphalium californicum
Cliff-Aster / Malacothrix saxatilis

Area 5 - size is 2,000 square feet

Quantity	Name	size
2	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
10	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
2	Toyon / Heteromeles arbutifolia	1 gallon
10	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 6 - size is 7,500 square feet

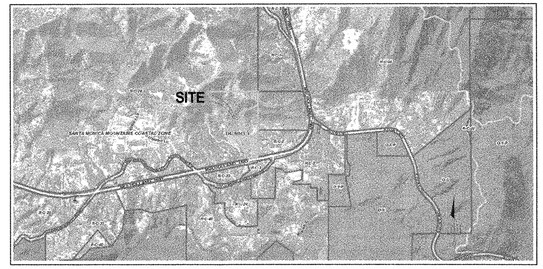
Quantity	Name	size
12	Laurel Sumac / Malosma laurina	1 gallon
5	Sugarbush / Rhus ovata	1 gallon
6	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
25	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
4	Toyon / Heteromeles arbutifolia	1 gallon
30	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Seed Mix apply at 30 pounds per acre

Fascicled Tarweed / Deinandra fasciculata
California Buckwheat / Eriogonum fasciculatum
Purple Needlegrass / Stipa pulchra
Deerweed / Acmispon glaber
BlackSage / Salvia mellifera
California Everlasting / Pseudognaphalium californicum
Cliff-Aster / Malacothrix saxatilis

Site Total Size is 25,000 square feet

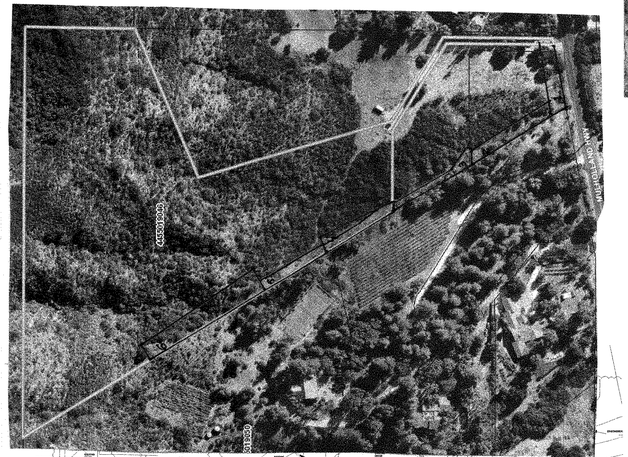
Quantity	Name	size	percent of overall site
23	Laurel Sumac / Malosma laurina	1 gallon	10%
14	Sugarbush / Rhus ovata	1 gallon	5%
15	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon	5%
60	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon	30%
28	Toyon / Heteromeles arbutifolia	1 gallon	5%
50	Thickleaf Ceanothus	1 gallon	44%
5	Chaparral Yucca / Hesperoyucca whipplei	1 gallon	1%
15	Chaparral Bush-Mallow / Malacothamnus fasciculatus	1 gallon	NA



VICINITY MAP

NTS

Project Site



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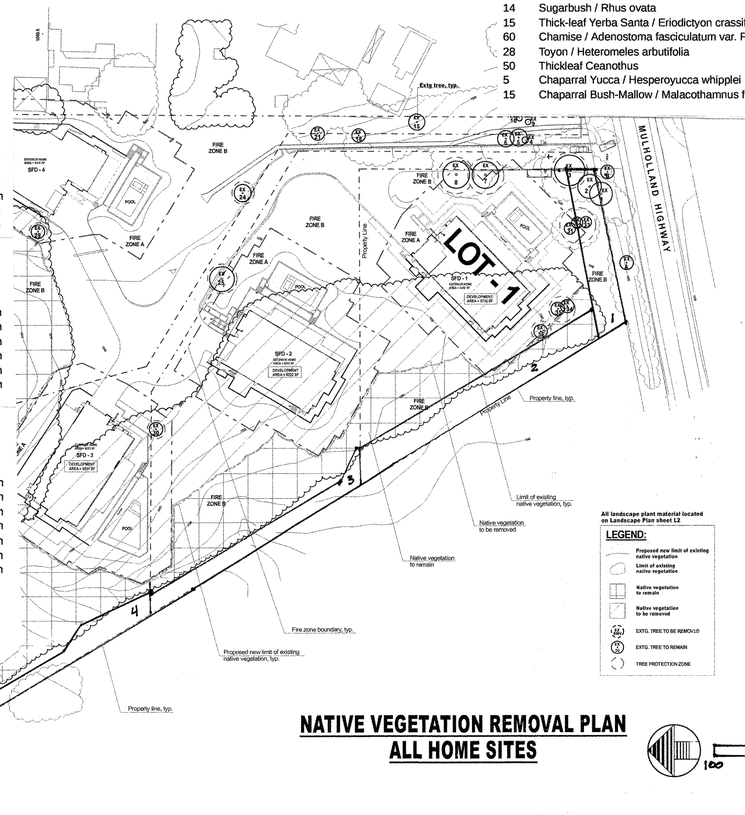
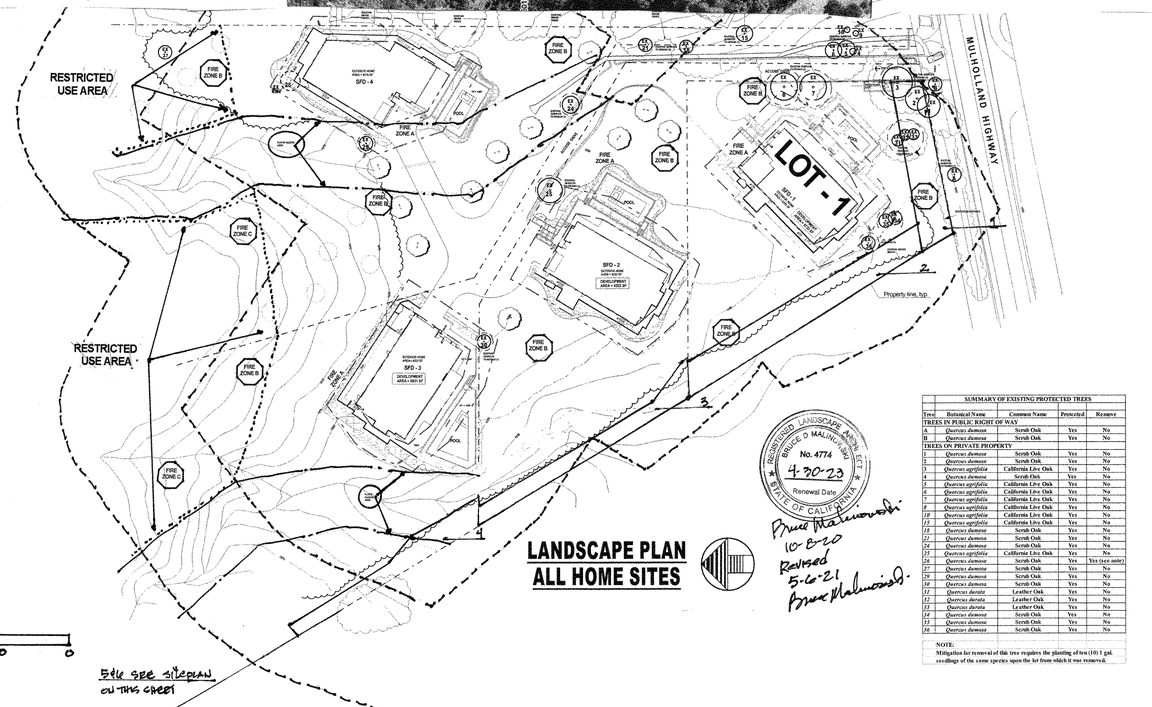


NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES

See site plan this sheet



LANDSCAPE PLAN
ALL HOME SITES

See site plan on this sheet

SUMMARY OF EXISTING PROTECTED TREES				
Tree	Botanical Name	Common Name	Protected	Remove
TREES IN PUBLIC RIGHT OF WAY				
A	*Quercus dumosa*	Scrub Oak	Yes	No
B	*Quercus dumosa*	Scrub Oak	Yes	No
TREES ON PRIVATE PROPERTY				
1	*Quercus dumosa*	Scrub Oak	Yes	No
2	*Quercus dumosa*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
4	*Quercus dumosa*	Scrub Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
11	*Quercus agrifolia*	California Live Oak	Yes	No
12	*Quercus dumosa*	Scrub Oak	Yes	No
13	*Quercus dumosa*	Scrub Oak	Yes	No
14	*Quercus dumosa*	Scrub Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
16	*Quercus dumosa*	Scrub Oak	Yes	Yes (see note)
17	*Quercus dumosa*	Scrub Oak	Yes	No
19	*Quercus dumosa*	Scrub Oak	Yes	No
20	*Quercus dumosa*	Scrub Oak	Yes	No
21	*Quercus durata*	Leather Oak	Yes	No
22	*Quercus durata*	Leather Oak	Yes	No
23	*Quercus durata*	Leather Oak	Yes	No
24	*Quercus dumosa*	Scrub Oak	Yes	No
25	*Quercus dumosa*	Scrub Oak	Yes	No
26	*Quercus dumosa*	Scrub Oak	Yes	No

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the lot from which it was removed.

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG:

SUBMITTAL: NO:	DATE:
	10/11/2018
	10/23/2018
	12/03/2018
	12/11/2018
	02/13/2019
	03/18/2019
	09/30/2019

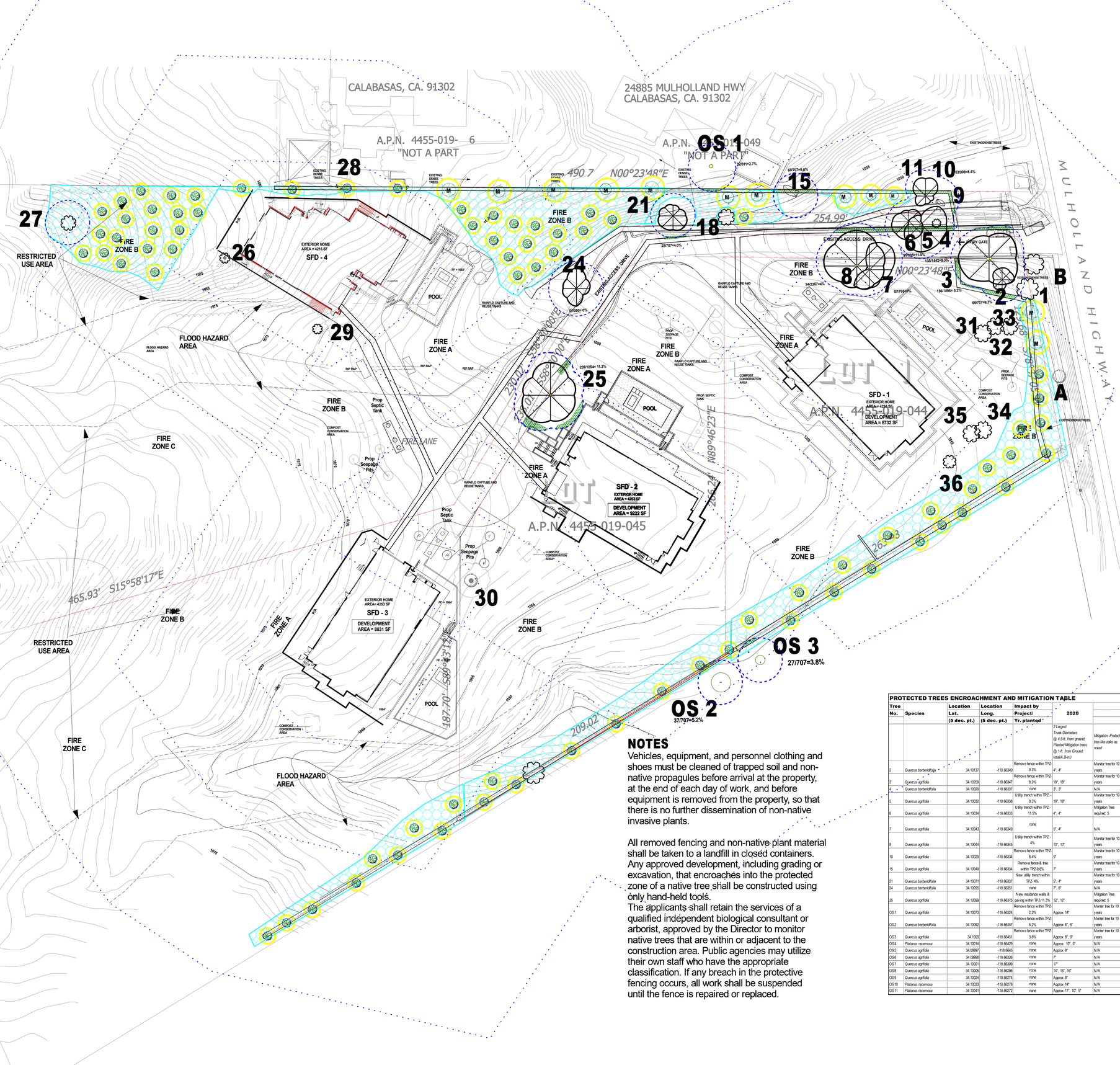
PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

INDEX SHEET

Date: 09/25/2018
Scale: NTS

Sheet No.
L0
1 of 4



NOTES

Vehicles, equipment, and personnel clothing and shoes must be cleaned of trapped soil and non-native propagules before arrival at the property, at the end of each day of work, and before equipment is removed from the property, so that there is no further dissemination of non-native invasive plants.

All removed fencing and non-native plant material shall be taken to a landfill in closed containers. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.
The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Director to monitor native trees that are within or adjacent to the construction area. Public agencies may utilize their own staff who have the appropriate classification. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced.

PROTECTED TREES ENCROACHMENT AND MITIGATION TABLE

Tree No.	Species	Location Lat. (5 dec. pt.)	Location Long. (5 dec. pt.)	Impact by Project/ Yr. planted	2020 2 Largest Trunk Diameters @ 4.5-ft. from ground; Planted Mitigation trees @ 1-ft. from Ground: total(A,B-in.)	Mitigation- Protect tree like oaks as noted	Condition
2	Quercus berberidifolia	34.10137	-118.66346	Remove fence within TPZ- 9.3%	4", 4"	Monitor tree for 10 years	B-Above Average
3	Quercus agrifolia	34.10200	-118.66347	Remove fence within TPZ- 8.2%	19", 18"	Monitor tree for 10 years	B-Above Average
4	Quercus berberidifolia	34.10029	-118.66337	none	3", 3"	N/A	B-Above Average
5	Quercus agrifolia	34.10032	-118.66338	Utility trench within TPZ - 9.3%	19", 18"	Monitor tree for 10 years	B-Above Average
6	Quercus agrifolia	34.10034	-118.66333	Utility trench within TPZ - 11.6%	4", 4"	Mitigation Tree required: 5	B-Above Average
7	Quercus agrifolia	34.10043	-118.66349	none	5", 4"	N/A	B-C Average
8	Quercus agrifolia	34.10044	-118.66345	Utility trench within TPZ - 4%	10", 10"	Monitor tree for 10 years	B-C Average
10	Quercus agrifolia	34.10029	-118.66334	Remove fence within TPZ- 8.4%	5"	Monitor tree for 10 years	B-Above Average
15	Quercus agrifolia	34.10049	-118.66334	Remove fence & tree within TPZ-9.6%	7"	Monitor tree for 10 years	C-Average
21	Quercus berberidifolia	34.10071	-118.66337	New utility trench within TPZ- 4%	5", 4"	Monitor tree for 10 years	B-Above Average
24	Quercus berberidifolia	34.10095	-118.66351	none	7", 6"	N/A	B-Above Average
25	Quercus agrifolia	34.10099	-118.66375	New residence walls & pav-ing within TPZ-11.3%	12", 12"	Mitigation Tree required: 5	B-Above Average
OS1	Quercus agrifolia	34.10073	-118.66324	Remove fence within TPZ- 2.2%	Approx 14"	Monitor tree for 10 years	B-Above Average
OS2	Quercus berberidifolia	34.10092	-118.66457	Remove fence within TPZ- 5.2%	Approx 6", 5"	Monitor tree for 10 years	B-Above Average
OS3	Quercus agrifolia	34.1009	-118.66451	Remove fence within TPZ- 3.8%	Approx 8", 8"	Monitor tree for 10 years	B-Above Average
OS4	Platanus racemosa	34.10014	-118.66429	none	Approx 12", 5"	N/A	B-Above Average
OS5	Quercus agrifolia	34.09997	-118.6640	none	Approx 9"	N/A	B-Above Average
OS6	Quercus agrifolia	34.09998	-118.66326	none	7"	N/A	B-Above Average
OS7	Quercus agrifolia	34.10001	-118.66309	none	17"	N/A	B-Above Average
OS8	Quercus agrifolia	34.10005	-118.66286	none	14", 15", 16"	N/A	B-Above Average
OS9	Quercus agrifolia	34.10024	-118.66274	none	Approx 8"	N/A	B-Above Average
OS10	Platanus racemosa	34.10033	-118.66278	none	Approx 14"	N/A	B-Above Average
OS11	Platanus racemosa	34.10041	-118.66272	none	Approx 11", 10", 9"	N/A	B-Above Average

LEGEND

- = Quercus agrifolia
- = Quercus berberidifolia
- = Undersized Quercus agrifolia
- = Undersized Quercus berberidifolia
- = Schinus molle
- = Eucalyptus cinerea
- = Tree protection zone -- greater distance (before pruning) of canopy drip line + 5-ft. outside canopy or 15-ft from trunk
- = Remove invasive tree
- = potential Mitigation Tree location and tree protection zone
- = Quercus encroachment area

OS = Offsite protected tree directly adjacent to property line
Note = exact locations & specs. are imprecise due to physical barriers to measurement

- Ⓟ = Inlet cap
- Ⓕ = Future dedication
- = Septic tank
- Ⓜ = Quercus agrifolia mitigation tree
- = Quercus berberidifolia mitigation tree

Landscape Architect
SHELLEY E. SPARKS
12224 ADDISON ST.
VALLEY VILLAGE CA 91607

LICENSED LANDSCAPE ARCHITECT
SHELLEY SPARKS
No. 2896
11-30-22
STATE OF CALIFORNIA

ISA Shelley Sparks WE-10883A
ISA Certified Arborist
31 Dec 2021
International Society of Arboriculture

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Certified Arborist #WE-10883A

REVISION LOG:

09/30/2019
04/02/2020
11/12/2020

SUBMITTAL:

NO:	DATE:

PROJECT ADDRESS:
Mulholland Homes, Parcels 1-4,
Parcel Map 10857,
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Associates, Inc
3961 Bon Homme Rd
Calabasas, CA 91302

TREE ENCROACHMENT & MITIGATION PLAN

4/29/2021

Scale: 1"=30'

Sheet No.
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Exhibit D. Transect Data

RAW DATA, TRANSECT A					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100122	-118.663872	15		
South end					
Tape	Cover Type	Tape distance			
0	*Schinus molle*	6			
6	*Malosma laurina, duff*	17			
23	*Quercus berberidifolia, duff*	12			
35	*Ceanothus cuneatus*	22			
57	*Adenostoma fasciculata*	19			
76	*Ceanothus cuneatus*	8			
84	*Adenostoma fasciculata*	17			
101	*Ceanothus cuneatus*	21			
122	*Malosma laurina*	42			
164	*Ceanothus cuneatus*	0			
	Understory Species list				
	Eriophyllum confertiflorum				
	Asclepias fascicularis				
	Centaurea melitensis				
	Hirschfeldia incana				
	Acmispon glaber				
	Stipa sp.				
	Avena sp.				
	Duff		PG 17		

SPECIES COVER, TRANSECT A					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100122	-118.663872	15		
South end					
Tape	Cover Type	Tape distance	Sum	%cover	
0	*Schinus molle*	6	6	3.7%	96.3%
6	*Malosma laurina, duff*	17			shrubs
23	*Quercus berberidifolia, duff*	12	12	7.3%	
35	*Ceanothus cuneatus*	22			
57	*Adenostoma fasciculata*	19			
76	*Ceanothus cuneatus*	8			
84	*Adenostoma fasciculata*	17	36	22.0%	
101	*Ceanothus cuneatus*	21			
122	*Malosma laurina*	42	59	36.0%	
164	*Ceanothus cuneatus*	0	51	31.1%	
		Sum	164	100.0%	
					PG 18

RAW DATA, TRANSECT B				
50m transects				
Chaparral (CSS)				
	Latitude	Longitude	Error (ft.)	
Start:	34.100708	-118.664244	15	
South end				
Tape	Cover Type	Tape distance		
0	*Ceanothus cuneatus*	11		
11	*Adenostoma fasciculata*	9		
20	*Malosma laurina*	15		
35	*Ceanothus cuneatus*	22		
57	*Salvia mellifera*	44		
101	*Eriogonum fasciculatum*	8		
109	*Salvia mellifera*	6		
115	*Salvia mellifera*	49		
164	*Salvia mellifera*	0		
	Understory Species list			
	Eriophyllum confertiflorum			
	Asclepias fascicularis			
	Centaurea melitensis			
	Hirschfeldia incana			
	Acmispon glaber			
	Stipa sp.			
	Avena sp.			
	Duff			PG 19

SPECIES COVER, TRANSECT B					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100708	-118.664244	15		
South end					
Tape	Cover Type	Tape distance	Sum	%cover	
0	*Ceanothus cuneatus*	11			100.0%
11	*Adenostoma fasciculata*	9	9	5.5%	shrubs
20	*Malosma laurina*	15	15	9.1%	
35	*Ceanothus cuneatus*	22	33	20.1%	
57	*Salvia mellifera*	44			
101	*Eriogonum fasciculatum*	8	8	4.9%	
109	*Salvia mellifera*	6			
115	*Salvia mellifera*	49			
164	*Salvia mellifera*	0	99	60.4%	
		Sum	164	100.0%	
					PG 20

RAW DATA, TRANSECT C			
50m transects			
Chaparral (CSS)			
	Latitude	Longitude	Error (ft.)
Start:	34.101272	-118.664631	15
South end			
Tape	Cover Type	Tape distance	
0	*Salvia mellifera*	9	
9	*Eriodictyon crassifolium*	6	
15	*Salvia mellifera*	18	
33	*Eriodictyon crassifolium*	7	
40	*Salvia mellifera*	10	
50	*Quercus berberidifolia*	10	
60	*Heteromeles arbutifolia*	15	
75	*Ceanothus cuneatus*	15	
90	*Adenostoma fasciculata*	25	
115	*Ceanothus cuneatus*	14	
129	*Adenostoma fasciculata*	35	
164	*Adenostoma fasciculata*	0	
	Understory Species list		
	Eriophyllum confertiflorum		
	Asclepias fascicularis		
	Centaurea melitensis		
	Hirschfeldia incana		
	Acmispon glaber		
	Stipa sp.		
	Avena sp.		
	Duff		PG 21

SPECIES COVER, TRANSECT C					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.101272	-118.664631	15		
South end					
Tape	Cover Type	Tape distance	Sum	Cover%	
0	*Salvia mellifera*	9			100.0%
9	*Eriodictyon crassifolium*	6			shrubs
15	*Salvia mellifera*	18			
33	*Eriodictyon crassifolium*	7	13	7.9%	
40	*Salvia mellifera*	10	37	22.6%	
50	*Quercus berberidifolia*	10	10	6.1%	
60	*Heteromeles arbutifolia*	15	15	9.1%	
75	*Ceanothus cuneatus*	15			
90	*Adenostoma fasciculata*	25			
115	*Ceanothus cuneatus*	14	29	17.7%	
129	*Adenostoma fasciculata*	35			
164	*Adenostoma fasciculata*	0	60	36.6%	
		Sum	164	100.0%	
					PG 22

SPECIES COVER SUMMARY

Native species	A	B	C	Mean	Range		Zone B Mean	Performance Zone C & beyond	Performance Zone B	Substitute
Adenostoma fasciculata	21.7	4.2	35	20.3	4.2	35	8.2	18%	18%	*Quercus berberidifolia*
Heteromeles arbutifolia	0	0	9.4	3.1	0	9.4	1.0	3%	3%	
Ceanothus cuneatus	43	15.5	18.1	25.5	15.5	43	13.7	23.00%	23.00%	
Quercus berberidifolia	4	0	6.3	3.4	0	6.3	1.1	3%	3%	
Malosma laurina	19.7	7	0	8.9	0	19.7	3.0	8%	8%	
Salvia mellifera	0	69.5	23.1	30.9	0	69.5	10.3	28%	28%	*Malosma laurina*
Eriogonum fasciculatum	0	3.8	0	1.3	0	3.8	0.4	1%	1%	*Heteromeles arbutifolia*
Eriodictyon crassifolium	0	0	8.1	2.7	0	8.1	0.9	2%	2%	
Bare Ground & Non-native								11%	11%	
Schinus molle	4	0	0	1.3	0	4	1.3			
Sum native and non-native				97.5	19.7	198.8		97%		
Native relative cover				**98.70**	1.00	0.98				
Non-native relative cover				**0.01**	0.00	0.02				
Native absolute				**98.7**						
Non-native absolute				**1.3**						

	Native Relative Cover	Non-native Relative Cover	Native Absolute Cover	Non-native Absolute Cover
Transect data, natural area	99	1	96	1

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: Green Hills Mulholland—Project No. 2019-00010-(3): Minor Coastal Development Permits No. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019; Environmental Assessment No. RPPL2023001199

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Tyler Montgomery, (213) 974-0051

Project sponsor's name and address: Green Hills Associates, Inc. (ATTN: Isaac Zachary), 3961 Bon Homme Rd., Calabasas, CA 91302

Project location: North side of Mulholland Highway near Cold Creek Road, Calabasas, Santa Monica Mountains Coastal Zone, unincorporated Los Angeles County

APNs: 4455-019-044; 4455-019-045; 4455-019-046; 4455-019-047 *USGS Quad*: Malibu Beach

Gross Acreage: 16.1 acres

General plan designation: N/A

Community/Area wide Plan designation: RL20 (Rural Land—One dwelling unit/20 acres max.)

Zoning: R-C-20 (Rural Coastal—20 Acres Max. Required Lot Area)

Description of project: Construction of four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981. Each parcel—numbered Lots 1 through 4— would be developed with an 18-foot-tall single-family residence and attached garage, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping. All proposed building sites are relatively level, although sloping terrain is located on the far northern portions of Lots 3 and 4. All lots are currently accessed from Mulholland Highway, a 100-foot-wide scenic public parkway immediately to the south, by a 15-foot-wide paved driveway. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The proposed single-family residence on Lot 1 would have a floor area of 4,114 square feet with a 451-square-foot attached garage on a building site area of 9,983 square feet. 4,338 cubic yards ("CY") of grading is proposed—2,169 CY cut, 2,169 CY fill, balanced on site—due to the need for recompaction of underlying soil. The proposed residence on Lot 2 would have 4,138 square feet with a 427-square-foot attached garage on a building site of 9,540 square feet. 3,776 CY of grading is proposed (1,888 CY cut, 1,888 CY fill, balanced on site) due to the need for soil recompaction. The proposed residence on Lot 3 would have 4,114 square feet with a 451-square-foot attached garage on a building site of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut, 2,215 CY fill, balanced on site) due to the need for soil recompaction. The proposed residence for Lot 4 would have 4,186 square feet with a 450-square-foot attached garage on a building site of 9,898 square feet. 4,758 CY of grading is proposed (2,379 CY cut, 2,379 CY fill, balanced on site) due to the need for soil recompaction. The existing driveway accessing Lots 1 through 4 would be widened to 20 feet, and a Fire

Department turnaround would be added to its northern terminus. Existing chain-link fencing would also be removed from the site perimeter to encourage wildlife movement. In total, development would encroach into the protected zones of 12 oak trees.

Surrounding land uses and setting: The project site is located on 16.1 acres consisting of four separate lots. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The topography is relatively gently-sloping across the southern half, but rises steeply toward the north, becoming rocky as it increases in elevation. The site consists of an existing 450-foot-long, 20-foot-wide paved driveway and turnaround accessing all four lots from Mulholland Highway, a 100-foot-wide scenic highway to the south. Each lot contains a previously graded pad and area cleared of vegetation. The existing development on the project site was approved by Coastal Development Permit (CDP) No. P-80-6480 in 1981 (Parcel Map No. 10857), which subdivided the project site into the four existing lots. The remainder of the project site consists mainly of chaparral vegetation with some oak woodland on the southern, lower-elevation portion of the site. The subject property is surrounded by open space to the north and single-family residences to the south, east, and west. The project site is located within designated H2 (sensitive) and H3 (disturbed) Habitat within the Santa Monica Mountains Local Coastal Program Land Use Plan (LUP).

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The three bodies representing the Gabrieleno-Tongva Tribe (Gabrieleno Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians have received consultation on this project per the requirements of AB 52. Any plan for determining the impacts to tribal cultural resources shall be based on the response to this consultation.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
Dept. of Public Works	*Building & grading permits*

Major projects in the area:

Project/Case No.	*Description and Status*
Parcel Map No. 10857 / CDP No. P-80-6480	*Divided project site into four existing parcels, authorized construction of driveway and building pads. Recorded 8/28/1981.*
_____	_____
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

- ☒ None

Regional Water Quality Control Board:

- ☐ Los Angeles Region
- ☐ Lahontan Region

- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☒ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☒ Resource Conservation District of Santa Monica Mountains Area
- ☐ Other

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☒ Santa Monica Mtns. Area
- ☐ Other

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Wildlife
- ☒ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS)
- ☐ Sheriff Department
- ☒ Parks and Recreation
- ☐ Subdivision Committee
- ☐ Other

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☒ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☒ Tribal Cultural Resources
☐ Energy	☐ Noise	☐ Utilities/Services
☐ Geology/Soils		☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 04/16/2024

Rob Glaser

Signature (Approved by) — Date: 4/16/2024

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

The four structures are located in proximity to Mulholland Highway, a designated scenic highway. However, they would be located on the portion of the project site lowest in elevation and would have structural heights not exceeding 18 feet above grade. Therefore, the impact of the project would be less than significant.

b) Be visible from or obstruct views from a multi-use (equestrian, hiking, and biking) trail?	☐	☐	☒	☐

The Cold Creek Trail and Deer Grass Trail is located approximately 1,700 feet to the east of the project site. The project site would not be visible from these trails.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

The proposed project would not damage or remove any trees, rock outcroppings, or historic buildings.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐

New construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site, which would be substantially similar to other single-family residences to the south, east, and west. Therefore, the impact would be less than significant.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

New construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site. This is not expected to create substantial light, shadows, or glare.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (Caltrans). According to Caltrans, "[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources" (State of California Department of Transportation, California Scenic Highway Program, website: http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm, accessed July 26, 2018). While there are numerous designated Scenic Highways across the state, the following have

been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These "Significant Ridgelines" ("Major Ridgelines" on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The main structure is located on a designated scenic highway (Mulholland Highway); however, new construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site. As a result, the aesthetic impact is less than significant from a CEQA perspective.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The project would not convert farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	☐	☐	☐	☒

The project site is not located in a designated agricultural zone or other designated agricultural area. There is no Williamson Act contract for this area.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

The project site is not zoned as forest land or timberland.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project would not remove or convert forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The proposed project would not result in changes to the environment that would result in the elimination of agricultural land or forest land.

3. AIR QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

The proposed project would conform to the land use requirements of the Santa Monica Mountains Local Coastal Program, as the proposed project is a non-urban land use allowed with a CDP within the non-urban land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

"Non-attainment" describes any region that does not meet (or that contributes to ambient air quality in a nearby area that does not meet) the national primary or secondary ambient air quality standard for a specific pollutant. In Los Angeles County, the levels of ozone, particulate matter, and carbon monoxide continually exceed the Federal and California Ambient Air Quality Standards and the County is considered in "Non-Attainment" for these pollutants.

The proposed project would conform to the land use requirements of the Santa Monica Mountains Local Coastal Program, as the proposed project is a non-urban use allowed with a CDP within a non-urban land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact. The proposed project is not of a large enough scale to otherwise have a significant effect on existing air quality standards.

c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

The proposed residences would not expose sensitive receptors to substantial pollutant concentrations. The project site is adjacent to residential and open space uses. However, the use is not expected to release substantial emissions of any kind.

During construction, 4,338 cubic yards ("CY") of grading is proposed—2,169 CY cut, 2,169 CY fill, balanced on site—due to the need for recompaction of underlying soil. Such construction activity is not expected to create a significant impact from dust or other fugitive emissions to those living and working within 1,000 feet.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The construction of a guest ranch would not create objectionable odors affecting a substantial number of people. Any odors created would be from auto exhaust and would be less than significant due their intermittent nature and the distance from surrounding residential and/or recreational uses.

4. BIOLOGICAL RESOURCES

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

☐ ☒ ☐ ☐

A Biological Assessment was prepared for the project site by Cooper Ecological Monitoring in October of 2018. This was reviewed by a Department of Regional Planning staff biologist and by the Los Angeles County Environmental Review Board. No sensitive plant species were observed on the project site, although the possibility for three CDFW-listed sensitive plant species were noted: slender mariposa lily *(Calochortus clavatus var. gracilis)* Plummer's mariposa lily (*Calochortus plummerae*), and Lyon's pentachaeta (*Pentachaeta lionii*). Four CDFW-listed animal species were noted to occur on the project site: Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), coast horned lizard *(Phrynosoma coronatum),* coastal whiptail *(Aspidoscelis tigris stejnegeri),* and San Bernardino ringneck snake *(Diadophis punctatus modestus).* The project, with mitigation measures, would be consistent with nearby biological resources. The mitigation measures would include an on-site biological monitor, a pre-construction biological survey, wildlife protection screening, habitat restoration, and a native bird survey. These have been added to the Mitigation Monitoring and Reporting Program.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

☐ ☒ ☐ ☐

A Biological Assessment was prepared for the project site by Cooper Ecological Monitoring in October of 2018. A tree report was also prepared by Harmony Gardens in January of 2021. Both of these were reviewed by a Department of Regional Planning staff biologist and by the Los Angeles County Environmental Review Board. Approximately 61,000 square feet of the project site is mappable as oak woodland per the County's methodology. This includes areas currently developed with the existing driveway and drainage facilities, as well as areas subject to brush thinning for the protection of neighboring residences. Nevertheless, some areas of on-site woodland continue to function in a relatively natural capacity and may support self-sustaining levels of reproduction, and therefore the project includes mitigation measures to encourage the retention of woodland function on site. The project would result in 14,438 square feet of development within oak woodlands. Mitigation measures would include the planting of 12 coast live oak mitigation trees and retention of additional undersized scrub oaks and coast live oaks on site within approximately 28,931 square feet of preserved undeveloped areas, which would result in approximately a 2:1 replacement ratio. A portion of the total oak woodland mitigation area is proposed on each lot within the project site. As a result, the impact of the project on these sensitive natural communities is likely to be less than significant.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

Current U.S. Fish & Wildlife Service (USFWS) maps do indicate any wetlands located on the project site.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☒ ☐

The National Park Service, CDFW, and the Santa Monica Mountains Conservancy have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need. Preservation of linkages between large blocks of core habitat is of the utmost importance in the Santa Monica Mountains and preservation through linkages is a major concern. In general, a linkage is a feature that connects at least two blocks of habitat. The assumed function of a linkage is to facilitate dispersal of individuals between blocks of habitat, allowing for long-term genetic interchange and for re-colonization of blocks of habitat from which populations have been locally extirpated. While the project would result in the construction of four single-family residences on four lots, the structures would be clustered together on the southern portion of the project site and would have minimal fencing. An existing chain-link fence on the project site perimeter would be removed as part of the project. As a result, the project is unlikely to detrimentally affect wildlife movement to a significant degree.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (juniper, Joshua, southern California black walnut, etc.)?

☐ ☒ ☐ ☐

Approximately 61,000 square feet of the project site is mappable as oak woodland per the County's methodology. This includes areas currently developed with the existing driveway and drainage facilities, as well as areas subject to brush thinning for the protection of neighboring residences. Nevertheless, some areas of on-site woodland continue to function in a relatively natural capacity and may support self-sustaining levels of reproduction, and therefore the project includes mitigation measures to encourage the retention of woodland function on site. The project would result in 14,438 square feet of development within oak woodlands. Mitigation measures would include the planting of 12 coast live oak mitigation trees and retention of additional undersized scrub oaks and coast live oaks on site within approximately 28,931 square feet of preserved undeveloped areas, which would result in approximately a 2:1 replacement ratio. A portion of the total oak woodland mitigation area is proposed on each lot within the project site. As a result, the impact of the project on these sensitive natural communities is likely to be less than significant.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or

☐ ☒ ☐ ☐

Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

The subject parcel is not a designated wildflower reserve area. The project proposes development that would encroach into the protected zone of 12 jurisdictional oak trees, although ten of these encroachments would consist of removal of an existing chain-link fence from the protected zones. As a result, the oak tree protection policies of the Santa Monica Mountains Coastal Zone were followed, including the planting of 12 mitigation oaks trees and preservation of existing undersized oak trees on the project site. The parcel partially within a designated a Sensitive Environmental Resource Area of the Santa Monica Mountains Coastal Zone (H2 Habitat). As a result, the project was reviewed by the Los Angeles County Environmental Review Board (ERB) at its February 28, 2022 meeting. The ERB concluded that the project, with mitigation measures, would be consistent with nearby biological resources. The mitigation measures would include an on-site biological monitor, pre-construction biological survey, temporary wildlife fencing, habitat restoration, and a native bird survey. These have been added to the attached MMRP.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?	☐	☐	☐	☒

The project site is not part of an adopted habitat conservation plan.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐

The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

The project site does not contain known paleontological resources and will not excavate near unique geologic features or rock formations. Therefore, the impact would be less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

The project site does not contain known human remains. Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities. If archeological resources or human remains are discovered as a result of site disturbance, a mitigation measure will be incorporated to ensure that the permittee shall suspend construction in the vicinity of cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource or human remains in place until a qualified archaeologist can examine and determine appropriate measures.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

The project would be required to comply with the Los Angeles County Low Impact Development ("LID") standards (Title 31) and CALGreen standards. Construction itself would be minimal in nature, and the facility's operation would not consume large amounts of resources.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

The project would not eliminate any opportunities for the construction of renewable energy production, and the project itself would be required to comply with LID and CALGreen standards.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
The project site is located five miles to the northwest of the nearest recorded fault trace. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).				
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
The project site is not located within a designated soil liquefaction area (Source: California Geological Survey).				
iv) Landslides?	☐	☐	☒	☐
While the northern portion of the project site includes some designated landslide area (Source: California Geological Survey). However, no development is proposed within this area. Therefore, the resulting impact would be less than significant.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
The proposed project would result in 4,338 cubic yards of grading. This grading would be required to comply with DPW's best practices manual for erosion control and drainage. Therefore, it is not anticipated that the project will result in substantial soil erosion or the loss of topsoil.				

Any development resulting from the project would be subject to the County's Low Impact Development (LID) Ordinance, which requires for the management of storm runoff to lessen the potential amounts of erosion activities resulting from storm water. In addition, the Regional Water Quality Control Board would require new development to obtain a Municipal Storm Water National Pollutant Discharge Elimination System ("NPDES") Permit, which requires the incorporation of storm water mitigation measures. As such, the permit would reduce the quantity and improve the quality of rainfall runoff that leaves the site

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

The project site is not located near a fault trace or a liquefaction zone. Most of the project site are located within a designated landslide area (Source: California Geological Survey). Thus, the Department of Public Works will require the submittal and clearance of a geotechnical report and require specified construction techniques for development to occur on the site. No construction shall occur on the site without the review and clearance of said department. Therefore, the resulting impact would be less than significant

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

The project site is not located on soil identified as expansive. The proposed structures would be required to comply with the Los Angeles County building codes, which include construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

Four new onsite wastewater treatment systems (OWTS) are proposed for the project site. Preliminarily approved OWTS plot plans and percolation tests have been reviewed and cleared by the Los Angeles County Department of Public Health—Environmental Health Division.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch. 22.104)?	☐	☐	☒	☐

The project would not conflict with the Hillside Management Area Ordinance, as no new construction would occur on those portions of the project site with grades of more than 25%.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The project would be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and there would not be a project-specific significant effect that is peculiar to the project or its site, as the project is a proposal for a residential use within an appropriate land use category and surrounded by similar uses. The project would also be required to meet the requirements of the County LID standards and CalGreen standards. Therefore, it is not expected that the project will generate GhGs that may have a significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The project would be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and there would not be a project-specific significant effect that is peculiar to the project or its site, as the project is a proposal for a residential use within an appropriate land use category and surrounded by similar uses. The project would also be required to meet the requirements of the County LID standards and CalGreen standards. Therefore, it is not expected that the project will conflict with any plan, policy, or regulation for reducing GhG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

The project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

The project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐

The use of the project site will not generate a significant amount of hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located within ¼ mile of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

The project site is not included on the CalEPA Hazardous Waste and Substance Sites List (Cortese List) or on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities Sources: (http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm); (http://www.envirostor.dtsc.ca.gov/public/).

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☐ ☒

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

The construction of four single-family residence on a residentially zoned property will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

g) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a high fire hazard area with inadequate access? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing

ii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing

iii) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing. Surrounding land uses consist of residential uses and vacant land.

h) Does the proposed use constitute a potentially dangerous fire hazard? ☐ ☐ ☒ ☐

The proposed use of four single-family residences would not constitute a potentially dangerous fire hazard, as it would comply with all requirements for habitable structures within a VHFHSZ.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements. The location and percolation of the proposed onsite wastewater treatment systems (OWTS) has also been cleared by the Department of Public Health—Environmental Health Division.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

The project site would be served by a public water system and would not make use of local groundwater. Its addition of impervious surfaces would be unlikely to affect aquifer recharge, as the project would be required to comply with the requirements of the Low-Impact Development Ordinance, which requires the retention of much resulting runoff on-site.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area of County Capital Flood floodplain; the alteration of the course of the stream or river; or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐

i.) Result in substantial erosion or siltation on- or off-site?

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

ii.) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit

an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

iii.) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

iv.) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk or loss or damage involving flooding?

No development is proposed within a mapped Federal or County floodplain.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?	☐	☐	☐	☒

No development is proposed within a mapped Federal (FEMA) or County floodplain.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 22, Ch. 12,84)?	☐	☐	☒	☐

The project is required to the County's Low Impact Development ("LID") Ordinance.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☐	☒	☐

The proposed location and percolation of the project's four onsite wastewater treatment systems (OWTS) has been reviewed and cleared by the Los Angeles County Department of Public Health—Environmental Health Division.

g) In flood hazard, tsunami, or seiche zones, or risk release of pollutants due to project inundation?	☐	☐	☐	☒

The project site is not located within any mapped flood hazard, tsunami, seiche, or potential inundation areas.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

The project site would be served by a public water system and would not make use of local groundwater. Its addition of impervious surfaces would be unlikely to affect aquifer recharge, as the project would be required to comply with the requirements of the Low-Impact Development Ordinance, which requires the retention of much resulting runoff on-site.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐

The construction of four single-family residences on a residentially zoned site would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street pattern.

b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

The property has a land use category of RL20 (Rural Land—One dwelling unit/20 acres maximum) within the Santa Monica Mountains Local Coastal Program Land Use Plan. The land use designation indicates the project site is suitable for the development of four single-family residences with a CDP.

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	☐	☐	☒	☐

The proposed project would not conflict with the Hillside Management Area Ordinance, no development is proposed on slopes with grades of more than 25%. The project is not located within a Significant Ecological Area.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the Santa Monica Mountains Local Coastal Program Noise Element. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project site is unlikely to create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits, as the project consists of four single-family residences. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

The project would not generate excessive groundborne vibration or groundborne noise levels, and it would not expose sensitive receptors to excessive noise levels. There are no schools, hospitals, or senior citizen facilities within several miles of the project site. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project site is not located within an airport land use plan or within two miles of a private airstrip, public airport, or public use airport.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

The project would not induce substantial population growth in the area, as four single-family residences are proposed on four residentially zoned lots, and no infrastructure will be extended beyond its current limits.

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

The project would not displace substantial numbers of existing people or housing, including affordable housing, necessitating the construction of replacement housing elsewhere. No existing dwelling units would be removed.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The responsible Los Angeles County Fire Station (#67) is about two miles to the southwest of the project site. No additional fire facilities are required for this project.

Sheriff protection?	☐	☐	☒	☐

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately six miles to the southeast of the Malibu/Lost Hills Sheriff's Station. The proposed project will add additional residents to the vicinity but not enough to substantially reduce service ratios.

Schools?	☐	☐	☒	☐

The project site is located within the Las Virgenes Unified School District. The project would be required to pay school impact fees for four additional residences, which would reduce its impact to less than significant.

Parks?	☐	☐	☒	☐

The addition of four single-family residences is unlikely to result in a need for additional parkland or the overutilization of existing parkland. In addition, the project would be required to pay park impact (Quimby) fees. Therefore, its impact would be less than significant.

Libraries?	☐	☐	☒	☐

The project would result in only four additional single-family residences, so it would not diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. In addition, the project would be required to library fees. Therefore, its impact would be less than significant.

Other public facilities?	☐	☐	☒	☐

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

Review of the project by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b) Does the project include neighborhood and regional parks, multi-use trails or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

No new trails or parks are proposed as part of the project.

c) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

The construction of four single-family residences on four lots would not interfere with regional open space connectivity in any significant way. The project site is already developed with a driveway and building pads, and no existing formal or informal trails would be blocked or eliminated.

17. TRANSPORTATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐

The project would not conflict with any applicable plan, ordinance, or policy addressing the circulation system. The construction of four single-family residences on four residentially zoned lots would not have a significant impact on any transportation plan, ordinance, or policy.

b) Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

The project entails the conversion of four single-family residences on four residentially zoned lots. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works ("DPW") and is not anticipated to significantly local vehicles miles travelled ("VMT"). No traffic impact analysis was required by DPW.

c) Substantially increase hazards due to a road design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

The project does not entail creating sharp curves or dangerous intersections or incompatible uses. The Department of Public Works has reviewed the project's access and line-of-site studies and cleared the project for public hearing. Therefore, there will be no increased hazards due to design features, and the overall impact would be less than significant.

d) Result in inadequate emergency access?	☐	☐	☒	☐

The proposed project of constructing four single-family residences would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	☐	☐	☐	☒

The project site is not listed or eligible for listing in any known register of historical resources. The site does not contain any objects or structures or known historical, cultural or archeological value.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

A record search was made of the California Native American Heritage Commission (NAHC) Sacred Lands File regarding the project site. The NAHC confirmed that results of the search were negative in a letter dated March 15, 2023. Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities.

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The project site is already served by water, storm water drainage, electric power, natural gas, and telecommunications facilities. The project is not likely to require new or expanded infrastructure facilities.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

The project site would be served by the Las Virgenes Municipal Water District has received a conditional statement letter from the district agreeing to serve the four proposed single-family residences.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing conditions?	☐	☐	☐	☒

The project will utilize onsite wastewater treatment systems (OWTS) and will not connect to a wastewater treatment provider. The project would install four OWTS, one per each residence, per the requirements of the Department of Public Health—Environmental Health Division.

f) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. Therefore, th project should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

The project would be required to comply with federal, state, and local statues and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

20. WILDFIRE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The project would not impair any adopted emergency response plan or emergency evacuation plan. The construction of four single-family residences on four residentially zoned lots would not block or reroute any critical infrastructure, and the traffic generated by such a use is not sufficient for the Department of Public Works to have required a traffic impact analysis.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

The project site is not located on sloping terrain and is immediately adjacent to a mapped County highway (Mulholland Highway), and it has been reviewed by the Los Angeles County Fire Department for adequate emergency access. Therefore, evacuation of the project site during a wildfire event would not create a significant risk to occupants.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

No new infrastructure that would exacerbate fire risk is proposed for the project site. The existing project site is already connected to utilities and roads.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

The portion of the project site to be developed is not located within any designated FEMA flood zone or other flood hazard area. The Low Impact Development requirements require most runoff to be retained

onsite, and no drainages originate on the site. Thus the potential for onsite post-fire erosion due to runoff is low.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

The project site is not located on sloping terrain and is immediately adjacent to a mapped County highway (Mulholland Highway), and it has been reviewed by the Los Angeles County Fire Department for adequate emergency access. Therefore, evacuation of the project site during a wildfire event would not create a significant risk to occupants.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project, with mitigation measures regarding an on-site biological monitor, nesting bird survey, habitat restoration, aa rural outdoor lighting plan, on-site Native American monitors, and consultation with Native American tribal groups, the project will have no impact or less than significant impact in all listed areas.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐

The proposed project does not achieve short-term goals to the disadvantage of long-term goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The proposed project would not threaten the health, safety or welfare of human beings. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all areas direct or indirect impact to human beings.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 10, 2025
HEARING DATE:	July 23, 2025 AGENDA ITEM: 8
PROJECT NUMBER:	2019-000010-(3)
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
PUBLIC MEETINGS HELD:	9 OF 5
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it was deemed complete prior to the effective date of the IZO
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

This is an appeal of the Hearing Officer's approval of May 6, 2025. LA County Planning Staff ("Staff") recommends that the Regional Planning Commission ("Commission") **DENY THE APPEAL** and **APPROVE THE PROJECT** (Project Number 2019-000010-(3), Minor CDP Number RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 and Environmental Assessment No. RPPL2023001199) based on the Findings (Exhibit E) attached to this report and subject to the Draft Conditions of Approval (Exhibit F).

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION ASSOCIATED WITH ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199 ALONG WITH THE REQUIRED FINDINGS OF FACT FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

A. Entitlement(s) Requested

- Four Minor CDPs for the construction of four new single-family residences and onsite wastewater treatment systems ("OWTS") on four adjacent parcels in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to Los Angeles County ("County") Code Section 22.44.810.

B. Project

The applicant, Isaac Zachary ("Applicant"), requests four Minor CDPs to construct four single-family residences on four adjacent parcels, with a total area of 16.1 acres ("Project Site"), in the Santa Monica Mountains Coastal Zone ("Project"). The Project Site is located at 24937 Mulholland Highway and consists of four parcels (Assessor's Parcel Numbers 4455-019-044, 4455-019-045, 4455-019-046, and 4455-019-047). Each parcel—numbered Lots 1 through 4—would be developed with an 18-foot-tall single-family residence and attached garage, as well as a new OWTS with seepage pits, a deck, a patio, a swimming pool, retaining walls, landscaping, and hardscaping, as follows:

LOT 1 (MINOR CDP NO. RPPL2019000016): The proposed single-family residence on a 1.0-acre parcel would have a floor area of 4,114 square feet with a 451-square-foot attached garage on a building site area of 9,983 square feet. 4,338 cubic yards ("CY") of grading is proposed—2,169 CY cut and 2,169 CY fill, balanced on site—due to the need for soil recompaction. Development on Lot 1 would encroach into the protected zones of three on-site oak trees. Development of the residence would result in 0.07 acres of direct development and 0.41 acres of fuel modification within the H2 Habitat (0.35 acres irrigated [Zone B], 0.06 acres non-irrigated [Zone C]).

LOT 2 (MINOR CDP NO. RPPL2019000017): The proposed single-family residence on a 1.2-acre flag lot would have a floor area of 4,138 square feet with a 427-square-foot attached garage on a building site area of 9,540 square feet. 3,776 CY of grading is proposed (1,888 CY cut and 1,888 CY fill, balanced on site) due to the need for soil recompaction. Development on Lot 2 would encroach into the protected zones of one on-site oak tree and two off-site oak trees. Development of the residence would result in 0.17 acres of direct development and 0.55 acres of fuel modification within the H2 Habitat (0.38 acres irrigated, 0.17 acres non-irrigated).

LOT 3 (MINOR CDP NO. RPPL2019000018): The proposed single-family residence on a 10.1-acre flag lot would have a floor area of 3,291 square feet with a 451-square-foot attached garage and 938-square-foot covered patio on a building site area of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut and 2,215 CY fill, balanced on site) due to the need for soil recompaction. Development on Lot 3 would encroach into the protected zones of two on-site oak trees. As currently designed, development of the residence would result in 0.19 acres of direct development and 1.17 acres of fuel modification within the H2 Habitat (0.54 acres irrigated, 0.63 acres non-irrigated).

LOT 4 (MINOR CDP NO. RPPL2019000019): The proposed single-family residence on a 3.8-acre flag lot would have a floor area of 4,186 square feet with a 450-square-foot attached garage and a 760-square-foot covered patio on a building site area of 9,898 square feet. 4,850 CY of grading is proposed (2,717 CY cut and 2,133 CY fill, 584 cubic yards export) due to the need for soil recompaction. Development on Lot 4 would encroach into the protected zones of three on-site oak trees and one off-site oak tree. As currently designed, development of the residence would result in no direct development within H2 Habitat, although there would be 0.54 acres of fuel modification, all non-irrigated.

The Project Site is immediately adjacent to Mulholland Highway, a designated scenic highway, to the south. An existing 20-foot-wide paved driveway accessing Lots 1 through 4 would have a Fire Department turnaround added to its northern terminus. Existing chain-link fencing, which does not comply with current Santa Monica Mountains Local Implementation Program ("LIP") fence requirements, would also be removed from the site perimeter to encourage wildlife movement. In total, the Project would encroach into the protected zones of 12 oak trees.

Per the requirements of the LIP, a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, four Minor CDPs are required to authorize all development associated with the Project, as development on each parcel would result in between 50 and 5,000 cubic yards of grading as well as oak tree encroachments.

The Project Site is 16.1 acres consisting of four separate parcels. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The topography is relatively gently sloping across the southern half, but rises steeply toward the north, becoming rocky as it increases in elevation. The site consists of an existing 450-foot-long, 20-foot-wide paved driveway and turnaround accessing all four lots from Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south. Each lot contains an area cleared of vegetation on its eastern portion due to the presence of existing single-family residences to the east, as well as the shoulders of the existing driveway. The existing development on the Project Site was approved by CDP P-80-6480 in 1981 (Parcel Map No. 10857), which subdivided the Project Site into the four existing parcels. The remainder of the Project Site consists mainly of chaparral vegetation with some oak woodland on the southern, lower-elevation portion of the site. The northern portion of the Project Site consists of 12.1 acres that have been designated as restricted use areas and/or flood hazard areas as part of the underlying parcel map.

The previously cleared areas of the Project Site as well as the paved driveway—approximately 2.3 acres—are currently mapped as H3 Habitat within the Santa Monica Mountains Local Coastal Program Land Use Plan (“LUP”). The remaining 13.8 acres of the Project Site are designated as H2 Habitat. After site-specific surveys by the applicant’s biologist and the LA County Planning Staff Biologist (“Staff Biologist”), the Environmental Review Board (“ERB”) recommended that the on-site habitat be slightly remapped. The remapping would result in approximately 2.2 acres of H3 Habitat and 13.9 acres of H2 Habitat (Exhibit H – Informational Maps). Of the proposed disturbance of H2 Habitat, 0.43 acres would be from direct development, while 2.67 acres would be from fuel modification activities (1.27 acres irrigated, 1.40 acres non-irrigated).

REASONS FOR APPEAL

The written appeal, filed by the Las Virgenes Homeowners Federation (“LVHF”) cites concerns with the Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199 and prepared pursuant to CEQA, as they do not believe the proposed mitigation measures would reduce the Project's impact to less than significant. It also states that the Project would be inconsistent with the provisions of the Santa Monica Mountains Local Coastal Program and would significantly impact coastal resources. Specific concerns

referenced include increased fire danger, impacts to local wildlife, the incompatibility of the designs for Lot 3 and Lot 4 with neighboring residences, and potential impacts to H2 Habitat from fuel modification.

PROCEEDINGS BEFORE THE HEARING OFFICER

A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project.

HOUSING ACCOUNTABILITY ("HAA") AND HOUSING CRISIS ("SB 330") ACTS

The HAA applies to this Project. The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, including the Santa Monica Mountains LUP, the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone, and the development standards in the LIP.

According to the California Department of Housing and Community Development's HAA Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development project infeasible if it complies with the applicable objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, which this Project does, unless written findings supported by a preponderance of evidence (evidence for denying the project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of $10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Furthermore, due to the severe lack of both affordable and market-rate housing, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of public meetings has **already exceeded the five-meeting limit**. As of January 1, 2020, **nine public meetings** occurred on the following dates:

- One ERB public meeting held on February 8, 2022.
- Eight Hearing Officer public meetings held on May 28, 2024, June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025.

As a result, **Staff recommends that the Commission not continue the public hearing regarding this Project, which will ensure that the public hearing only occurs during one Commission public meeting**.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Hearing Officer approved the Project at the public hearing on May 6, 2025. This approval was appealed to the Commission on May 13, 2025, by the LVHF per the provisions of County Code Section 22.44.970.

Pursuant to County Code Section 22.44.990, the community was properly notified of the appeal hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On June 5, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 notices to those on the courtesy mailing list for The Malibu Zoned District and to any additional interested parties.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A1 – A4	Site Plans (four sets)
EXHIBIT B	Appeal Form
EXHIBIT C	Hearing Officer Approval Package (5/8/25)
EXHIBIT D	Hearing Officer Staff Report (1/8/25) and Update Memos (6/13/24, 6/20/24, 8/8/24, 9/5/24, 10/3/24, 1/16/25, 3/6/25, 3/13/25, 3/17/25, 4/24/25, 5/5/25)
EXHIBIT E1 – E4	Draft Findings (four sets)
EXHIBIT F1 – F4	Draft Conditions of Approval (four sets)
EXHIBIT G	Mitigation Monitoring and Reporting Program

L O T-1 : Project information

ABBREVIATIONS

A.D	Area Drain
ALUM.	Aluminum
APPROX.	Approximately
AW.	Awning
BD.	Board
BLDG.	Building
BS.	Building Standard
BLKG.	Blocking
BOT.	Bottom
C.L.	Center Line
CLG.	Ceiling
CLR.	Clear
CF.	Compact Fluorescent
C.M.U.	Conc. Masonry Unit
CONC.	Concrete
CONT.	Continuos
D.	Doorbell
DBL.	Double
D.F.P.T.	Doug. Fir Press. Treated
DIA.or Ø	Diameter
DIM.	Dimension
DN.	Down
DTL.	Detail
DW.	Dishwasher
ELEC.	Electric
EL.	Elevation
EP.	Electrical Panel
EQ.	Equal
EQUIP.	Equipment
EXIST'G	Existing
(E)	Existing
EXT.	Exterior
FAB.	Fabricated
F.F.	Finish Floor
F.G.	Finish Grade
FLR.	Floor
FRAM'G	Framing
G	Gas
GA.	Gauge
G.B.	Glass Block
G.D.	Garbage Disposal
G.I.	Galvinized Iron
GYP.BD.	Gypsum Board
H.B.	Hose Bib
H.C.	Handicap
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HT.	Height
INS.	Insulated
INT.	Interior
JNT.	Joint
LFXT	Light Fixture
L.P.	Low Point
M.	Mirror
MAS.	Masonry
MAX	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MIN.	Minimum
MTL.	Metal
(N)	New
NO.	Number
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NR	Not Rated
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.W.S.	Owner Will Supply
P.C.	Pull Chain
P.L.	Plate Line
PLUMB.	Plumbing
PNLD.	Paneled
PNTD.	Painted
R.	Radius
REC	Recessed
RDWD.	Redwood
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
S	Shelf
S.C.	Solid Core
SHT.	Sheet
SHTG.	Sheeting
SIM.	Similar
S.S.	Stainless Steel
STL	Steel
STRUCT.	Structural
SUR	Surface (mounted)
T.G.	Tempered Glass
T & G	Tongue And Groove
TYP.	Typical
VER.	Verify
(V)	Verify
W/	With
WD.	Wood
WW	Wall Washer
WH.	Water Heater
W.P.	Water Proof
YD.	Yard
#	Pound.
U.N.O	Unless Noted Otherwise

LEGEND / SYMBOLS

Section - Elevation — X / A-x.x — Detail No. / Sheet No.

Detail — X / A-x.x — Detail No. / Sheet No.

Door — A-05

Window — WA-02

Interior Elevation — b / a X c / A-x.x / d — Elev No. / Sheet No.

Equipment Keynote — X

Keynote — 23

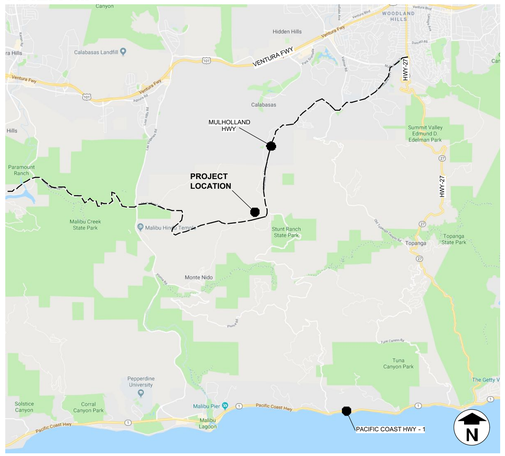
Finishes-Keynote — base X X floors; walls X X ceilings

Revision — X

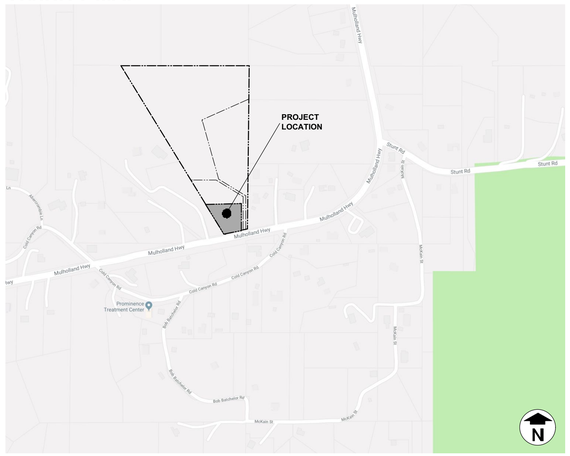
Column Grid line — #

Wall type Keynote — A

AREA MAP



VICINITY MAP



BUILDING CODES:

1. ALL PLANS AND WORK FOR THE PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES WITH LOCAL AMENDMENTS

CALIFORNIA CODE OF REGULATIONS
TITLES 19 AND 24

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TILTLE 29)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TILTLE 30)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

LOT-1 PROJECT DESCRIPTION

Architectural Design

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split- level dwelling, and (3) the upper level of the split-level dwelling. Useable outdoor decks are primarily located at the southeast side of the dwelling with a smaller outdoor deck located at the northwest side. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.
Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster and wood siding in colors that coordinate with surrounding rock formations. The dwelling consists of two adjacent masses, one with a sloped roof and other with a flat roof. The sloped roof portion of the dwelling, faces the street and shared access driveway and mirrors the sloped topography of the site.

The proposed single family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 1⁄2 Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.
Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits.

PROJECT TEAM

Owner
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasas, Ca 91302
818-915-2300

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Contact: Doug Dworsky

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818-782-0111 (f)
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Landscape Architect / Arborist
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Contact Shelley Sparks

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818-891-0495 (t)
Contact: Tim Riley

Surveyor
Chris Nelson And Associates, Inc.
31238 Via Collinas, Suite H
Westlake Village, Ca 91362
818-991-0614 (t)

PROJECT DATA

JOB ADDRESS:	SEE AIN (ADDRESS IS NOT AVAILABLE)
LEGAL DESCRIPTION:	LOT 1 OF PARCEL MAP 10857 AS RECORD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 144 PAGES 41 TO 43
AIN:	4455-019-044
CONSTRUCTION TYPE:	V-B
SPRINKLERS	YES
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	R1-1
MAX. ALLOWABLE HEIGHT:	18'-0"
PROJECT HEIGHT:	18'-0"
REQUIRED PARKING:	2 COVERED SPACE
PARKING PROVIDED:	2 COVERED SPACE

AREA CALCULATION (PER CALIFORNIA BUILDING CODE AND LA COUNTY ZONING CODE):

GROUND FLOOR SQUARE FOOTAGE:	4114 SF
AREA OF COVERED SPACES:	938 SF
GARAGE:	451 SF
TOTAL: BUILDING AREA	**5503 SF**
AREA CALCULATION (PER ANSI Z765-2003) BUILDING AREA:	4279 SF
LOT AREA:	43,995.6 SF = 1.01 Acres
ALLOWABLE DEVELOPED SITE AREA	10,000 SF
PROPOSED DEVELOPED SITE AREA	9,983 SF: (SEE CIVIL DRAWINGS)
SLOPE EASEMENT ALONG MULHOLLAND HIGHWAY	20'-0"
REQUIRED MINIMUM SET BACKS:	FRONT YARD = 20'-0" SIDE YARD = 5'-0" REAR YARD = 15'-0"

SHEET INDEX

Architecture

Sheet N.	Sheet Title
Lot - 1 A-0.0	Cover Sheet
Lot - 1 A-0.1	Site Photos
Lot - 1 A-1.0	Key Plan
Lot - 1 A-1.1	Site Plan
Lot - 1 A-1.2	Enlarged Site Plan
Lot - 1 A-1.3	Fire Department Access Plan
Lot - 1 A-2.0	Floor Plan
Lot - 1 A-2.1	Roof Plan
Lot - 1 A-3.0	Exterior Elevations
Lot - 1 A-3.1	Exterior Elevations
Lot - 1 A-4.0	Site Sections
Lot - 1 A-5.0	Entry Gate

Landscaping

L0	Index Sheet
L1	Native Vegetation Removal Plan
L2	Landscape Plan

Civil Engineering

Sheet 1 Of 7	Grading Plan
Sheet 2 Of 7	Existing Topography And Easements
Sheet 3 Of 7	Grading Plan
Sheet 4 Of 7	Drainage Plan
Sheet 5 Of 7	Fire Access Plan
Sheet 6 Of 7	Slope Analysis
Sheet 7 Of 7	Parcel Map 10857

Septic Engineering

See Septic Engineering Drawings

Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, CA., 90024
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Fax: 310.496.0107

Applicant:
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3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

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L O T - 1
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-044
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805

SCALE: As Noted

SHEET:

COVER SHEET

LOT - 1
A-0.0

Site Photos

7955

7912

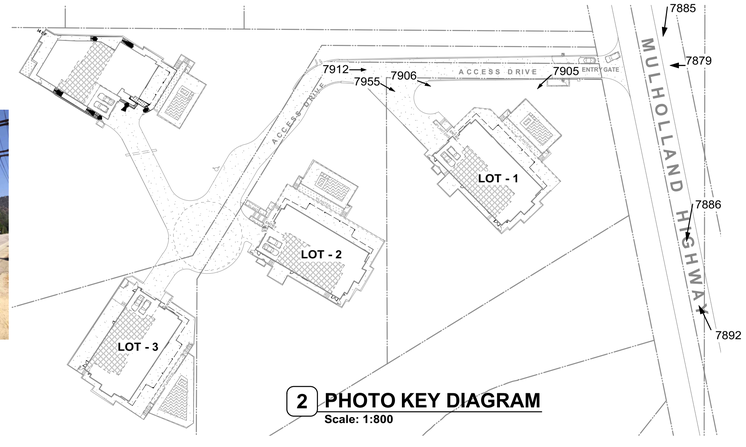
Street Photos

7879

7885

7886

7892



2 **PHOTO KEY DIAGRAM**
Scale: 1:800

Dworsky
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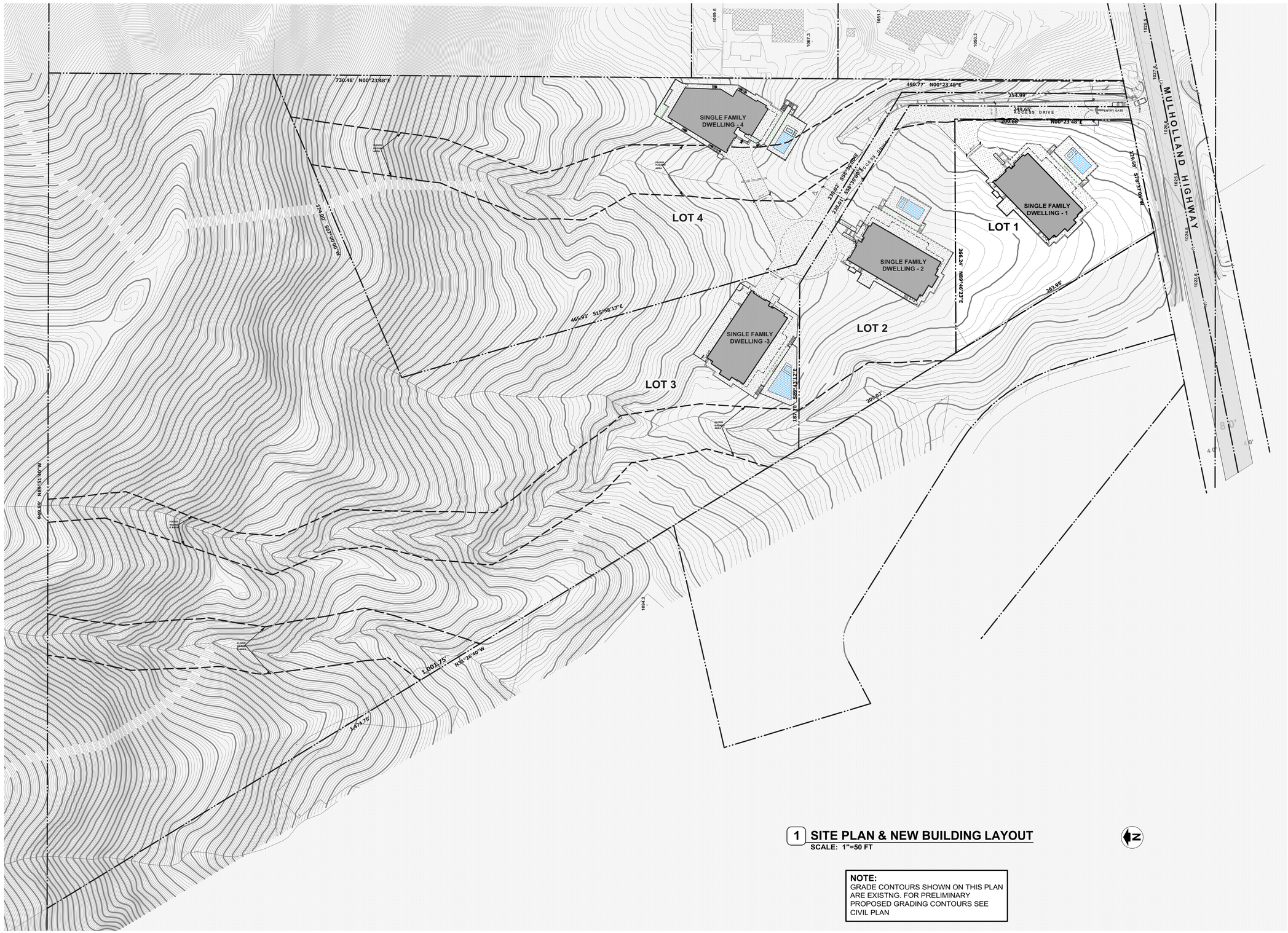
SHEET:

SITE PHOTOS

LOT - 1
A-0.1



1 SITE PLAN & NEW BUILDING LAYOUT
SCALE: 1"=50 FT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

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SCALE: As Noted
SHEET:

KEY PLAN

LOT - 1
A-1.0

NOTE: ACCESS DRIVE IS EXISTING. MINOR MODIFICATIONS ARE PROSED TO ACCOMMODATE FIRE DEPARTMENTS ACCESS REQUIREMENTS, TO MINIMIZE IMPACT ON ADJACENT PROTECTED TREES AND TO PROVIDE ACCESS TO PROPOSED NEW SINGLE FAMILY DWELLINGS. SEE SURVEY FOR EXISTING CONFIGURATION OF ACCESS DRIVE.

MULHOLLAND HIGHWAY

EXISTING STORM DRAIN CHANNELS

ACCESS DRIVE

ENTRY GATE

20' CLEAR @ GATE

PEDESTRIAN GATE

20'-0" CLEAR

(TYP.) PROP. LINE

15'-0" MIN. SETBACK

10'-0" MIN. SETBACK

20'-0" CLEAR DRIVEWAY

20'-0" MINIMUM SETBACK & SLOPE EASEMENT

PROPOSED SINGLE FAMILY
LOT - 1
FF = 1044'
FF = 1045.5'

LOT - 2
FF. = 1054'
FF. = 1059'
FF. = 1055.5'

LOT - 3
FF. = 1064'
FF = 1063'
FF = 1065.5'

LOT - 4
FF = 1067'
FF = 1077'
FF = 1074'
FF = 1064.5'

POOL

CONC. DECK

PLANTER

ENTRY

UP

DN

SECT-A

SECT-B

SECT-C

FLOOD HAZARD AREA

24" CULVERT PER CIVIL DRAWINGS

PROPOSED NEW LOCATION FOR FIRE HYDRANT PER CIVIL DRAWINGS

30'-0"

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

1 **SITE PLAN**
Scale: 1" = 20 ft

N

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LOT - 1
PROPOSED SINGLE FAMILY HOME
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CDP Submittal 12/07/18

date plotted: 12/5/18

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SCALE: As Noted
SHEET:

SITE PLAN

LOT - 1
A-1.1

ACCESS DRIVE

20' CLEAR @ GATE

ENTRY GATE

20'-0" CLEAR

(TYP.) PROP. LINE

5'-0"MIN. SETBACK

SECT-B

PEDESTRIAN GATE

1026.9

1030

1035

31'-0" SETBACK

LIMIT OF ROOF OVERHANG ABOVE

5'-0" MIN.

20'-0" CLEAR DRIVEWAY

1040

CONCRETE DECK

SECT-C

POOL FENCE AS REQUIRED BY CODE

POOL

L1 L2 L3 L4 L5 L6 L7

UP DN

PLANTER

ENTRY

42'-1" SETBACK

1045

15'-0" MIN. SETBACK

FF = 1041.75'

PROPOSED SINGLE FAMILY

LOT - 1

FF = 1044'

FF = 1045.5'

SECT-B

TRASH CONTAINER ENCLOSURE

CONCRETE DECK

SECT-C

6' HT. FENCE

1050

SECT-A

20'-0" MIN. SETBACK & SLOPE EASEMENT

68'-6" SETBACK

50'10 SETBACK

6'-0"MIN. SETBACK

EXTERIOR LIGHT FIXTURE SCHEDULE

- L1: RECESSED SHIELDED STEP DOWN LIGHT
- L2: LANDSCAPE LIGHT SHIELDED WALL WASHER
- L3: RECESSED CEILING DOWNLIGHT
- L4: RECESSED CEILING WALL WASHER
- L5: SURFACE MOUNTED WALL SCONCE (DOWNLIGHT ONLY)
- L6: POOL LIGHT
- L7: WALL OR COLUMN MOUNTED DONWLIGHT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

1 **ENLARGED SITE PLAN**
Scale: 1/8" = 1'-0"

N

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SCALE: As Noted
SHEET:

ENLARGED SITE PLAN

LOT - 1
A-1.2

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

(TYP.) PROPERTY LING

MULHOLLAND HIGHWAY

(TYP.) PROPERTY LING

ACCESS DRIVE

20' CLEAR @ GATE

VEHICLE ENTRY GATE

ENTRY GATE

PEDESTRIAN GATE

20'-0" CLEAR

LOT - 4

FF = 1067'

FF = 1077'

FF = 1074'

FF = 1064.5'

POOL

PLANTER

ENTRY

TYP. MIN. 5'-0" WIDE WALKWAY SURROUNDING BUILDING, OPEN TO SKY (NO OVERHEAD STRUCTURE)

FIRE TRUCK

FIRE TRUCK PARKED IN DRIVEWAY (TYP.)

24" CULVERT PER CIVIL DRAWINGS

PROPOSED NEW LOCATION FOR FIRE HYDRANT PER CIVIL DRAWINGS

10'-0"

30'-0"

20'-0" CLEAR

FIRE TRUCK PARKING AREA

LOT - 1

FF = 1044'

FF = 1041.75'

FF = 1046.5'

FIRE TRUCK PARKED IN DRIVEWAY (TYP.)

20'-0" CLEAR DRIVEWAY

TYP. MIN. 5'-0" WIDE WALKWAY SURROUNDING BUILDING, OPEN TO SKY (NO OVERHEAD STRUCTURE)

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

LOT - 2

FF. = 1054'

FF. = 1059'

FF. = 1055.5'

1059.5'

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

FIRE TRUCK PARKED IN DRIVEWAY (TYP.)

LOT - 3

FF. = 1064'

FF. = 1063'

FF = 1065.5'

TYP. MIN. 5'-0" WIDE WALKWAY SURROUNDING BUILDING, OPEN TO SKY (NO OVERHEAD STRUCTURE)

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

(TYP.) PROPERTY LING

(TYP.) PROPERTY LING

(TYP.) PROPERTY LING

(TYP.) PROPERTY LING

(TYP.) PROPERTY LING

1 FIRE ACCESS DIAGRAM
Scale: 1" = 20 ft

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FIRE DEPARTMENT ACCESS PLAN

LOT - 1
A-1.3

1 FLOOR PLAN

Scale: 1/4" = 1'-0"

1
A3.0

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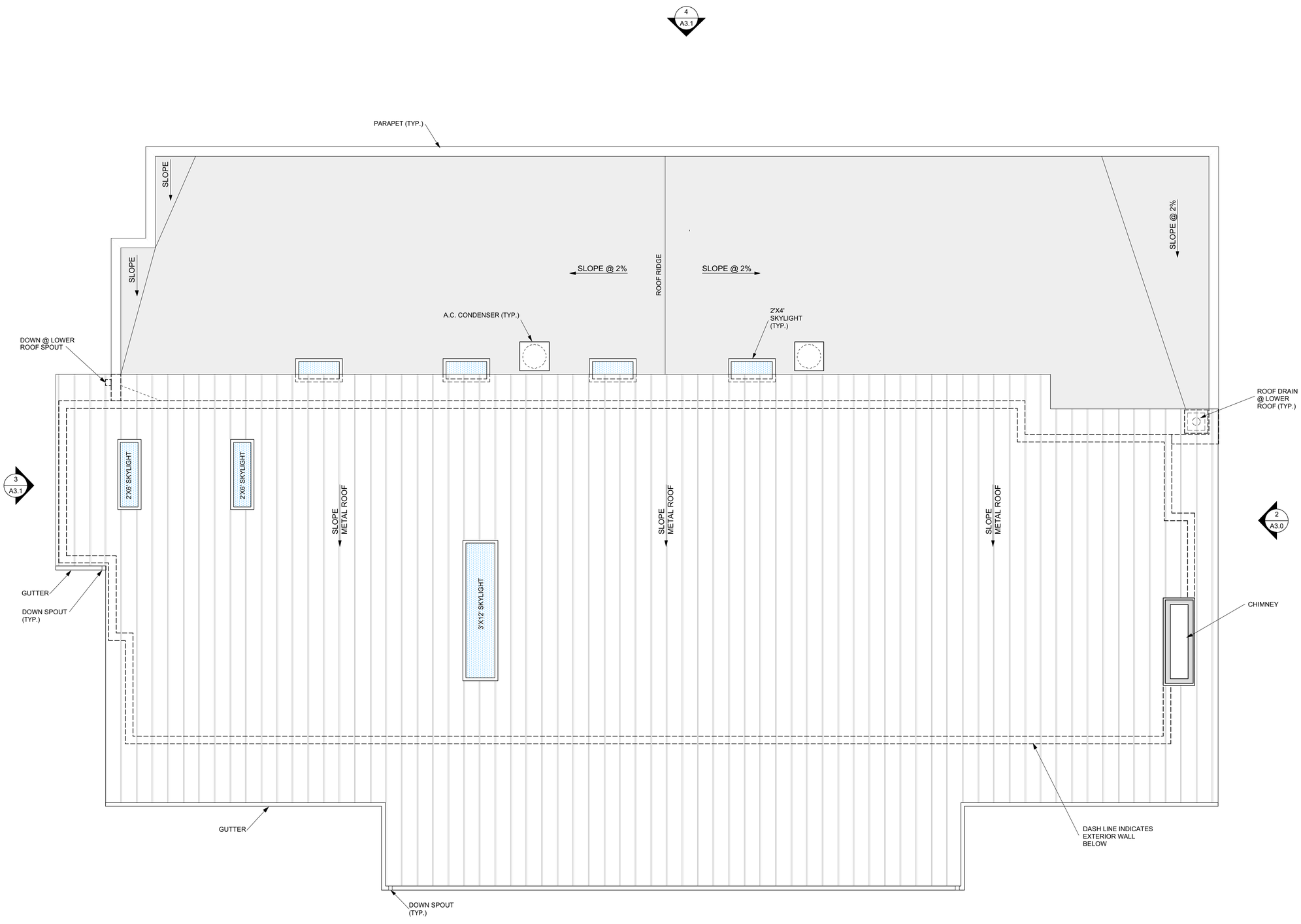
SHEET:

FLOOR PLAN

LOT - 1
A-2.0



1 ROOF PLAN

Scale: 1/4" = 1'-0"

1
A3.0

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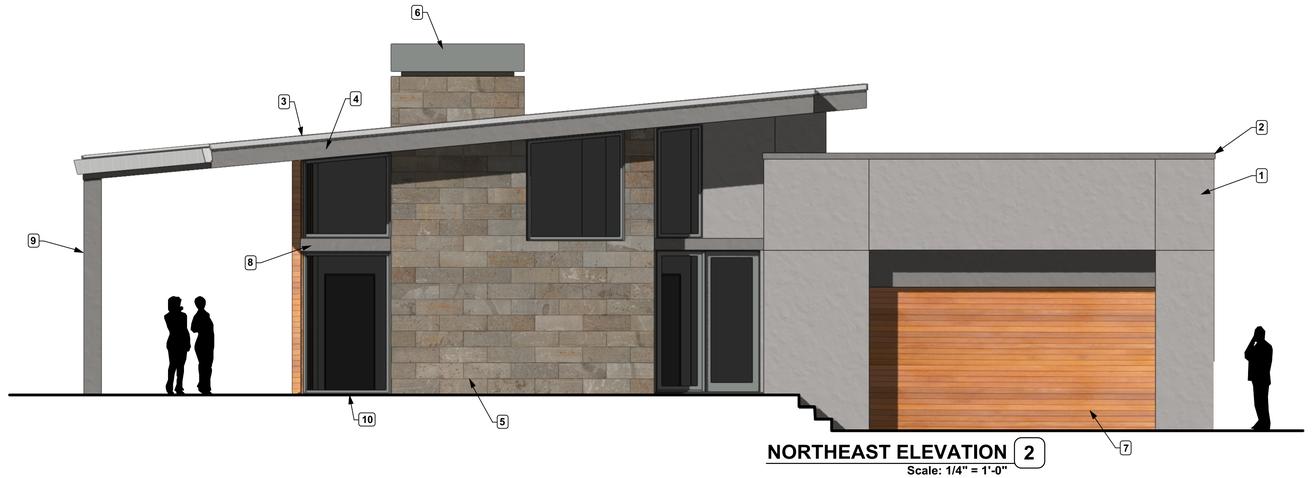
SCALE: As Noted

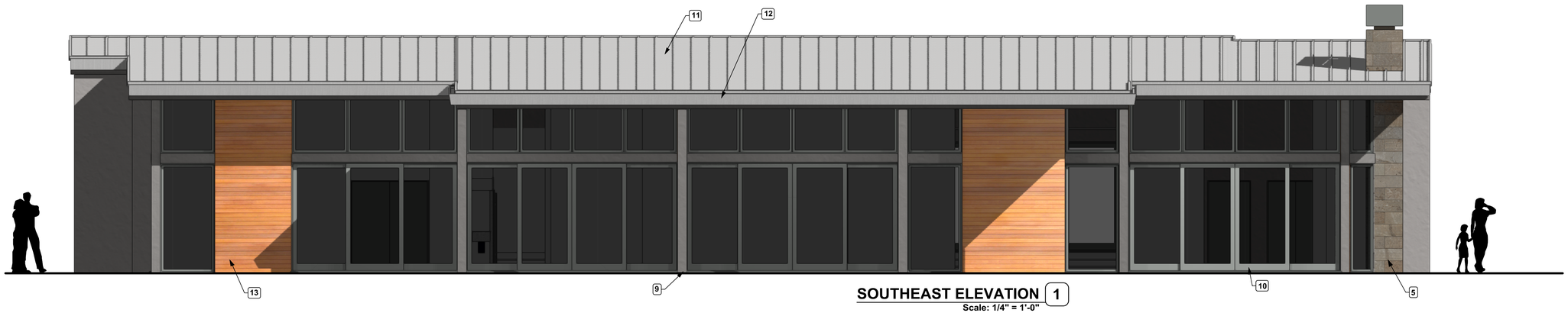
SHEET:

ROOF PLAN

LOT - 1
A-2.1



NORTHEAST ELEVATION 2
Scale: 1/4" = 1'-0"



SOUTHEAST ELEVATION 1
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

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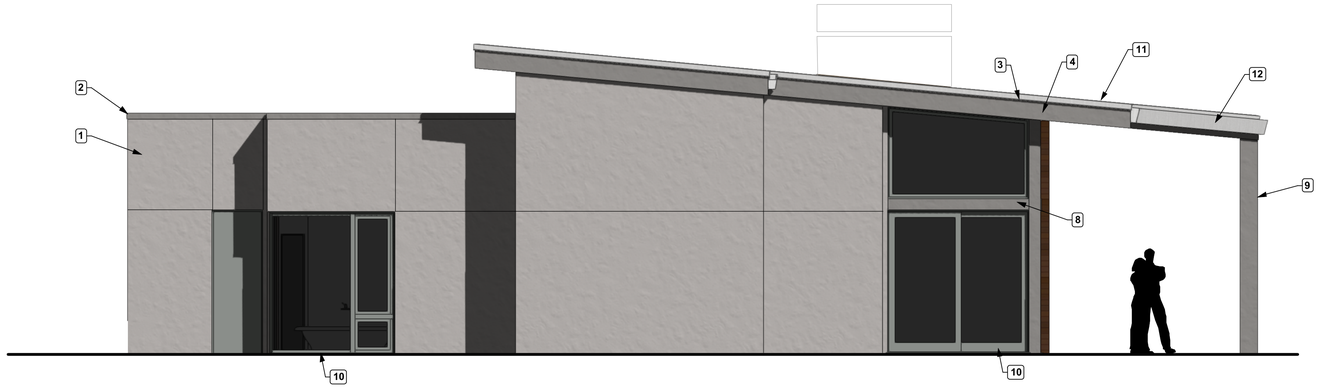
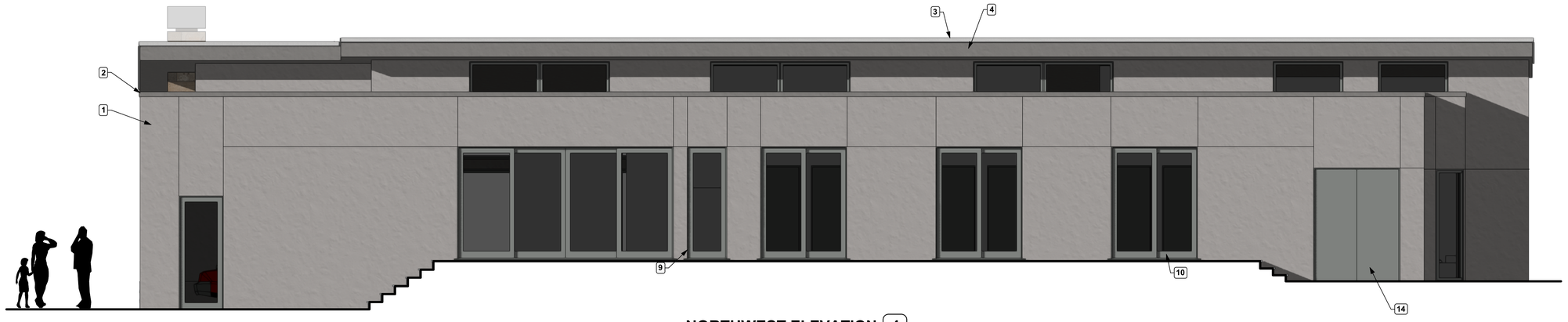
SHEET:

EXTERIOR ELEVATIONS

LOT - 1
A-3.0



SOUTHWEST ELEVATION 3
Scale: 1/4" = 1'-0"



NORTHWEST ELEVATION 4
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

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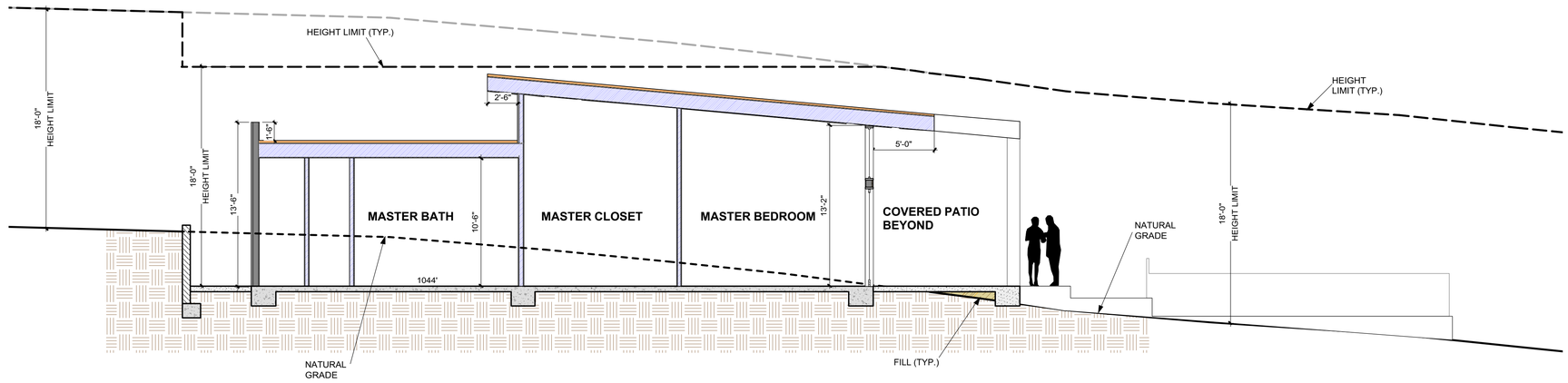
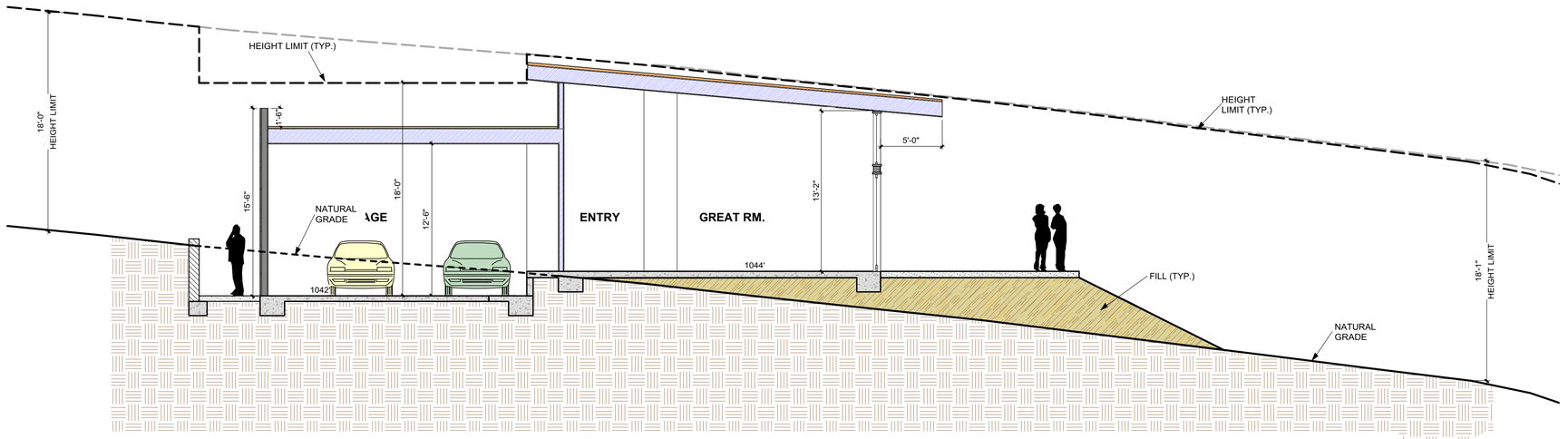
SHEET:
EXTERIOR ELEVATIONS

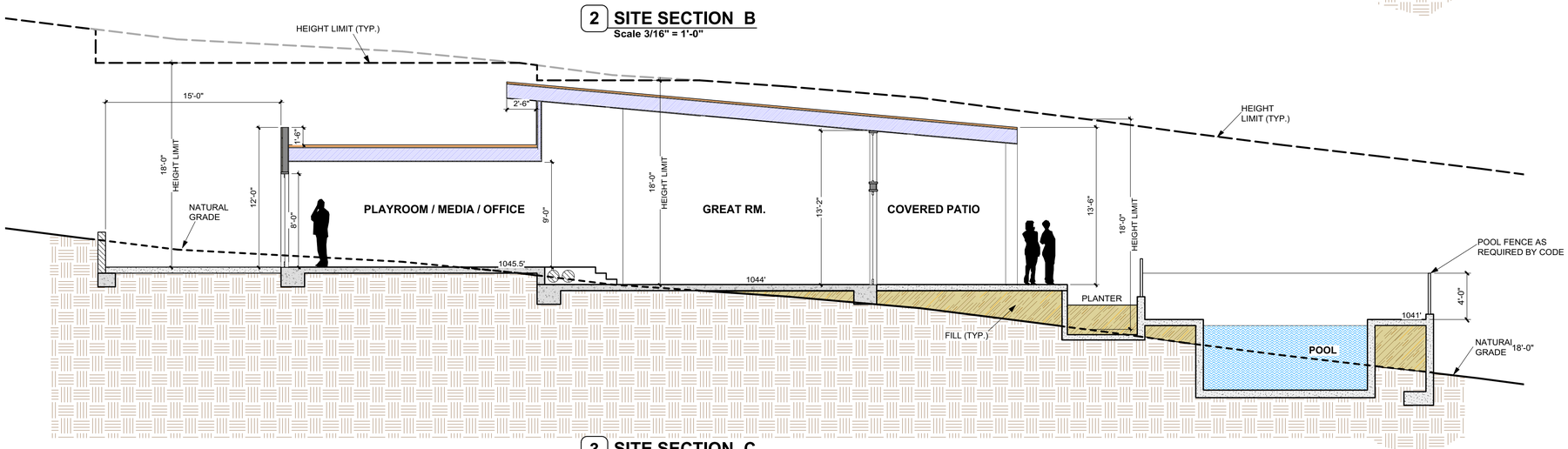
LOT - 1
A-3.1



1 SITE SECTION A
Scale 3/16" = 1'-0"



2 SITE SECTION B
Scale 3/16" = 1'-0"



3 SITE SECTION C
Scale 3/16" = 1'-0"

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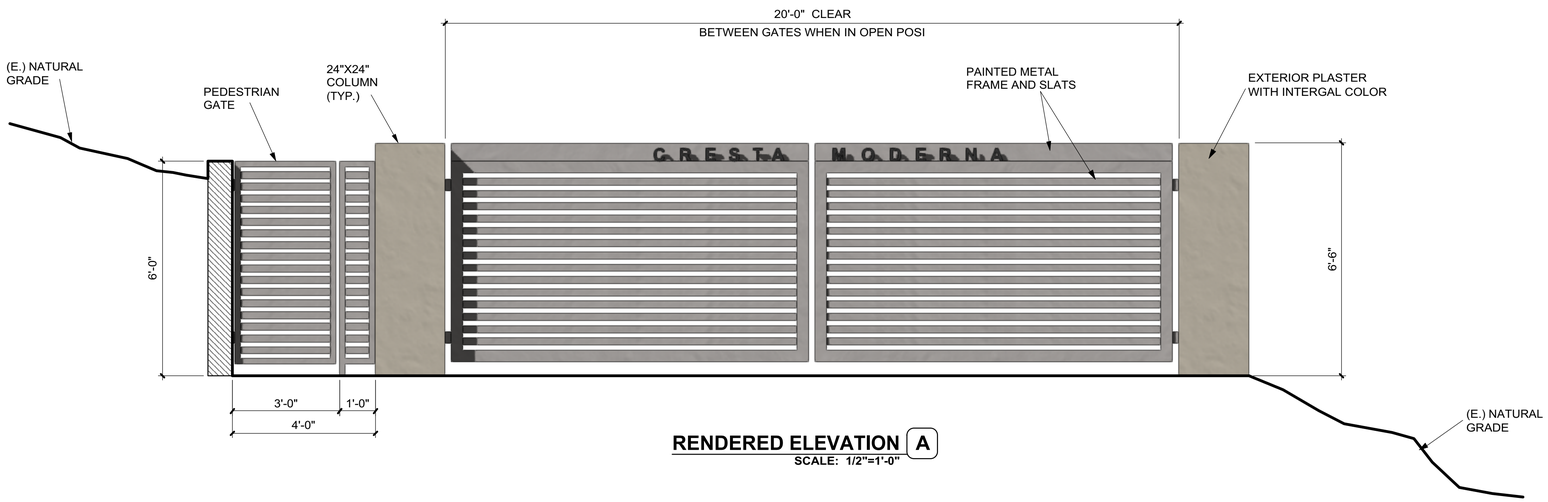
SCALE: As Noted
SHEET:

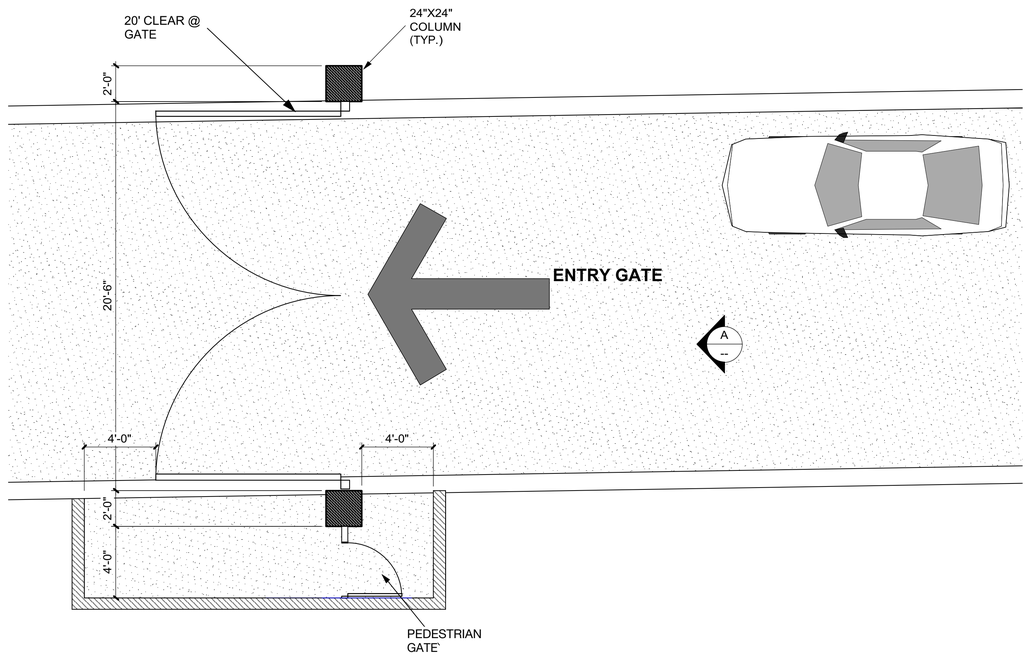
SITE SECTIONS

LOT - 1
A-4.0



RENDERED ELEVATION A

SCALE: 1/2"=1'-0"



1 ENTRY GATE PLAN

Scale: 1/4" = 1'-0"

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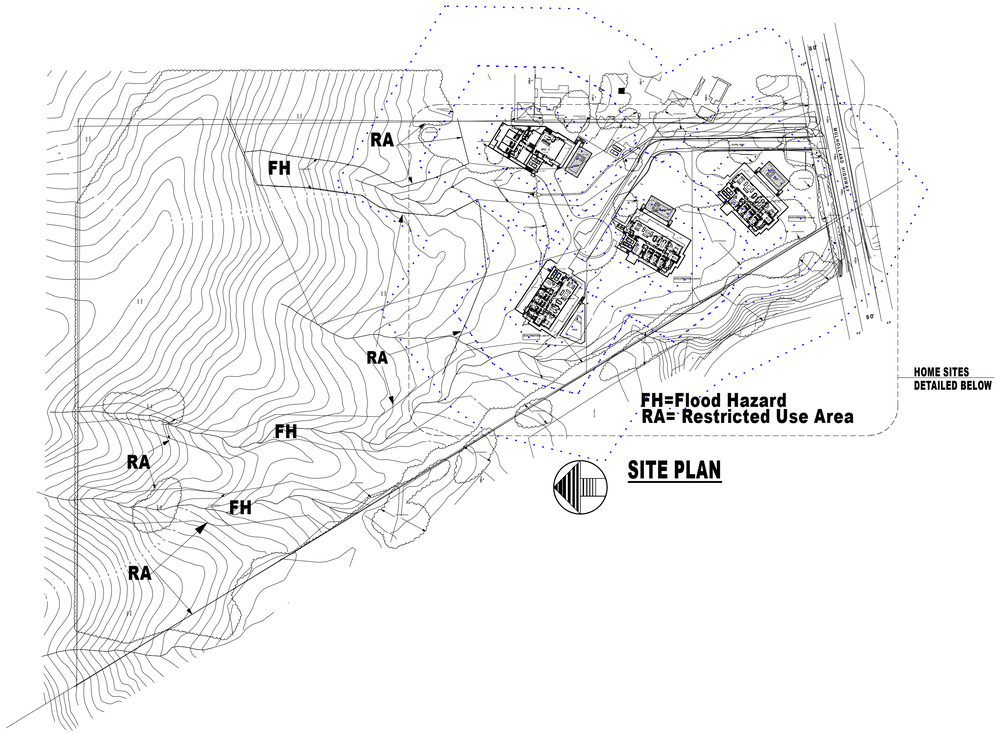
SCALE: As Noted
SHEET:

ENTRY GATE

LOT - 1
A-5.0

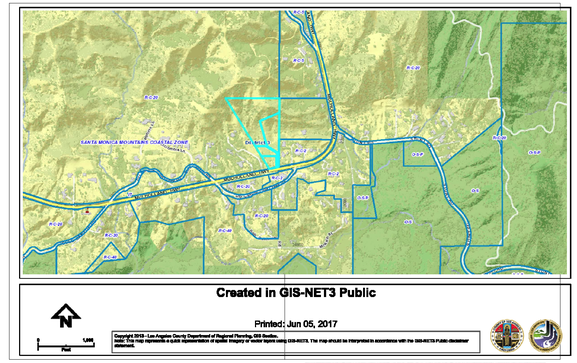


FH=Flood Hazard
RA= Restricted Use Area

SITE PLAN

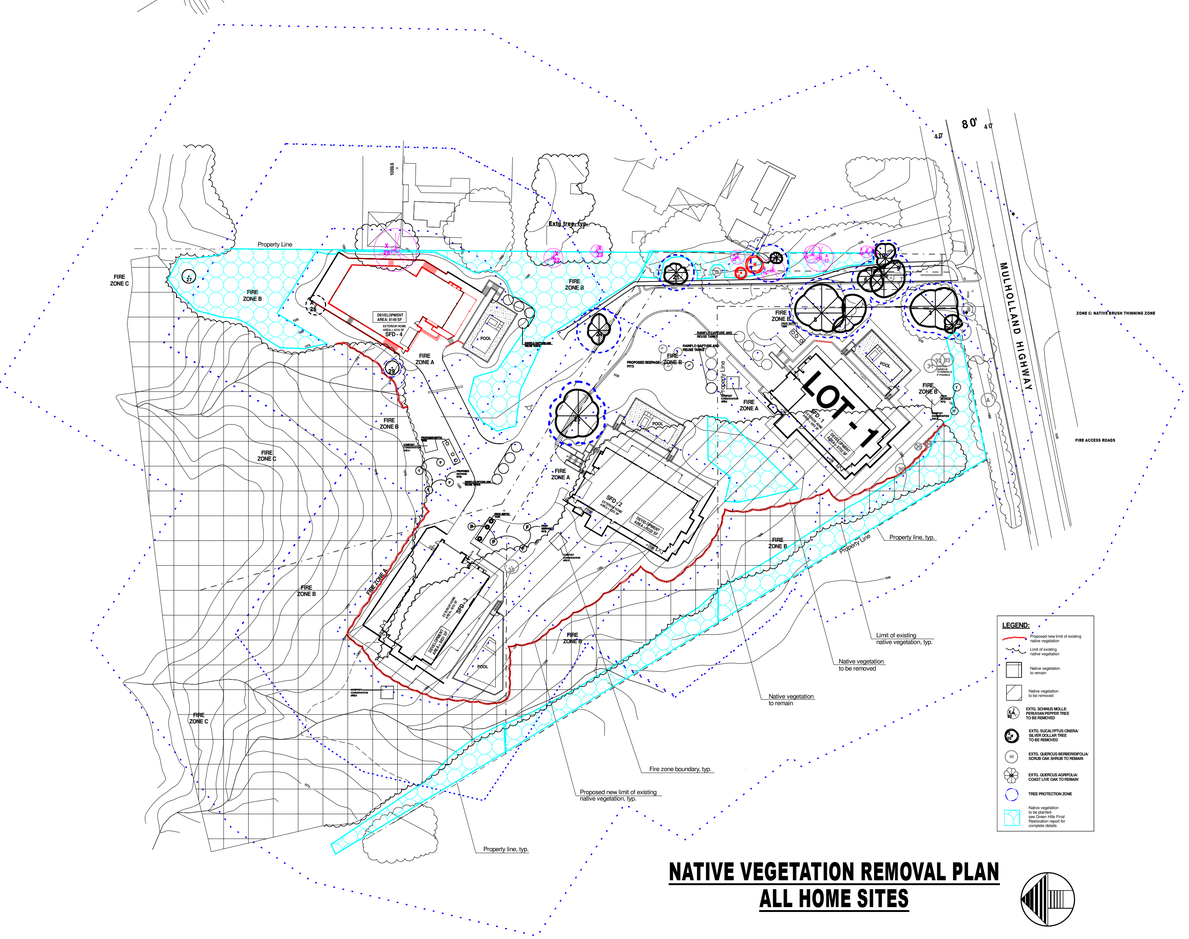
LOT 1 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION REMOVAL PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN

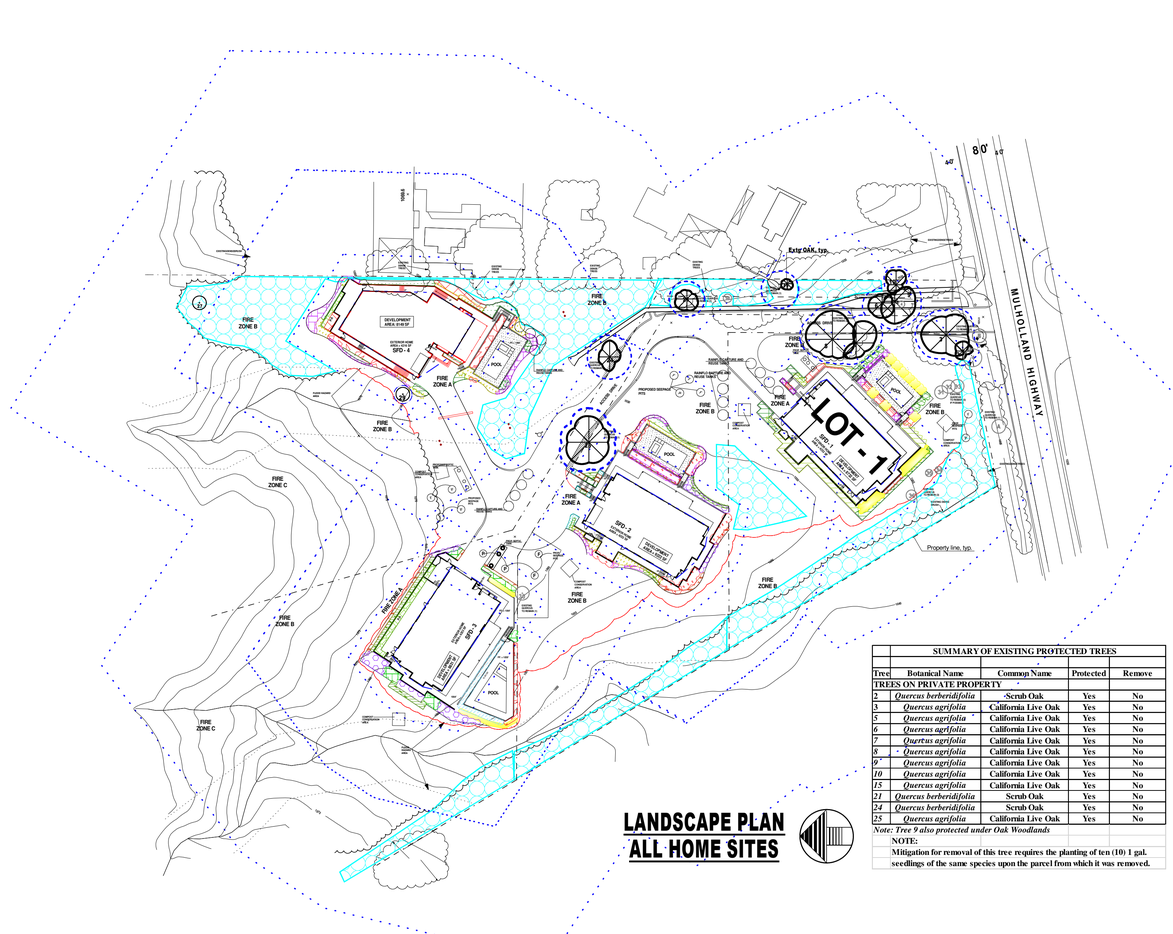


VICINITY MAP

Project Site



NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES



LANDSCAPE PLAN
ALL HOME SITES

SUMMARY OF EXISTING PROTECTED TREES

Tree	Botanical Name	Common Name	Protected	Remove
TREES ON PRIVATE PROPERTY				
2	*Quercus berberidifolia*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
9*	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
21	*Quercus berberidifolia*	Scrub Oak	Yes	No
24	*Quercus berberidifolia*	Scrub Oak	Yes	No
25	*Quercus agrifolia*	California Live Oak	Yes	No

Note: Tree 9 also protected under Oak Woodlands

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the parcel from which it was removed.

LICENSED LANDSCAPE ARCHITECT
SHELLEY SPARKS
No. 2896
11/30/24
Renewal Date
STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

10/11/2018
10/23/2018
12/03/2018
12/11/2018
02/13/2019
03/18/2019
10/28/2019
10/30/2020
11/17/2021
08/07/2023

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

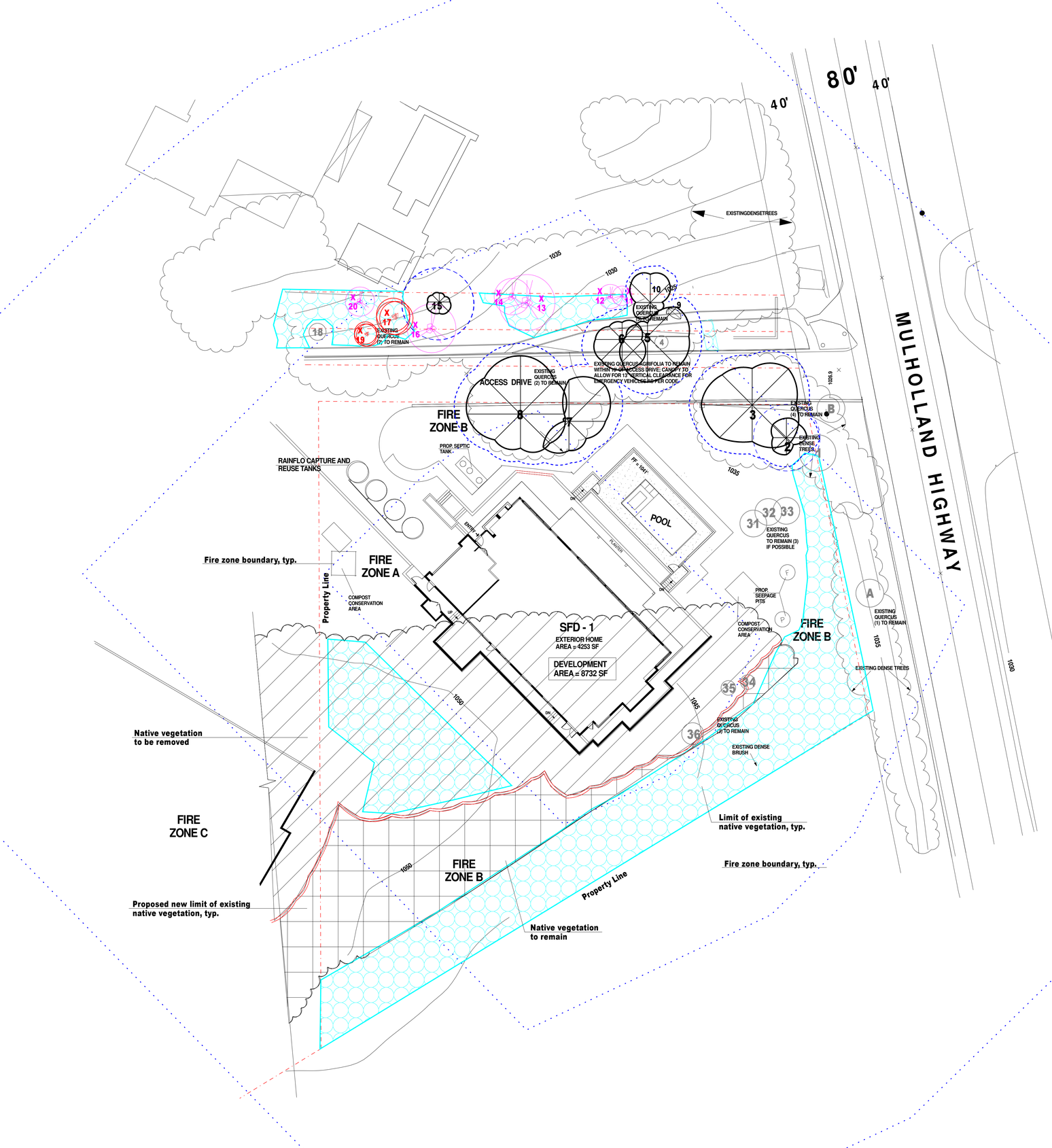
OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 INDEX SHEET

Date: 08/07/2023

Scale: NTS

Sheet No.
L0
1 of 4



All landscape plant material located on Landscape Plan sheet L2

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- NATIVE VEGETATION TO BE REMOVED
- EXTG. SCHINUS MOLLE/ PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- PROPOSED NATIVE VEGETATION RESTORATION AREA FOR MITIGATION OF OAK WOODLAND ENCROACHMENT. SEEDLINGS TO BE PLANTED VIA FIELD-SIGHTING METHOD

Zone A – Setback Zone
- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone
- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space.
  Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone
- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone
- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance
Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:
- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

MITIGATION TREE NOTES:
Mitigation Oaks are to be planted so that they will never need pruning. Mitigation trees are protected for life. The trees will be subject to care and monitoring for 10 years and replacement if they die or are in poor health during the time of monitoring.

NOTE:
All demolition done within Tree Protection Zone shall be done with least disturbance to the area. Where fencing is removed within protection zone, cut off above ground fencing but leave subsurface fencing. Outside of Tree Protection Zones, all fencing including subsurface fencing and footings to be removed.
Where fence posts are removed, holes shall be sufficient for planting container planting. Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting. The Contractor shall review the Restoration plan and all tree report documents to comply with proper procedures.

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

LICENSED LANDSCAPE ARCHITECT SHELLEY SPARKS No. 2896 11/30/24 STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

10/08/2018
12/11/2018
03/14/2019
03/03/2020
10/30/2020
06/18/2021
08/07/2023

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

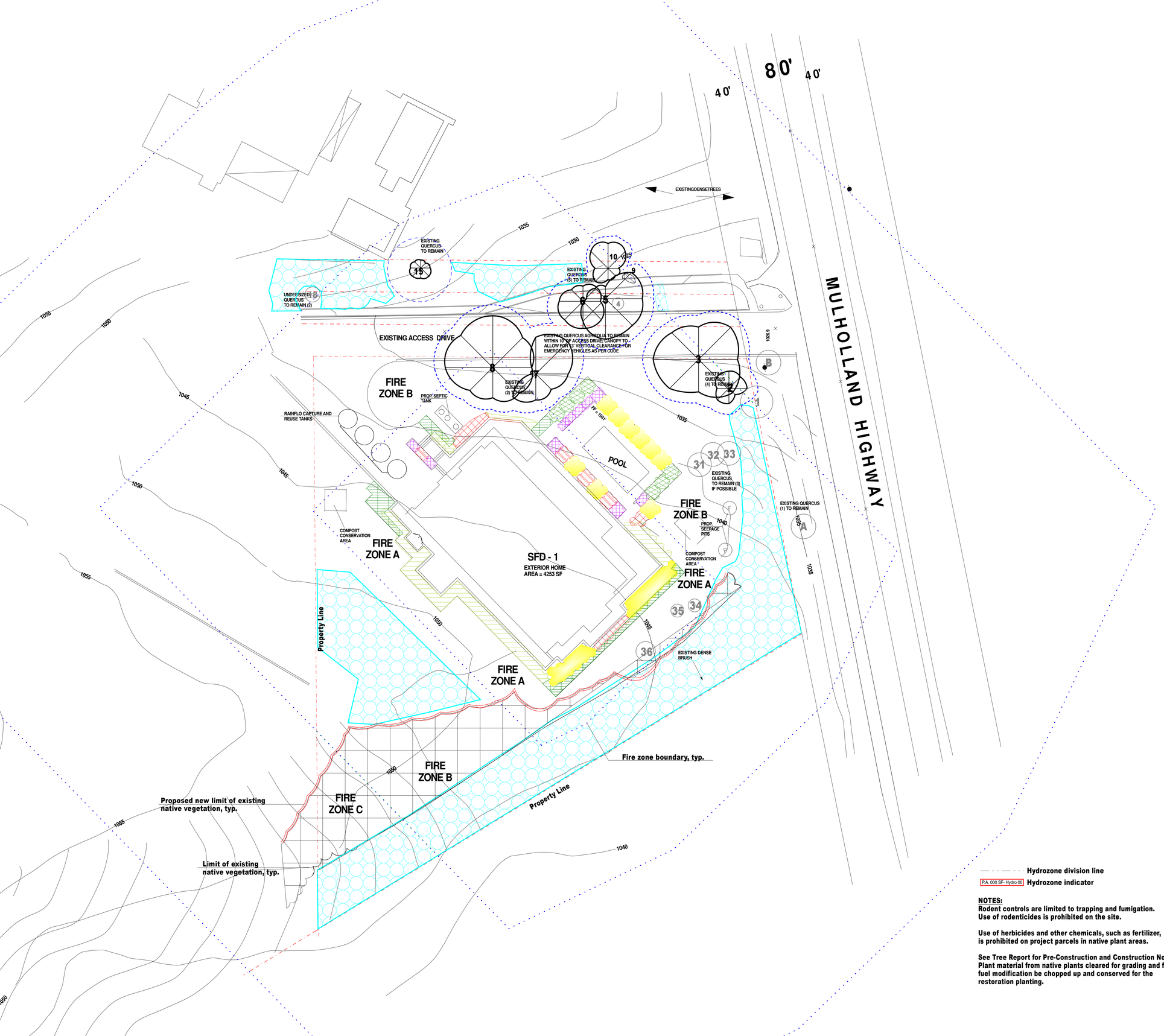
OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1
NATIVE VEGETATION REMOVAL & REVEGITATION PLAN

Date: 08/07/2023
Scale: 1" = 20'

Drawn By: PG/dr/SS

Sheet No.
L1
2 of 4



Plant Legend

- **Agave attenuata 'Variegata'** — Variegated Agave; 3 - 4' H x 4' - 5' W; Sun or shade Low A&B
- **Coreopsis gigantea** — Giant Coreopsis; 3'-5' H x W; Full sun Low A&B
- **Epilobium canum** — California Fuschia; 2' H x 2' W; Low A&B
- **Galvezia speciosa 'Bocarosa'** — Island Snapdragon; 3' H x 5' W; Sun or shade; V. Low
- **Heteromeles arbutifolia** — Toyon; 6-10' H x 6-8' W; Sun or shade; V. Low B
- **Hesperaloe parviflora** — Red Yucca; 3 - 4' H x 4' - 5' W; Full sun V. Low A&B
- **Penstemon heterophyllus** — Foothill Penstemon; 1'H x 2'W; Low A&B
- **Proposed native vegetation restoration area for mitigation of Oak Woodland encroachment. Seedlings to be planted via field-sighting method**

TOTAL LANDSCAPED AREA: 2,988 SQ. FT.

LEGEND:

- DOWN LIGHT
- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- EXTG. SCHINUS MOLLE/ PERUVIAN PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- (P) BELOW INLET W/ 5' CAP
- (F) FUTURE DEDICATION

Hydrozone division line

P.A. 000 SF- Hydro 00 Hydrozone indicator

NOTES:
Rodent controls are limited to trapping and fumigation. Use of rodenticides is prohibited on the site.

Use of herbicides and other chemicals, such as fertilizer, is prohibited on project parcels in native plant areas.

See Tree Report for Pre-Construction and Construction Notes Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

LICENSED LANDSCAPE ARCHITECT — SHELLEY L. SPARKS — No. 2896 — 11/30/24 — STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

10/08/2018
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12/11/2018
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03/14/2019
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04/13/2020
10/30/2020
06/18/2021
08/07/2023

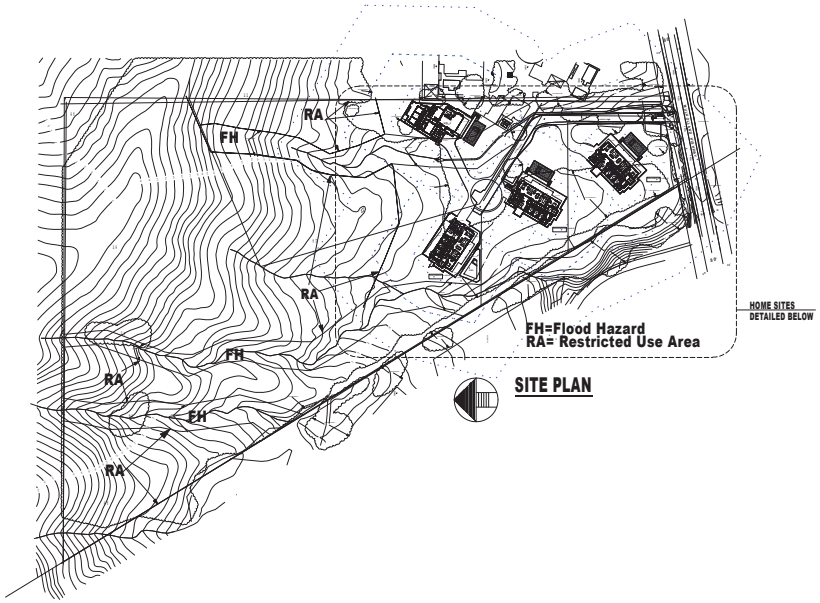
PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 LANDSCAPE PLAN

Date: 08/07/2023
Scale: 1" = 20'
Drawn By: PG/dr

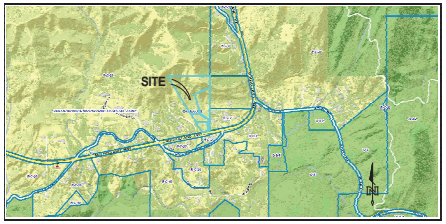
Sheet No. L2
3 of 4



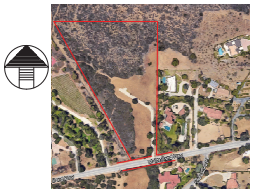
SITE PLAN

LOT 1 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION REMOVAL PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN



VICINITY MAP

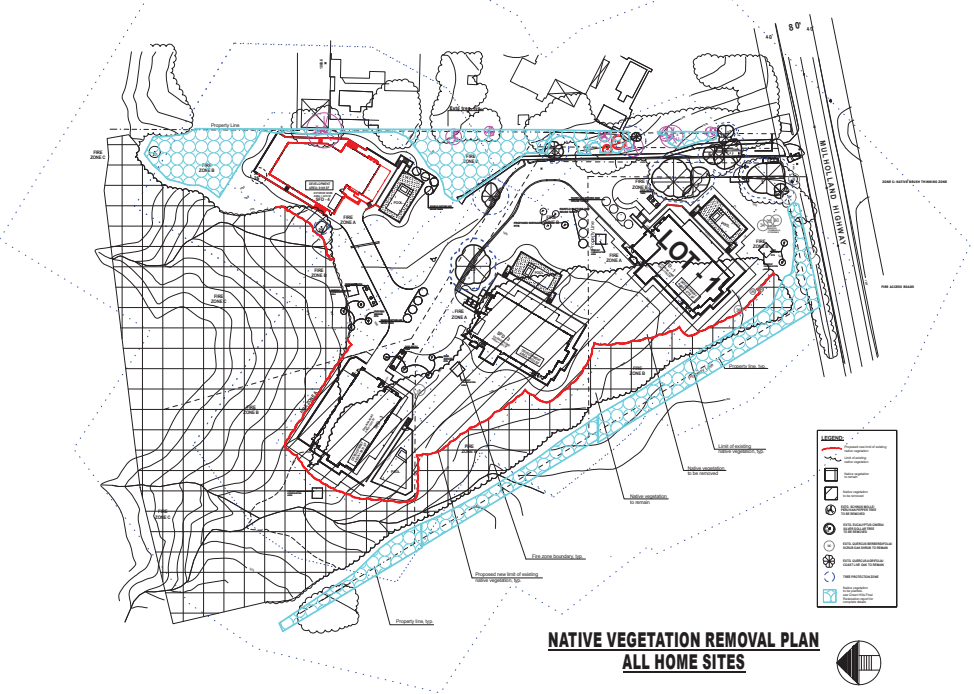


Project Site

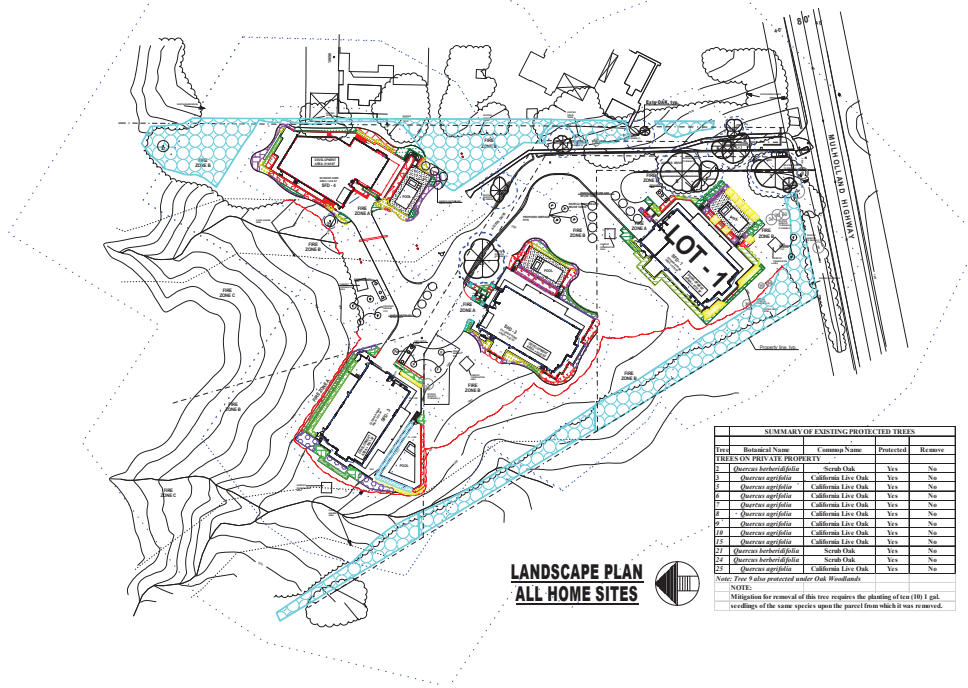
7218

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
PRELIMINARY
FUEL MODIFICATION PLAN
RESUBMIT

By R Walton Date 6/16/2021
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law



NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES



LANDSCAPE PLAN
ALL HOME SITES

SUMMARY OF EXISTING PROTECTED TREES

Tree	Botanical Name	Common Name	Protected	Remove
TREES ON PRIVATE PROPERTY				
2	*Quercus herberidifolia*	Scrub Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
9	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
13	*Quercus agrifolia*	California Live Oak	Yes	No
21	*Quercus herberidifolia*	Scrub Oak	Yes	No
24	*Quercus herberidifolia*	Scrub Oak	Yes	No
25	*Quercus agrifolia*	California Live Oak	Yes	No

Note: Tree 9 also protected under Oak Woodlands

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the parcel from which it was removed.

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG:

10/11/2018
10/23/2018
12/03/2018
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03/18/2019
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10/30/2020

SUBMITTAL: NO:	DATE:

PROJECT ADDRESS:
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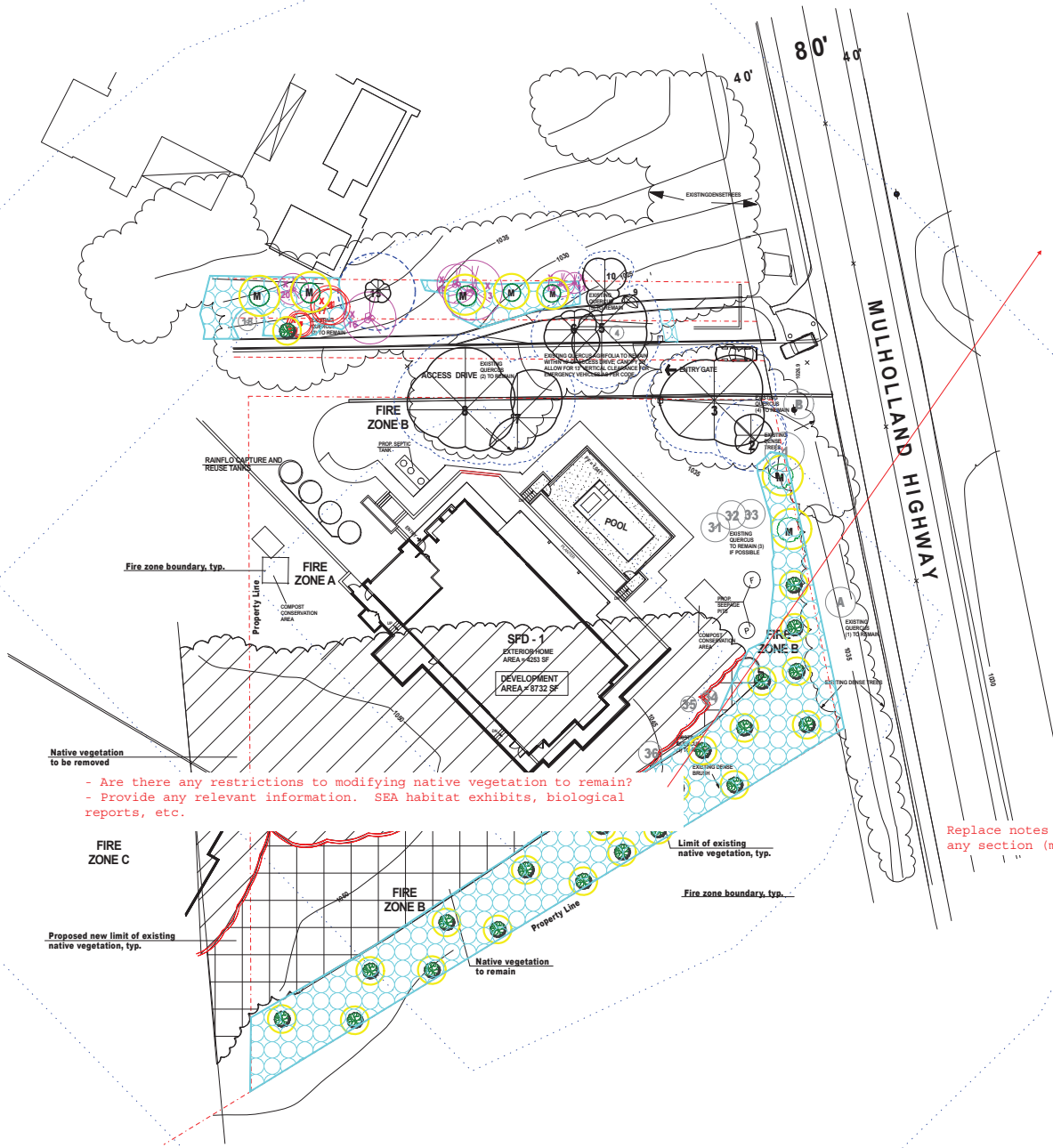
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 INDEX SHEET

Date: 05/10/2021
Scale: NTS

Sheet No.
L0
1 of 4



- Are there any restrictions to modifying native vegetation to remain?
- Provide any relevant information. SEA habitat exhibits, biological reports, etc.

All landscape plant material located on Landscape Plan sheet L2

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- NATIVE VEGETATION TO BE REMOVED
- EXTG. SCHINUS MOLLE/ PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- PROPOSED NATIVE VEGETATION RESTORATION AREA TO BE USED FOR MITIGATION OF OAK WOODLAND ENCROACHMENT
- QUERCUS AGRIFOLIA COAST LIVE OAK MITIGATION TREE
- QUERCUS BERBERIDIFOLIA SCRUB OAK

ZONE A: SETBACK ZONE
Specific Requirements:

Extends beyond the edge of any combustible structure, accessory structure, appendage or projection where review is required by the Fire Code.
Irrigation by automatic system shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture andgreater fire resistance.
Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, mulch, adequately spaced small shrubs, and hardscape/non-flammable materials.
The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Plants in Zone A shall be inherently highly fire resistant and spaced appropriately.
Species detection should be made from the Approved Plant List. Other species not on the plant list maybe utilized with prior approval.
This zone will typically contain any moderate to high water useplants proposed for the site.
Small trees may be utilized when appropriately spaced.
Large trees are generally not appropriate for use within Zone A.
Target species will typically not be allowed within 30'or more of combustible structures, and may require removal if existing on site.
Vines and climbing plants shall not be allowed on any structure underreview or any wall, fence, or other similar features attached to or in close proximity to the structure under review.
Attached patio covers and other similar structures added after review or inspection require review and will not be allowed to have any vines or climbing plants.
Existing native vegetation shall bemodified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, age, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan.
Refer to the Undesirable Plant List for additional species.
Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.
This zones hould be free of any combustible structures such as patios, decks, trellises, and wooden fences.

ZONE B: IRRIGATION ZONE / TRANSITION ZONE
Specific Requirements:

Extends from the outermost edge of Zone A up to 100' from structure.
Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Landscaping along access roads required for slope stabilization as part of a grading plan that extends past 100' from a structure, should typically follow the requirements for Zone B.
Irrigation by automatic system shall be provided to maintain healthy vegetation and increase fire resistance.
Plants in Zone B should be fire resistant and spaced appropriately. Species selection should be made referencing the Appendix: Plant List. Other species may be utilized subject to approval.
Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan. Refer to the Undesirable Plant List for additional species that should be modified and/or removed.
Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.

ZONE C: NATIVE BRUSH THINNING ZONE
Specific Requirements

Typically extends from the outermost edge of ZoneB up to 200' from structures.
Irrigation systems are not required for this zone. (Native plants are generally not compatible with regular,non-seasonal supplemental water.)
Vegetation in this zone will mainly consist of modified existing native vegetation.
Adequately spaced ornamental shrubs and trees are allowed if approved on the Landscape Plan, but are generally not recommended due to water conservation goals.
Landscape planting with ornamental or native species to meet minimum slope coverage requirements associated with Grading Permits or city or County Hillside Ordinances is allowed. Irrigation should be in place at least as long as required to establish and naturalize the installed plants.The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, age, sagebrush, buckwheat, and California juniper. Refer to the Undesirable Plant List for additional species that should be modified and/or removed.
Remove the lower 1/3 of large shrubs and all dead wood to reduce fuel loads.
Trees should be limbed up to at least 6' above bare earth and a minimum of 3 times the height of underlying plant as outlined in the maintenance section.
Native plants may be removed by reduced amounts as the distance from development increases.
Plants in ZoneC shall be spaced appropriately to meet the brush clearance requirements.
General spacing for large existing native shrubs orgroups of shrubs is 15' between the edges of the canopies.
General spacing for existing native trees or groups of trees is 30' between the edges of the canopies. This will depend on the species, topography, and orientation on the site among other factors.

FIRE ACCESS ROADS
Specific Requirements

Remove flammable growth for a minimum of 10' on each side of Fire Access Roads.
Fire Access Roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire AccessRoads shall have unobstructed vertical clearance for a width of 20'.
Landscaping and native plants adjoining fire access roads shall be appropriately spaced and maintained to provide safe passage in wildland fire environments.
Trees should be planted so that, at maturity, they will not overhang any access road leading to a required emergency vehicle turnaround.

Replace notes with those provided. Notes must be complete without omission of any section (maintenance) or verbiage required such as the distance for zone A

MITIGATION TREE NOTES:
Mitigation Oaks are to be planted so that they will never need pruning.
Mitigation trees are protected for life.
The trees will be subject to care and monitoring for 10 years and replacement if they die or are in poor health during the time of monitoring.

NOTE:
All demolition done within Tree Protection Zone shall be done with least disturbance to the area. Where fencing is removed within protection zone, cut off above ground fencing but leave subsurface fencing. Outside of Tree Protection Zones, all fencing including subsurface fencing and footings to be removed.
Where fence posts are removed, holes shall be sufficient for planting container planting. Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting. The Contractor shall review the Restoration plan and all tree report documents to comply with proper procedures.

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

05/10/2021

Harmony Gardens, Inc.
Shelley Sparks, RLA #2686
12224 Addison Street
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Shelley@harmonygardens.net

REVISION LOG:
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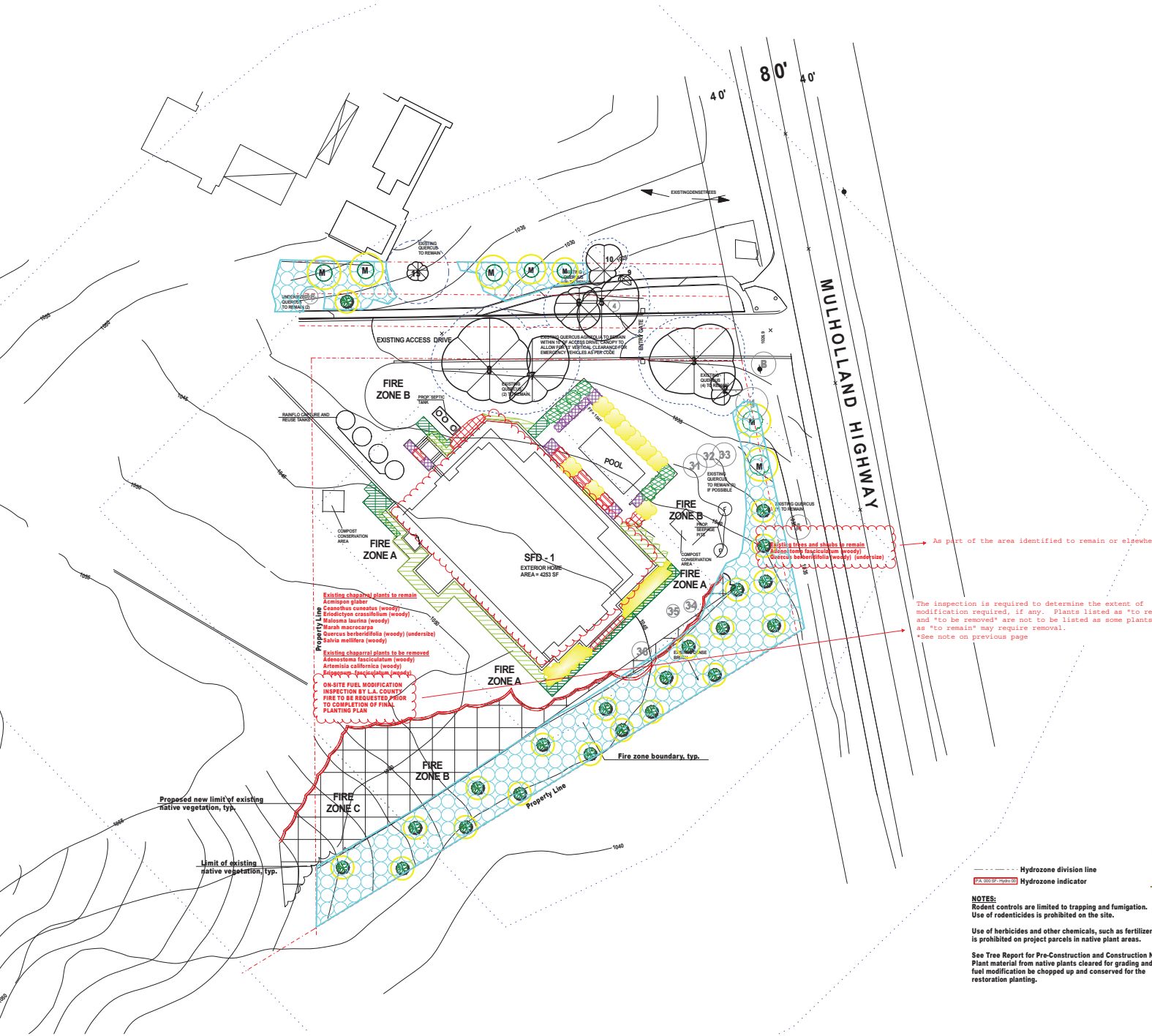
LOT 1
NATIVE VEGETATION REMOVAL & REVEGITATION PLAN

Date: 05/10/2021
Scale: 1" = 20'
Drawn By: PG/dr

Sheet No.
L1
2 of 4



Plant Legend

- **Agave attenuata 'Variegata'** Variegated Agave 3 - 4' H x 4' - 5' W Sun or shade Low A&B
- **Coreopsis gigantea** Giant Coreopsis 3'-5' H x W Full sun Low A&B
- **Epilobium canum** California Fuschia 2' H x 2' W Low A&B
- **Galvezia speciosa 'Bocarosa'** Island Snapdragon 3' H x 5' W Sun or shade V. Low
- **Heteromeles arbutifolia** Toyon 6-10' H x 6-8' W Sun or shade V. Low B
- **Hesperaloe parviflora** Red Yucca 3 - 4' H x 4' - 5' W Full sun V. Low A&B
- **Penstemon heterophyllus** Foothill Penstemon 1'H x 2'W Low A&B
- **Proposed native vegetation restoration area to be used for mitigation of Oak Woodland encroachment**
- **Quercus agrifolia** Coast Live Oak 40-60'H x 40-50'W Full Sun Low B -30' (Mitigation trees)
- **Quercus berberidifolia** Scrub Oak 3-10'H x 5-15'W Full sun Low B -30'

TOTAL LANDSCAPED AREA: 2,988 SQ. FT.

LEGEND:

- DOWN LIGHT
- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- EXTG. SCHINUS MOLLE/ PERUVIAN PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- (P) BELOW INLET W/ 5' CAP
- (F) FUTURE DEDICATION

Hydrozone division line

P.A. 000 SF - Hydro 00 Hydrozone indicator

NOTES:
Rodent controls are limited to trapping and fumigation. Use of rodenticides is prohibited on the site.

Use of herbicides and other chemicals, such as fertilizer, is prohibited on project parcels in native plant areas.

See Tree Report for Pre-Construction and Construction Notes Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

05/10/2021

Harmony Gardens, Inc.
Shelley Sparks, RLA#2696
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@harmonygardens.net

REVISION LOG:

10/08/2018
10/23/2018
12/11/2018
02/13/2019
03/14/2019
10/24/2019
04/13/2020
10/30/2020

SUBMITTAL:

NO:	DATE:

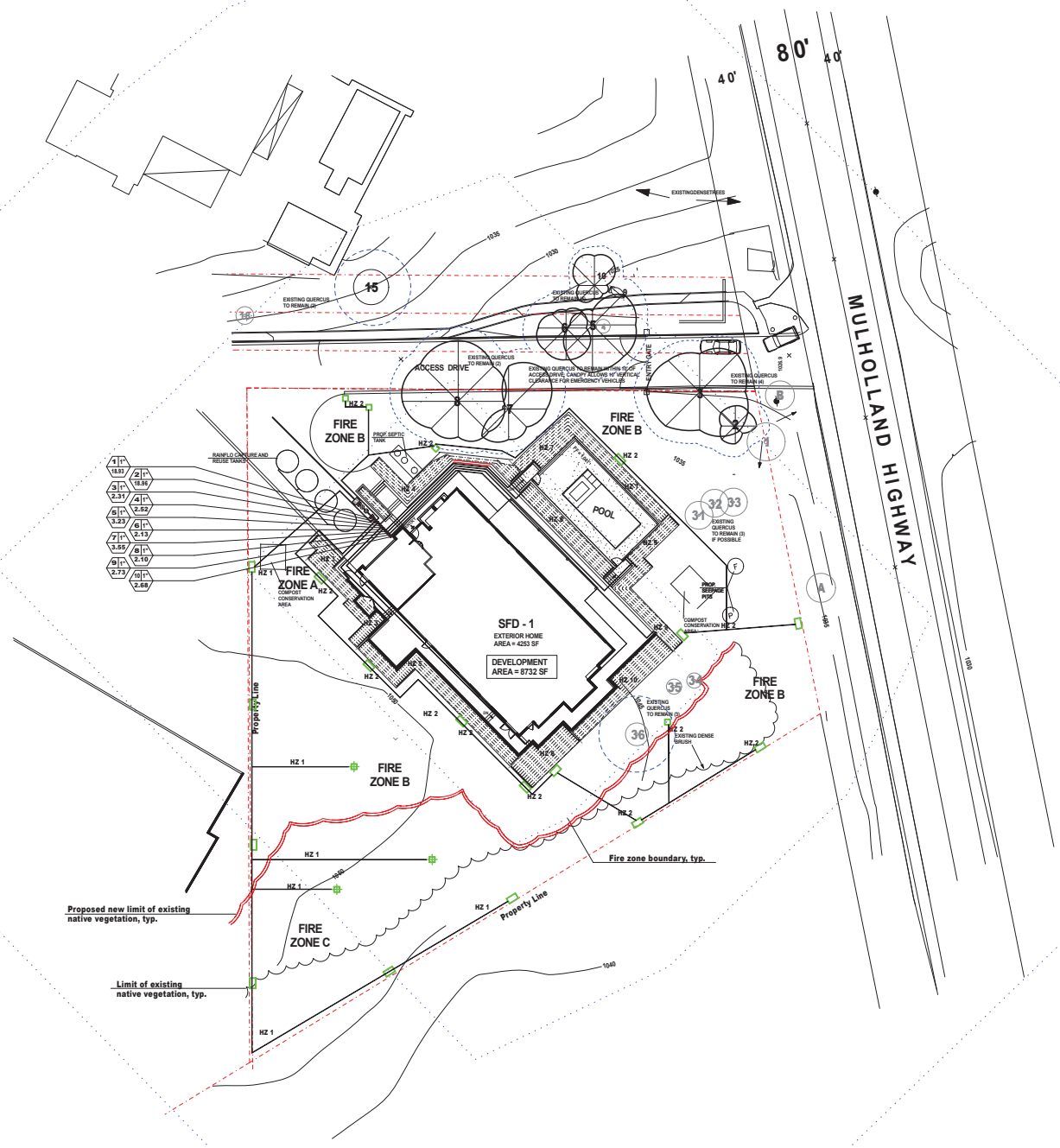
PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 LANDSCAPE PLAN

Date: 05/10/2021
Scale: 1" = 20'
Drawn By: PG/dr

Sheet No. L2
3 of 4



1) LOW-VOLUME IRRIGATION SYSTEMS WITH AUTOMATIC CONTROLLERS SHALL BE REQUIRED. SUCH IRRIGATION INCLUDES, BUT IS NOT LIMITED TO, DRIP EMITTERS, BUBBLER EMITTERS, AND LOW-VOLUME SPRINKLER HEADS.
2) SPRINKLER SPACING FOR BOTH TURF AND NON-TURF AREAS SHALL BE 50 PERCENT OF THE DIAMETER OF THE THROW.
3) ANTI-DRAIN VALVES SHALL BE INSTALLED IN SLOPING AREAS WITH ELEVATION DIFFERENCES OF MORE THAN 5 FEET.
4) LANDSCAPE MATERIALS WHICH HAVE DIFFERENT WATERING NEEDS SHALL BE IRRIGATED BY SEPARATE CONTROL VALVES. WATER COVERAGE SHALL BE LIMITED TO PLANT AREAS ONLY.
5) AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
6) AN ANNUAL MAINTENANCE PROGRAM WITH SEASONAL WATER SCHEDULE SHALL BE REQUIRED TO ASSIST ANY LANDSCAPE MANAGER. THE WATER SCHEDULE SHALL INCLUDE RUN TIME AND FREQUENCY OF IRRIGATION FOR PLANTED AREAS WITH SIMILAR CHARACTERISTICS. THE WATERING PERIOD SHALL NOT EXCEED THE POINT AT WHICH RUNOFF BEGINS. A MAINTENANCE PROGRAM SHALL NOT BE REQUIRED FOR SYSTEMS WITH SOIL MOISTURE SENSORS THAT ARE INSTALLED AND PROPERLY ADJUSTED. PLANS MUST SHOW THE LOCATION OF MOISTURE SENSORS FOR EACH HYDROZONE.
7) A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
8) THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
9) THE LANDSCAPE ARCHITECT SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING PROPER INSTALLATION OF BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS AND SHOULD ASSURE THAT THE INTENT OF THE IRRIGATION DESIGN IS PRESERVED.
10) CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
11) IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMMISIONS, ERRORS, ETC., OR ONSITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.

1) AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION
2) A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
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6) IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC AND ARE FOR DIAGRAMATIC PURPOSES ONLY. LINES, VALVES, AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
7) ALL LINES TRAVERSING HARDSCAPE TO BE PLACED IN CONDUIT UNDER PAVING.

NOTES:

1. **Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.**
2. **Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.**
3. **Recirculating water systems shall be used for water features.**
4. **Locks shall be installed on all pubicly accessible exterior faucets and hose bibs.**

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	PART NO.
	FEBCO BACKFLOW PREVENTER	MODEL 825Y
	WILKINS PRESSURE REDUCING VALVE	600 XL
	HUNTER CONTROL ZONE VALVE KIT	PCZ-101-25
	HUNTER RAIN SENSOR CONDUIT MOUNT	SOLAR-SYNC
	HUNTER I-CORE CONTROLLER	IC-600-M, six station w/ one ICM-600 module
	HOSE BIBB - OWNER TO SELECT LOCATION	
	NIBCO GATE VALVE (manual shut-off)	
	SCHEDULE 40 PVC LATERAL LINE	
	SCHEDULE 40 MAIN LINE	
	HUNTER MP ROTATOR	MP3000--90
	HUNTER MP ROTATOR	MP3000--180
	HUNTER MP ROTATOR	MP3000--360

HZ = Hydrozone

Zone No. O 1" **Valve size**
Flow rate in GPM 0.00

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and irrigation maintenance.

An irrigation audit report shall be completed at the time of final inspection.

Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

05/10/2021

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

Harmony Gardens, Inc.
Shelley Sparks, RLA#2696
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@harmonygardens.net

REVISION LOG:
03/13/2019
10/30/2020

SUBMITTAL:
NO: DATE:

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 IRRIGATION PLAN

Date: 05/10/2021
Scale: 1" = 20'
Drawn By: PG/dr

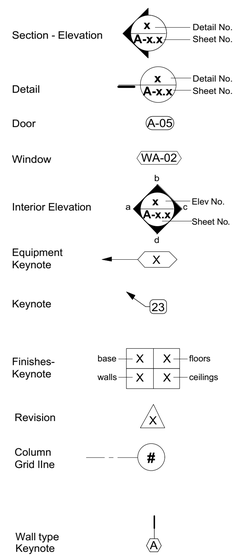
Sheet No.
L3
4 of 4

L O T-2: Project information

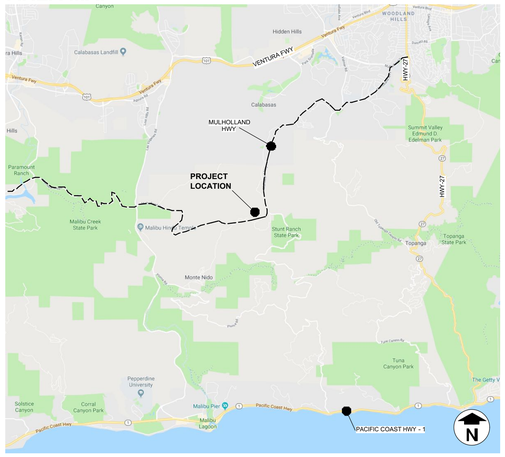
ABBREVIATIONS

A.D	Area Drain
ALUM.	Aluminum
APPROX.	Approximately
AW.	Awning
BD.	Board
BLDG.	Building
BS.	Building Standard
BLKG.	Blocking
BOT.	Bottom
C.L.	Center Line
CLG.	Ceiling
CLR.	Clear
CF.	Compact Fluorescent
C.M.U.	Conc. Masonry Unit
CONC.	Concrete
CONT.	Continuos
D.	Doorbell
DBL.	Double
D.F.P.T.	Doug. Fir Press. Treated
DIA.or Ø	Diameter
DIM.	Dimension
DN.	Down
DTL.	Detail
DW.	Dishwasher
ELEC.	Electric
EL.	Elevation
EP.	Electrical Panel
EQ.	Equal
EQUIP.	Equipment
EXIST'G	Existing
(E)	Existing
EXT.	Exterior
FAB.	Fabricated
F.F.	Finish Floor
F.G.	Finish Grade
FLR.	Floor
FRAM'G	Framing
G	Gas
GA.	Gauge
G.B.	Glass Block
G.D.	Garbage Disposal
G.I.	Galvinized Iron
GYP.BD.	Gypsum Board
H.B.	Hose Bib
H.C.	Handicap
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HT.	Height
INS.	Insulated
INT.	Interior
JNT.	Joint
LFXT	Light Fixture
L.P.	Low Point
M.	Mirror
MAS.	Masonry
MAX	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MIN.	Minimum
MTL.	Metal
(N)	New
NO.	Number
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NR	Not Rated
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.W.S.	Owner Will Supply
P.C.	Pull Chain
P.L.	Plate Line
PLUMB.	Plumbing
PNLD.	Paneled
PNTD.	Painted
R.	Radius
REC	Recessed
RDWD.	Redwood
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
S	Shelf
S.C.	Solid Core
SHT.	Sheet
SHTG.	Sheeting
SIM.	Similar
S.S.	Stainless Steel
STL	Steel
STRUCT.	Structural
SUR	Surface (mounted)
T.G.	Tempered Glass
T & G	Tongue And Groove
TYP.	Typical
VER.	Verify
(V)	Verify
W/	With
WD.	Wood
WW	Wall Washer
WH.	Water Heater
W.P.	Water Proof
YD.	Yard
#	Pound.
U.N.O	Unless Noted Otherwise

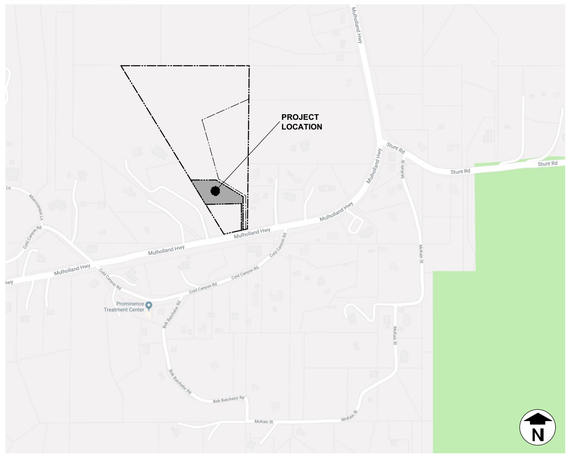
LEGEND / SYMBOLS



AREA MAP



VICINITY MAP



BUILDING CODES:

1. ALL PLANS AND WORK FOR THE PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES WITH LOCAL AMENDMENTS

CALIFORNIA CODE OF REGULATIONS
TITLES 19 AND 24

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TILTLE 29)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TILTLE 30)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

PROJECT DESCRIPTION

Architectural Design

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split- level dwelling, and (3) the upper level of the split-level dwelling. Most of the useable outdoor decks are located at the southeast side of the dwelling, with a small useable deck area at the northwest side of the dwelling. A 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster and wood siding with some limited stone cladding at the entry façade in colors that coordinate with surrounding rock formations.

The proposed single family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 1⁄2 Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward. In keeping with the terraced configuration of the home, the garage is located on a level slightly above the 2 living levels of the home.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits.

PROJECT TEAM

Owner
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasas, Ca 91302
818-915-2300

Architect
Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, Ca. 90024
Tel: 310-441-1211
Fax: 310-496-0107
Contact: Doug Dworsky

Civil Engineering
Spindler Engineering, Inc.
16823 Saticoy Street
Van Nuys, Ca 91406
818-782-2788 (t)
818-782-0111 (f)
Contact: Larry Gray

Landscape Architect / Arborist
Harmony Gardens
12224 Addison Street
Valley Village, Ca 91607
818-505-9783 (t)
818-760-7558 (f)
Contact Shelley Sparks

Septic Engineer
Larry Young
24219 Philiprimm St.
Woodland Hills, Ca 91367
818-883-8585

Ecological Consultant
Cooper Ecological
Department Of Ecology And Evolutionary Biology
University Of California, Los Angeles
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Contact: Dan Cooper

Land Use Consultant
Tim Riley And Associates
8537 Wakefield Avenue
Panorama City, Ca 91402
818-891-0495 (t)
Contact: Tim Riley

Surveyor
Chris Nelson And Associates, Inc.
31238 Via Collinas, Suite H
Westlake Village, Ca 91362
818-991-0614 (t)

SHEET INDEX

Architecture

Sheet N.	Sheet Title
Lot - 2 A-0.0	Cover Sheet
Lot - 2 A-0.1	Site Photos
Lot - 2 A-1.0	Key Plan
Lot - 2 A-1.1	Site Plan
Lot - 2 A-1.2	Enlarged Site Plan
Lot - 2 A-1.3	Fire Department Access Plan
Lot - 2 A-2.0	Floor Plan
Lot - 2 A-2.1	Roof Plan
Lot - 2 A-3.0	Exterior Elevations
Lot - 2 A-3.1	Exterior Elevations
Lot - 2 A-4.0	Site Sections
Lot - 2 A-5.0	Entry Gate

Landscaping

L0	Index Sheet
L1	Native Vegetation Removal Plan
L2	Landscape Plan

Civil Engineering

Sheet 1 Of 7	Grading Plan
Sheet 2 Of 7	Existing Topography And Easements
Sheet 3 Of 7	Grading Plan
Sheet 4 Of 7	Drainage Plan
Sheet 5 Of 7	Fire Access Plan
Sheet 6 Of 7	Slope Analysis
Sheet 7 Of 7	Parcel Map 10857

Septic Engineering

See Septic Engineering Drawings

PROJECT DATA

JOB ADDRESS:	SEE AIN (ADDRESS IS NOT AVAILABLE)
LEGAL DESCRIPTION:	LOT 2 OF PARCEL MAP 10857 AS RECORD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 144 PAGES 41 TO 43
AIN:	4455-019-045
CONSTRUCTION TYPE:	V-B
SPRINKLERS	YES
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	R1-1
MAX. ALLOWABLE HEIGHT:	18'-0"
PROJECT HEIGHT:	18'-0"
REQUIRED PARKING:	2 COVERED SPACE
PARKING PROVIDED:	2 COVERED SPACE

AREA CALCULATION (PER CALIFORNIA BUILDING CODE AND LA COUNTY ZONING CODE):

GROUND FLOOR SQUARE FOOTAGE:	4138 SF
AREA OR COVERED SPACES:	938 SF
GARAGE:	427 SF
TOTAL: BUILDING AREA	**5503 SF**

AREA CALCULATION (PER ANSI Z765-2003) BUILDING AREA:	4303 SF
LOT AREA:	50,094 SF = 1.15 Acres
ALLOWABLE DEVELOPED SITE AREA	10,000 SF
PROPOSED DEVELOPED SITE AREA	9,540 SF: (SEE CIVIL DRAWINGS)
EASEMENT	N/A
REQUIRED SET BACKS FOR FLAG LOTS:	FRONT YARD = 10'-0" SIDE YARD = 10'-0" REAR YARD = 10'-0"

Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

All drawings and written material appearing herein constitute original & unpublished work of the designer and may not be duplicated, used or disclosed without the written consent of the designer.

L O T - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

COVER SHEET

LOT - 2
A-0.0

Site Photos

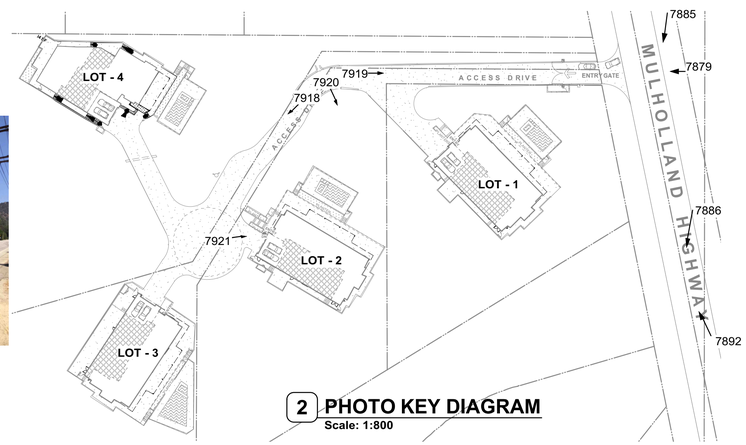
Street Photos

7879

7885

7886

7892



2 PHOTO KEY DIAGRAM
Scale: 1:800

Dworsky
Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

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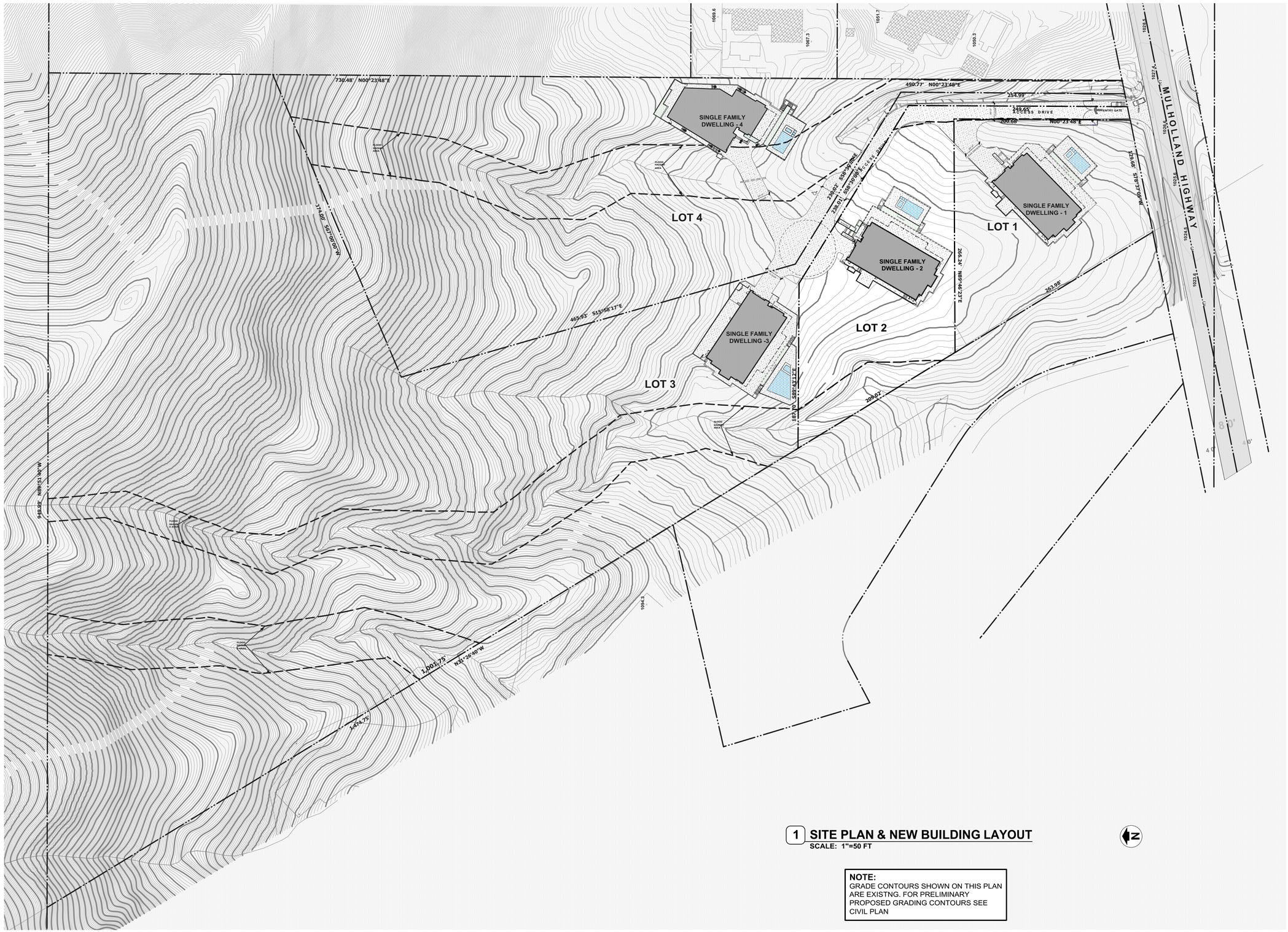
LOT - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-044
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 11/30/18

JOB #: 1805
SCALE: As Noted
SHEET:
SITE PHOTOS

LOT - 2
A-0.1



1 SITE PLAN & NEW BUILDING LAYOUT

SCALE: 1"=50 FT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

Dworsky
Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
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L O T - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

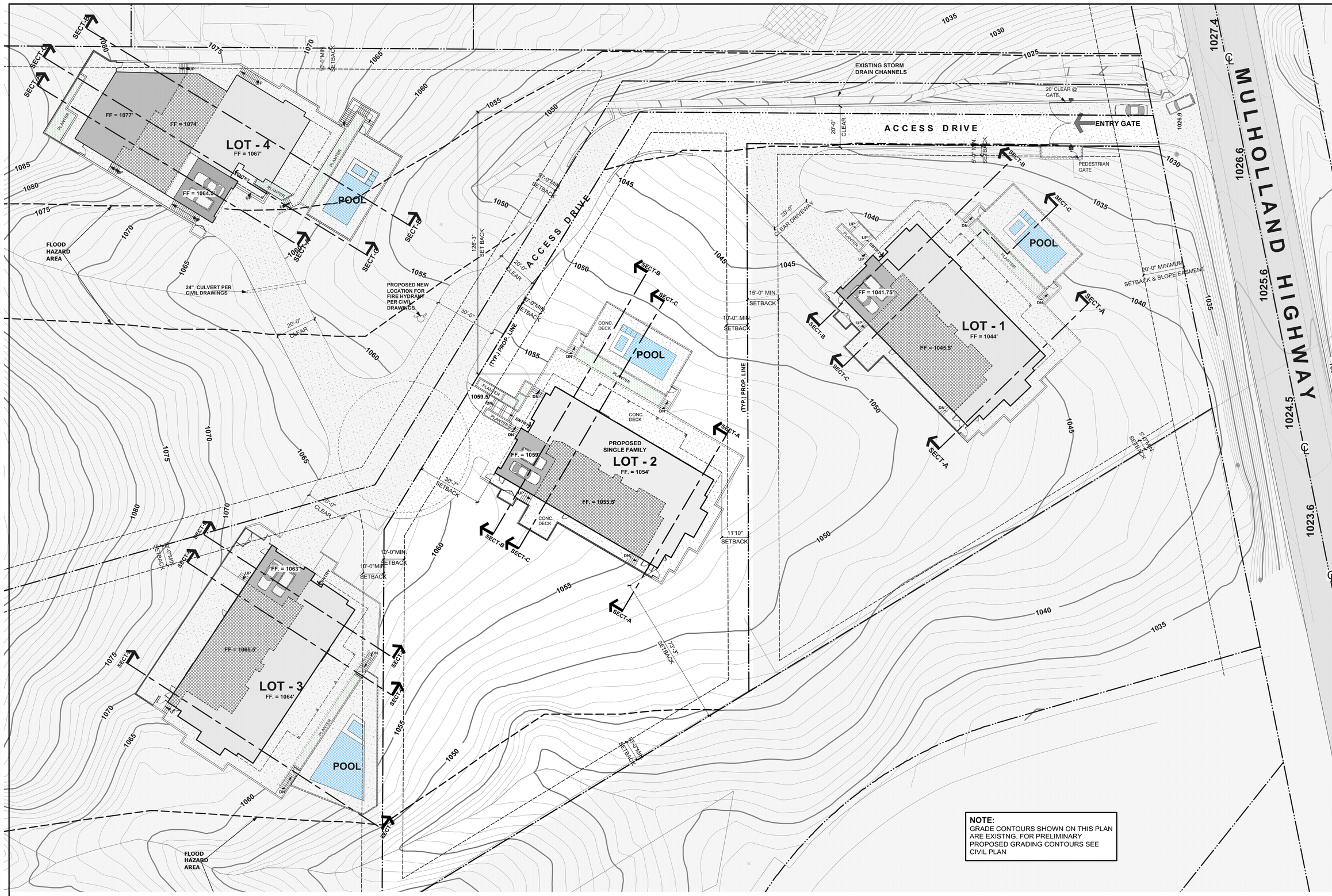
CDP Submittal 12/07/18

date plotted: **12/5/18**

JOB #: 1805
SCALE: As Noted
SHEET:

KEY PLAN

LOT - 2
A-1.0



NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

2 SITE PLAN
Scale: 1" = 20 ft

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

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LOT - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted: 12/5/18

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PLAN

LOT - 2
A-1.1

EXTERIOR LIGHT FIXTURE SCHEDULE

- L1: RECESSED SHIELDED STEP DOWN LIGHT
- L2: LANDSCAPE LIGHT SHIELDED WALL WASHER
- L3: RECESSED CEILING DOWNLIGHT
- L4: RECESSED CEILING WALL WASHER
- L5: SURFACE MOUNTED WALL SCONCE (DOWNLIGHT ONLY)
- L6: POOL LIGHT
- L7: WALL OR COLUMN MOUNTED DONWLIGHT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

2 ENLARGED SITE PLAN
Scale: 1/8" = 1'-0"

Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

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L O T - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 12/5/18

JOB #: 1805
SCALE: As Noted
SHEET:
ENLARGED SITE PLAN

LOT - 2
A-1.2

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

(TYP.) PROPERTY LING

MULHOLLAND HIGHWAY

LOT - 4
FF = 1067'
FF = 1077'
FF = 1074'
FF = 1064.5'
POOL
PLANTER
ENTRY
UP
TYP. MIN. 5'-0" WIDE WALKWAY
SURROUNDING BUILDING,
OPEN TO SKY (NO OVERHEAD
STRUCTURE)
FIRE TRUCK
FIRE TRUCK PARKED
IN DRIVEWAY (TYP.)
24" CULVERT PER
CIVIL DRAWINGS
20'-0"
CLEAR
ACCESS DRIVE
PROPOSED NEW
LOCATION FOR
FIRE HYDRANT
PER CIVIL
DRAWINGS
10'-0"
30'-0"
FIRE TRUCK
PARKING AREA
(TYP.) PROPERTY LING
20' CLEAR @
GATE
VEHICLE
ENTRY
GATE
ENTRY GATE
PEDESTRIAN
GATE
20'-0"
CLEAR DRIVEWAY
LOT - 1
FF = 1044'
FF = 1041.75'
FF = 1046.5'
DIN
FIRE TRUCK PARKED
IN DRIVEWAY (TYP.)
TYP. MIN. 5'-0" WIDE WALKWAY
SURROUNDING BUILDING,
OPEN TO SKY (NO OVERHEAD
STRUCTURE)
DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK
LOT - 2
FF = 1054'
FF. = 1059'
FF. = 1055.5'
1059.5'
DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK
FIRE TRUCK PARKED
IN DRIVEWAY (TYP.)
LOT - 3
FF = 1064'
FF = 1063'
FF = 1065.5'
TYP. MIN. 5'-0" WIDE WALKWAY
SURROUNDING BUILDING,
OPEN TO SKY (NO OVERHEAD
STRUCTURE)
DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

2 FIRE ACCESS DIAGRAM
Scale: 1" = 20 ft

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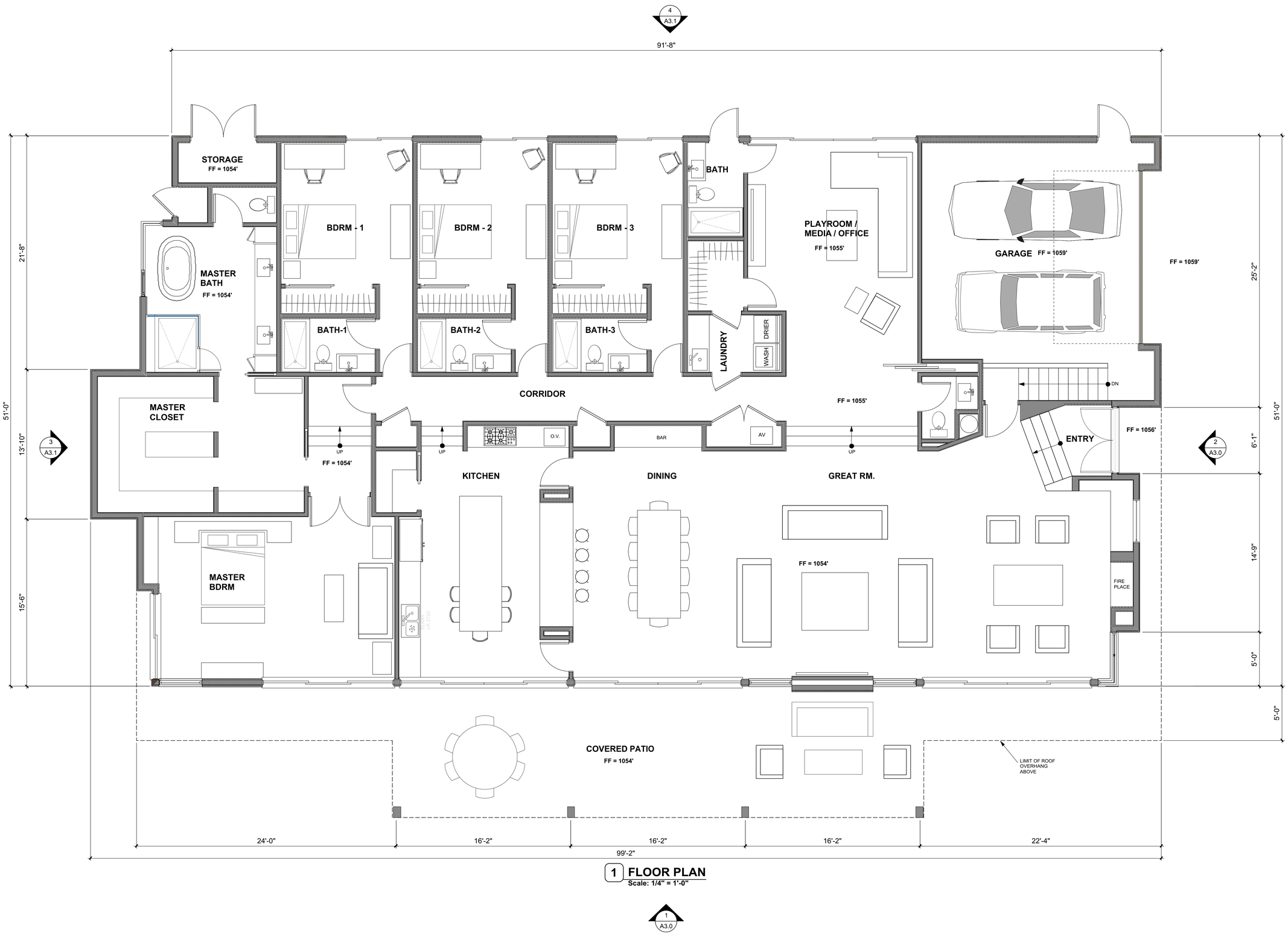
LOT - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 12/5/18

JOB #: 1805
SCALE: As Noted
SHEET:
FIRE DEPARTMENT ACCESS PLAN

LOT - 2
A-1.3



1 FLOOR PLAN

Scale: 1/4" = 1'-0"

1
A3.0

Dworsky
Architecture

1405 Woodruff Ave.
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L O T - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

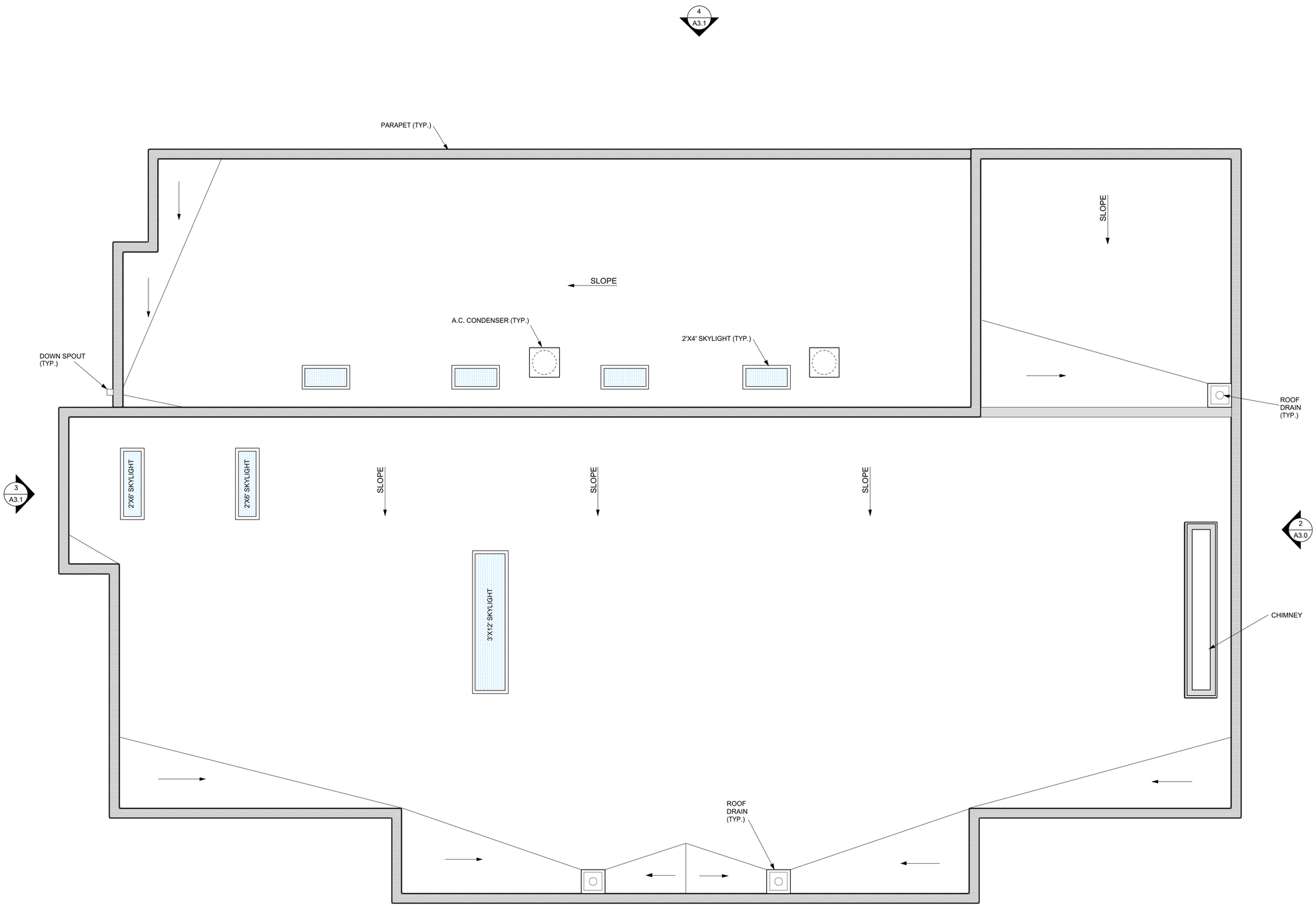
CDP Submittal 12/07/18

date plotted:

JOB #: 1805
SCALE: As Noted
SHEET:

FLOOR PLAN

LOT - 2
A-2.0



1 ROOF PLAN
Scale: 1/4" = 1'-0"

1
A3.0

Dworsky
Architecture

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AIN 4455-019-045
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

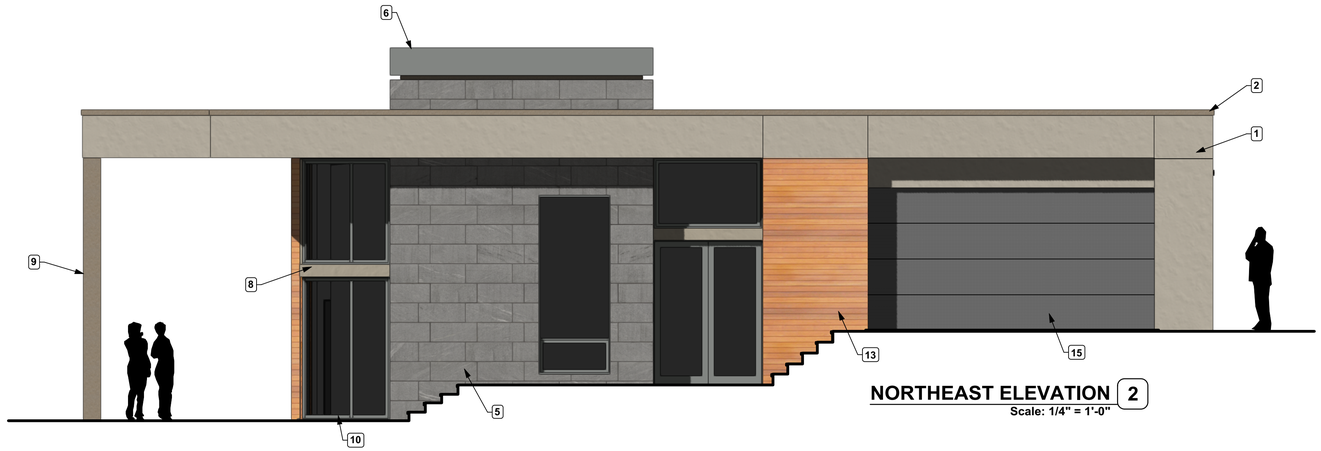
CDP Submittal 12/07/18

date plotted:

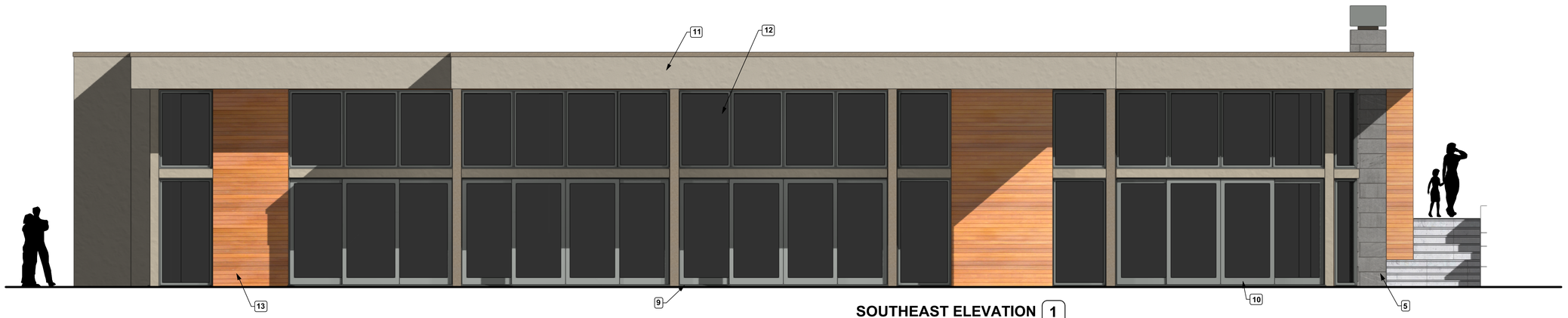
JOB #: 1805
SCALE: As Noted
SHEET:

ROOF PLAN

LOT - 2
A-2.1



NORTHEAST ELEVATION 2
Scale: 1/4" = 1'-0"



SOUTHEAST ELEVATION 1
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

Dworsky Architecture

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L O T - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

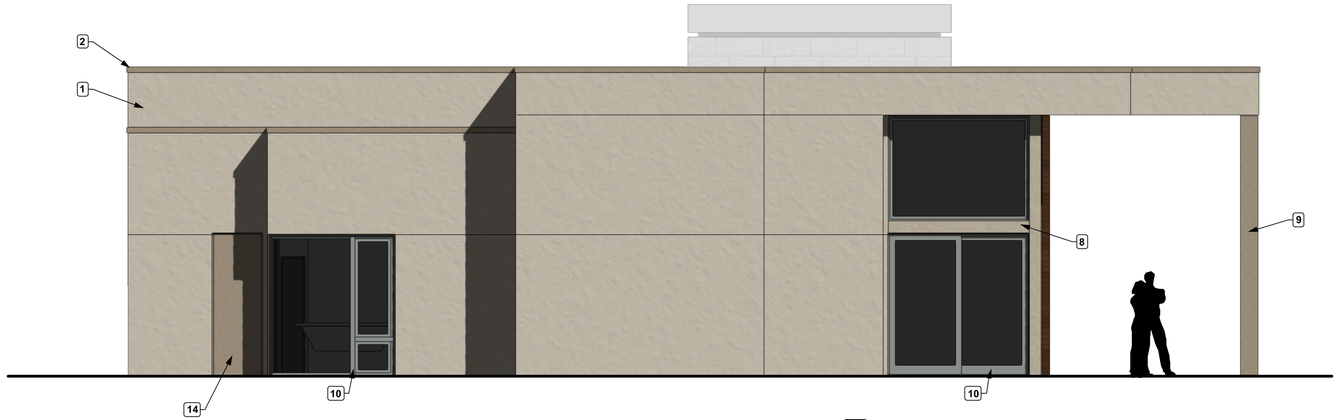
CDP Submittal 12/07/18

date plotted:

JOB #: 1805
SCALE: As Noted
SHEET:

EXTERIOR ELEVATIONS

LOT - 2
A-3.0



SOUTH WEST ELEVATION 4
Scale: 1/4" = 1'-0"

NORTHWEST ELEVATION 3
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

Dworsky Architecture

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L O T - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-045
Mulholland Highway, Calabassas, CA., 91302

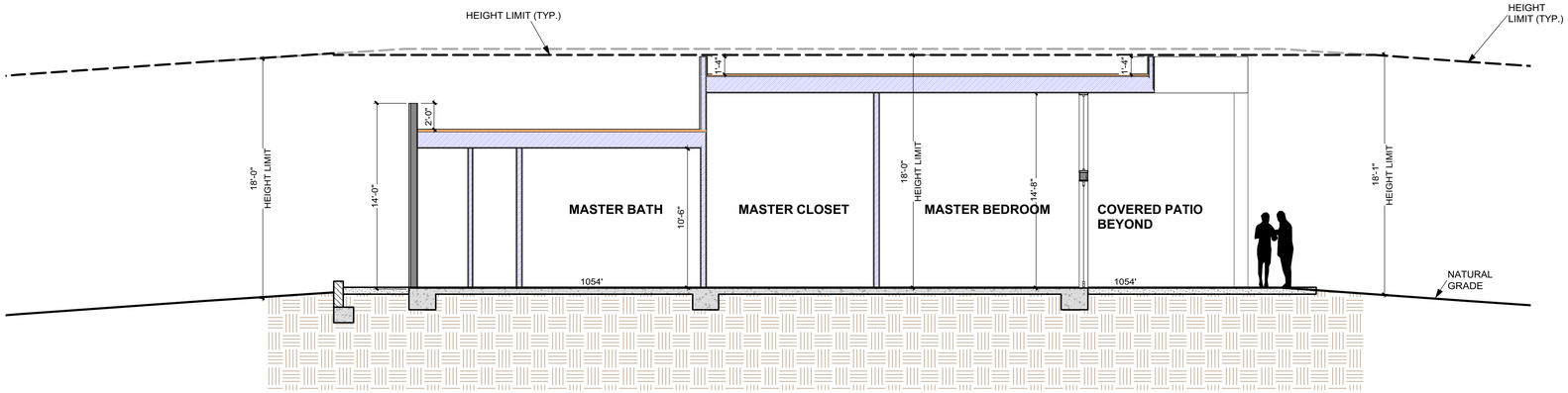
SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted:

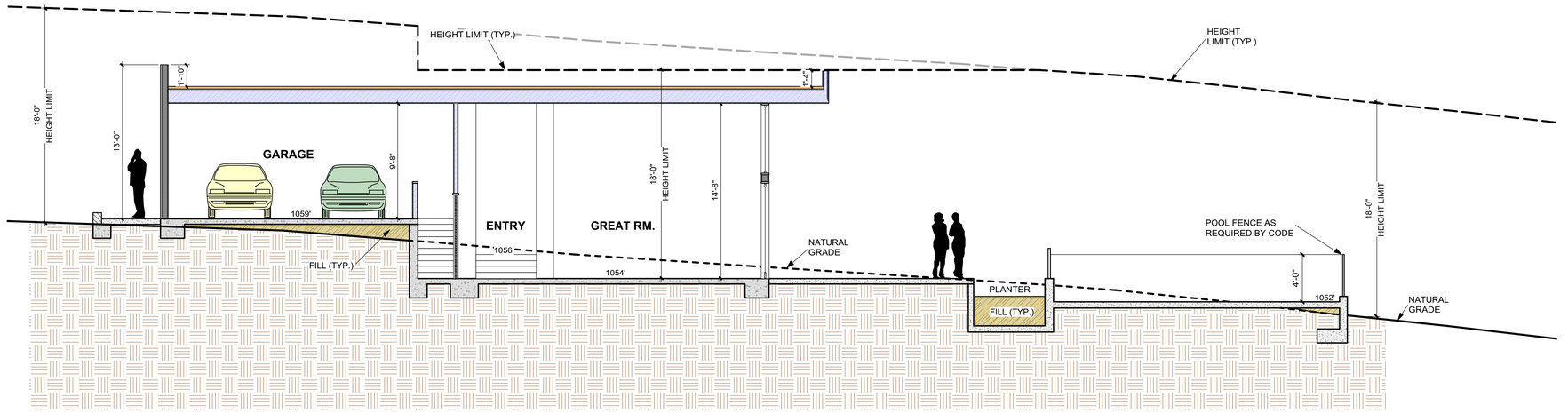
JOB #: 1805
SCALE: As Noted
SHEET:
EXTERIOR ELEVATIONS

LOT - 2
A-3.1



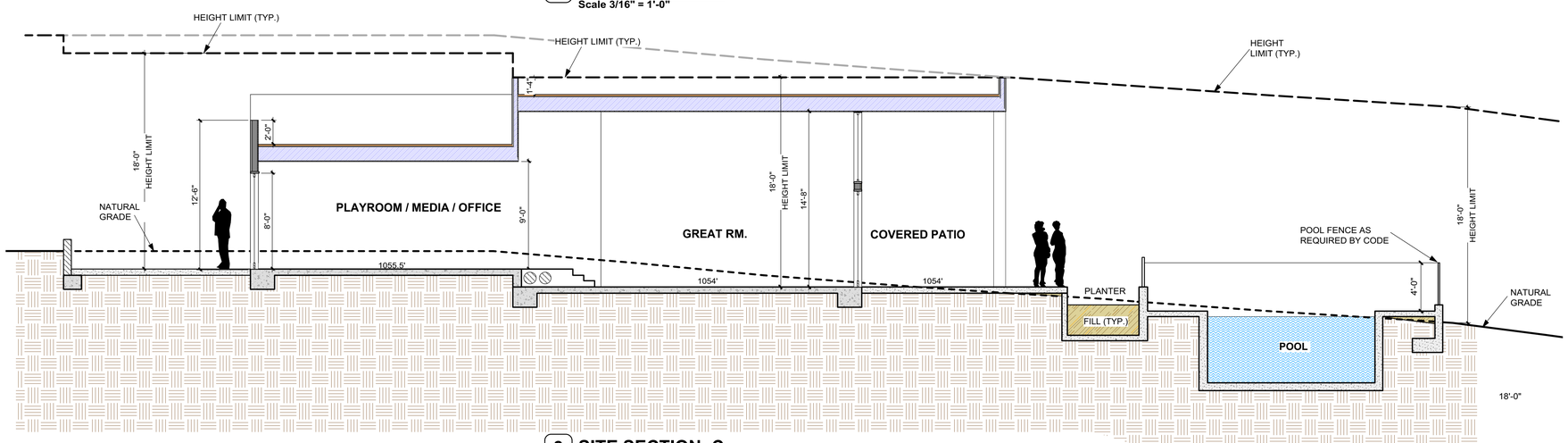
1 SITE SECTION A

Scale 3/16" = 1'-0"



2 SITE SECTION B

Scale 3/16" = 1'-0"



3 SITE SECTION C

Scale 3/16" = 1'-0"

Dworsky Architecture

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L O T - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

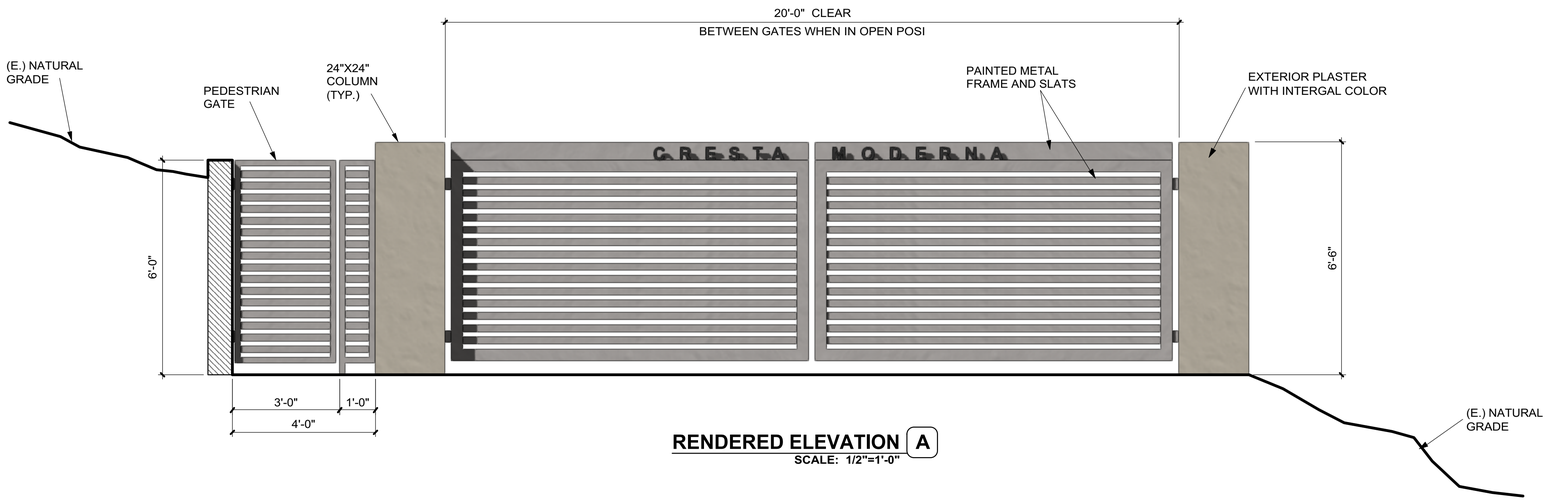
CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

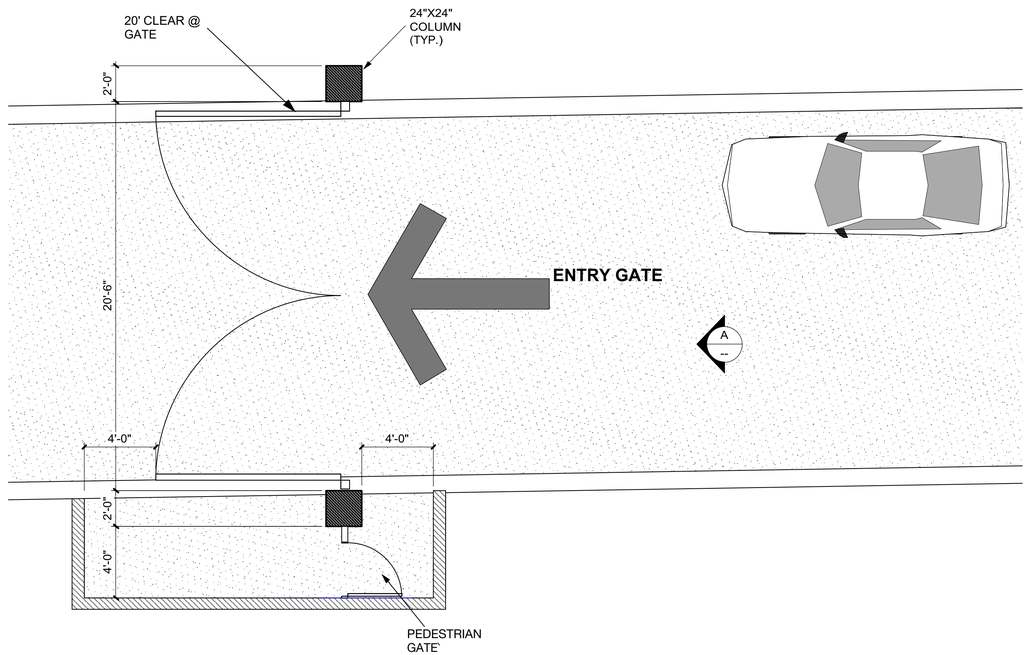
SITE SECTIONS

LOT - 2
A-4.0



RENDERED ELEVATION A

SCALE: 1/2"=1'-0"



1 ENTRY GATE PLAN

Scale: 1/4" = 1'-0"

Dworsky
Architecture

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Los Angeles, CA., 90024
Tel: 310.441.1211
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Calabasa, Ca., 91302
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LOT - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted: **12/5/18**

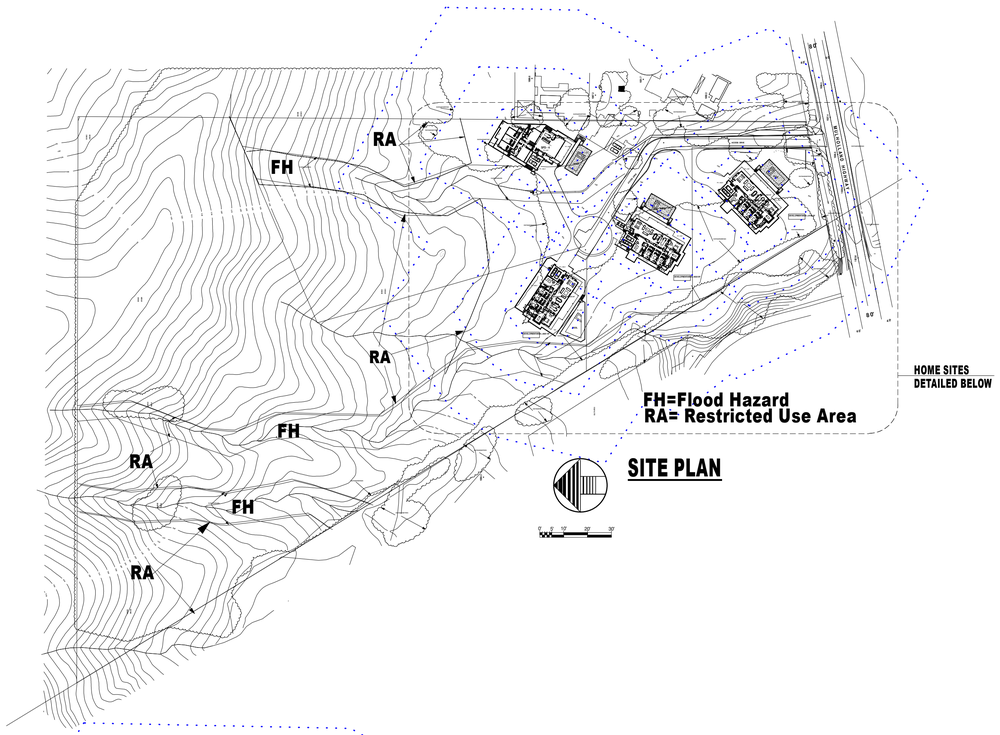
JOB #: 1805

SCALE: As Noted

SHEET:

ENTRY GATE

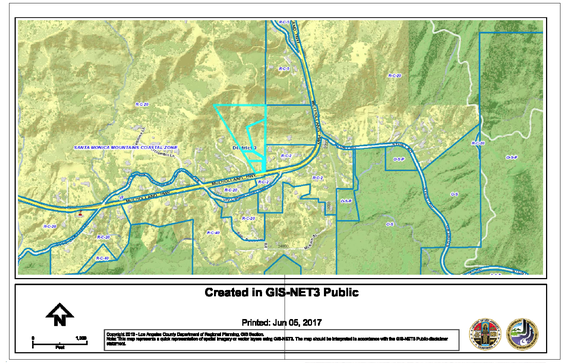
LOT - 2
A-5.0



SITE PLAN

LOT 2 SHEET INDEX

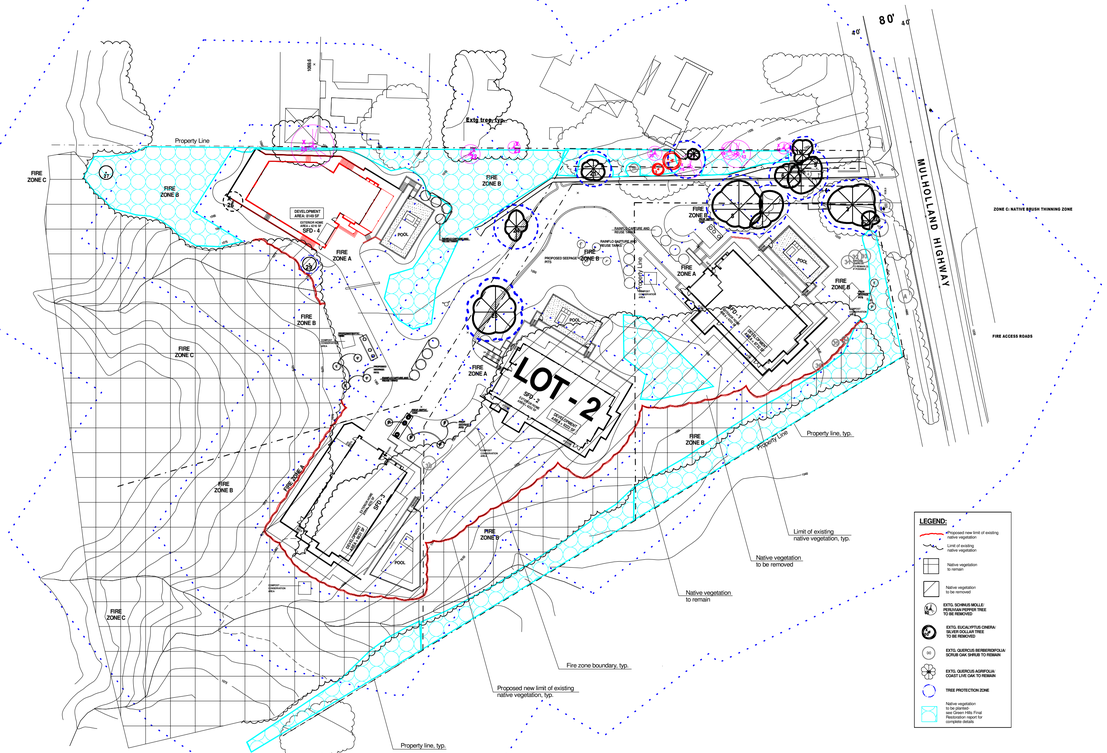
L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN



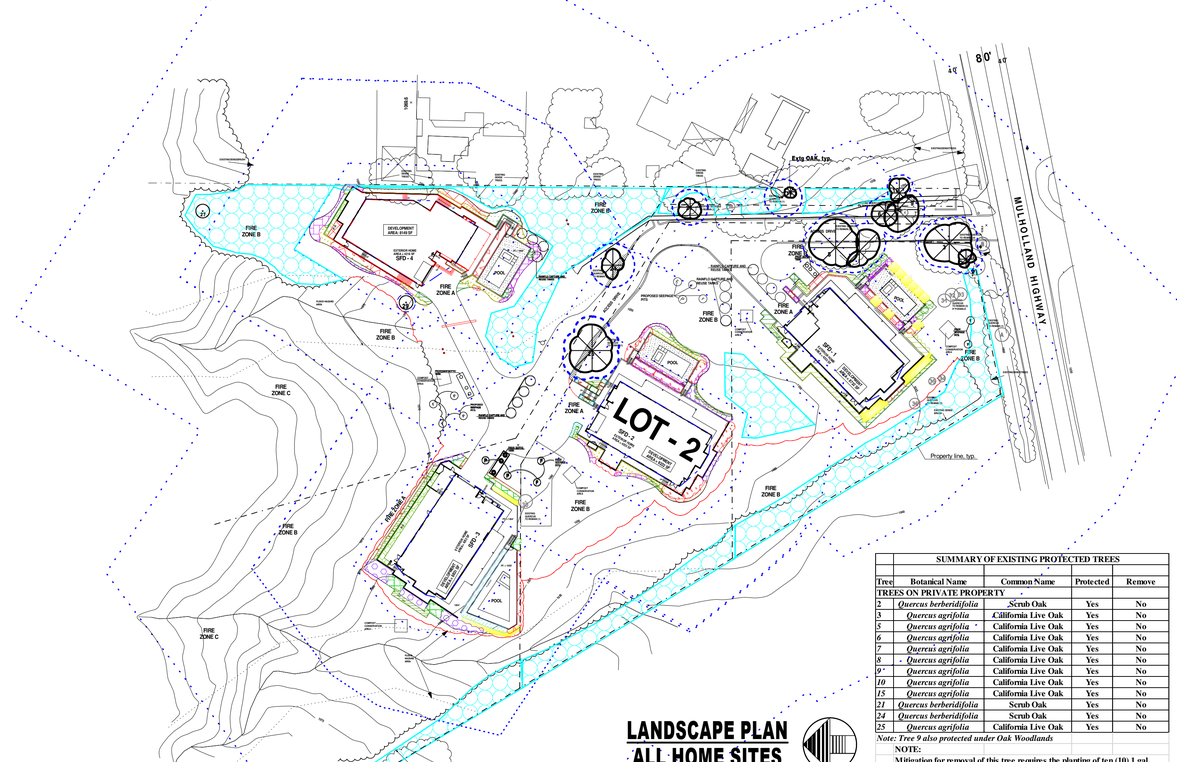
VICINITY MAP

NTS

Project Site



NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES



LANDSCAPE PLAN
ALL HOME SITES

	SUMMARY OF EXISTING PROTECTED TREES			
Tree	Botanical Name	Common Name	Protected	Remove
TREES ON PRIVATE PROPERTY				
2	*Quercus berberidifolia*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
9	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
21	*Quercus berberidifolia*	Scrub Oak	Yes	No
24	*Quercus berberidifolia*	Scrub Oak	Yes	No
25	*Quercus agrifolia*	California Live Oak	Yes	No

Note: Tree 9 also protected under Oak Woodlands

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the parcel from which it was removed.

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

10/11/2018
10/23/2018
12/03/2018
12/11/2018
02/13/2019
03/18/2019
09/30/2019
10/30/2020
11/17/2021
08/07/2023

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

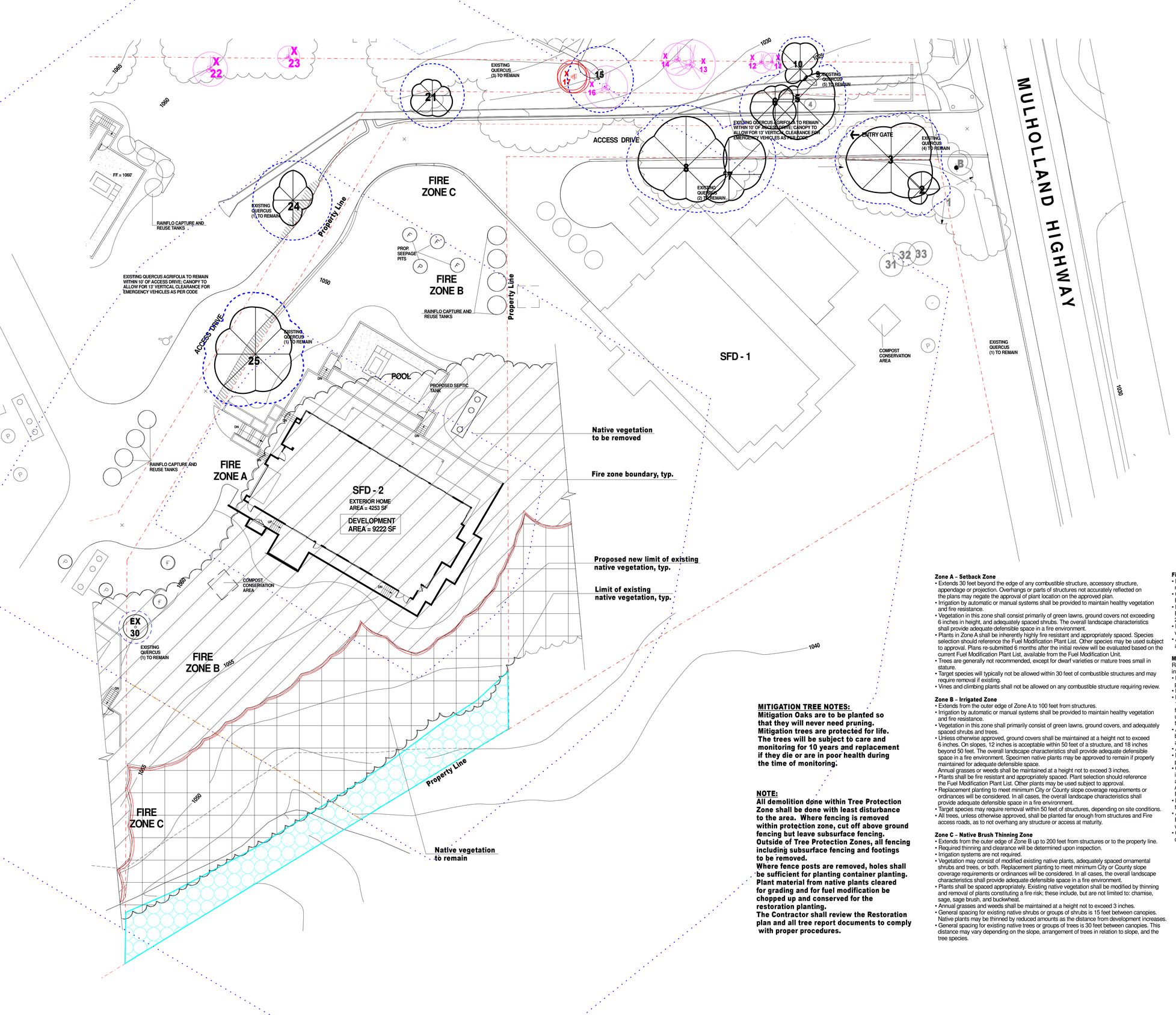
OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 2 INDEX SHEET

Date: 08/07/2023

Scale: NTS

Sheet No.
L0
1 of 4



All landscape plant material located on Landscape Plan sheet L2

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- NATIVE VEGETATION TO BE REMOVED
- EXTG. SCHINUS MOLLE/ PERUVIAN PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- PROPOSED NATIVE VEGETATION RESTORATION AREA FOR MITIGATION OF OAK WOODLAND ENCROACHMENT. SEEDLINGS TO BE PLANTED VIA FIELD-SIGHTING METHOD

MITIGATION TREE NOTES:
Mitigation Oaks are to be planted so that they will never need pruning. Mitigation trees are protected for life. The trees will be subject to care and monitoring for 10 years and replacement if they die or are in poor health during the time of monitoring.

NOTE:
All demolition done within Tree Protection Zone shall be done with least disturbance to the area. Where fencing is removed within protection zone, cut off above ground fencing but leave subsurface fencing. Outside of Tree Protection Zones, all fencing including subsurface fencing and footings to be removed.
Where fence posts are removed, holes shall be sufficient for planting container planting. Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.
The Contractor shall review the Restoration plan and all tree report documents to comply with proper procedures.

Zone A – Setback Zone
- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone
- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space.
  Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone
- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone
- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance
Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:
- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

LEGAL DESCRIPTION:
APN: 4455-019-045

0' 5' 10' 20' 30' 50' 100'

LICENSED LANDSCAPE ARCHITECT — Shelly Sparks — 11/20/23 — STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:
10/08/2018
12/11/2018
03/14/2019
03/03/2020
10/30/2020
06/18/2021
11/17/2021
08/07/2023

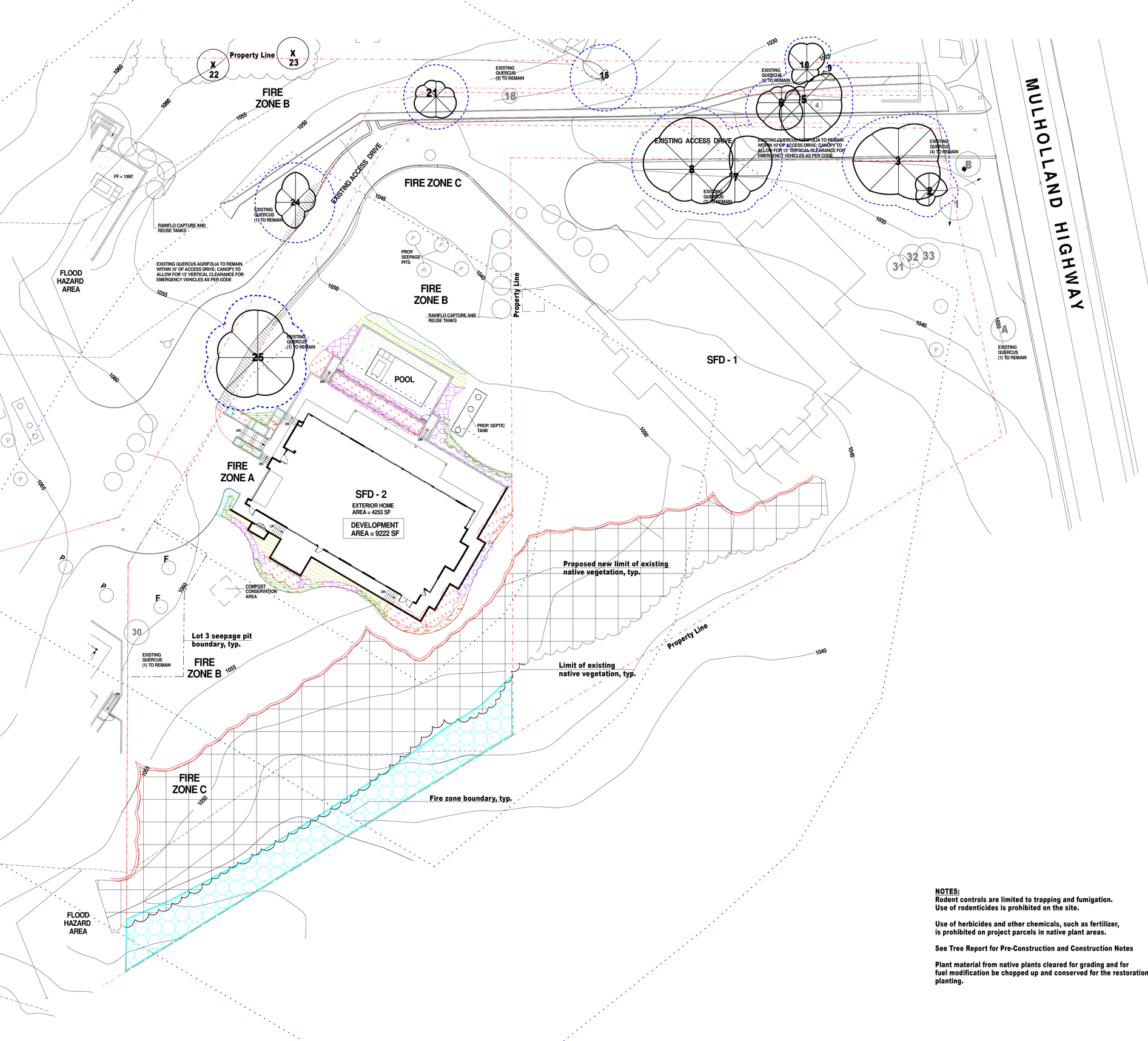
PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 2 NATIVE VEGETATION REMOVAL PLAN

Date: 08/07/2023
Scale: 1" = 20'
Drawn By: PG/dr

Sheet No.
L1
2 of 4



Plant Legend

Caesalpinia pulcherrima
Red Bird of Paradise
10' H x 10' W
Low A

Dudleya pulverulenta
Chalk Liveforever
1' H x 1' W
Sun to part shade
Low A

Encelia californica
Coast Sunflower
3' H x 5' W
Full sun
V. Low A&B

Leymus condensatus
Giant Wild Rye
2-3' H x 2' W
Full to part sun
Low A

Muhlenbergia rigens
Deergrass
2-4' H x 4' W
Full sun to part shade
Low A&B

Penstemon centranthifolius
Scarlet Bugler
1-2' H x 1' W
Full to part sun
Low A

Salvia leucantha
Mexican Sage
3-5' H x 4-6' W
Full sun
Low A

Solanum xanti
Purple Nightshade
3'H x 3'W
Full to part sun
V. Low A&B

Proposed native vegetation restoration area for mitigation of Oak Woodland encroachment. Seedlings to be planted via field-sighting method

TOTAL LANDSCAPED AREA: 3,275 SQ. FT.

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- 00 — EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- 00 — EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- DOWN LIGHT
- (P) — BELOW INLET W/ 5' CAP
- (F) — FUTURE DEDICATION

NOTES:
Rodent controls are limited to trapping and fumigation. Use of rodenticides is prohibited on the site.

Use of herbicides and other chemicals, such as fertilizer, is prohibited on project parcels in native plant areas.

See Tree Report for Pre-Construction and Construction Notes

Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.

LEGAL DESCRIPTION:
APN: 4455-019-045

0' 5' 10' 20' 30' 50' 100'

LICENSED LANDSCAPE ARCHITECT — Shelley Sparks — No. 2896 — 13014 — Date — STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

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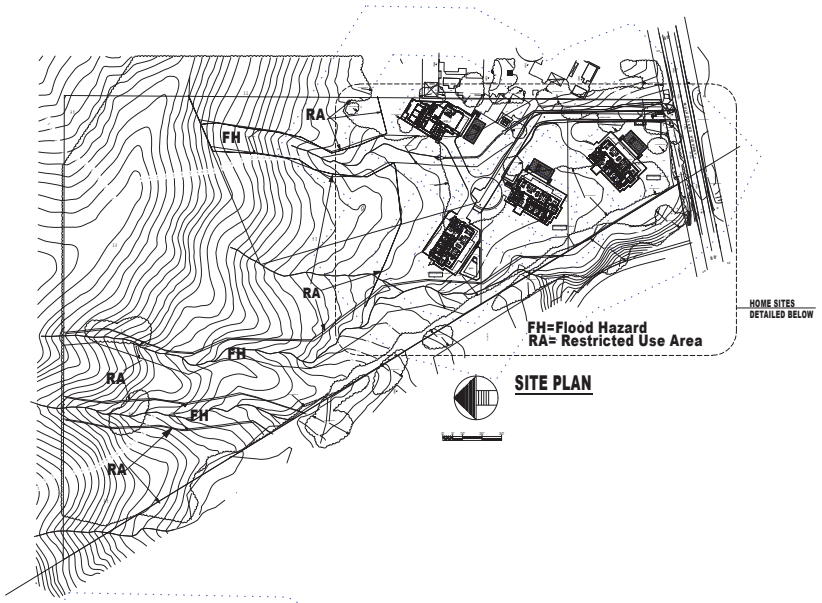
LOT 2 LANDSCAPE PLAN

Date: 08/07/2023
Scale: 1" = 20'
Drawn By: PG/dr

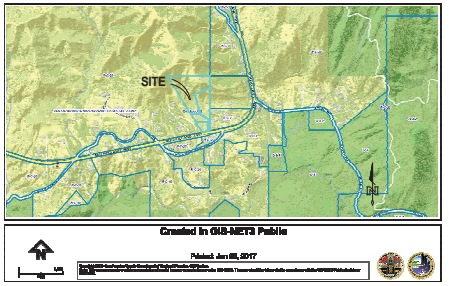
Sheet No.
L2
3 of 4



SITE PLAN

LOT 2 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN



VICINITY MAP

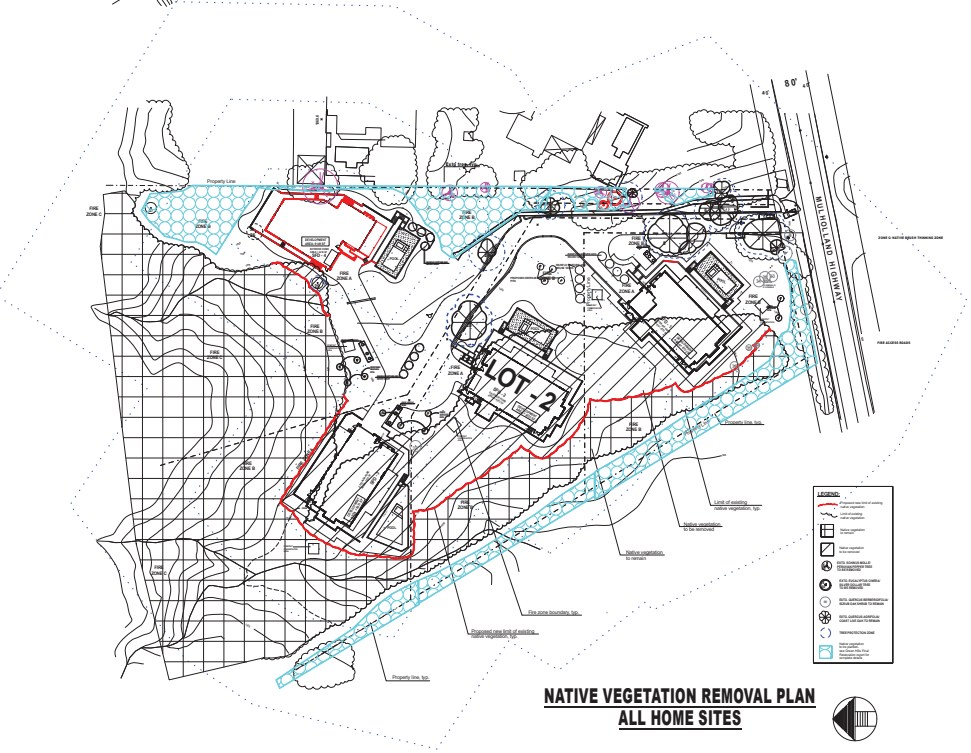
Project Site

7219

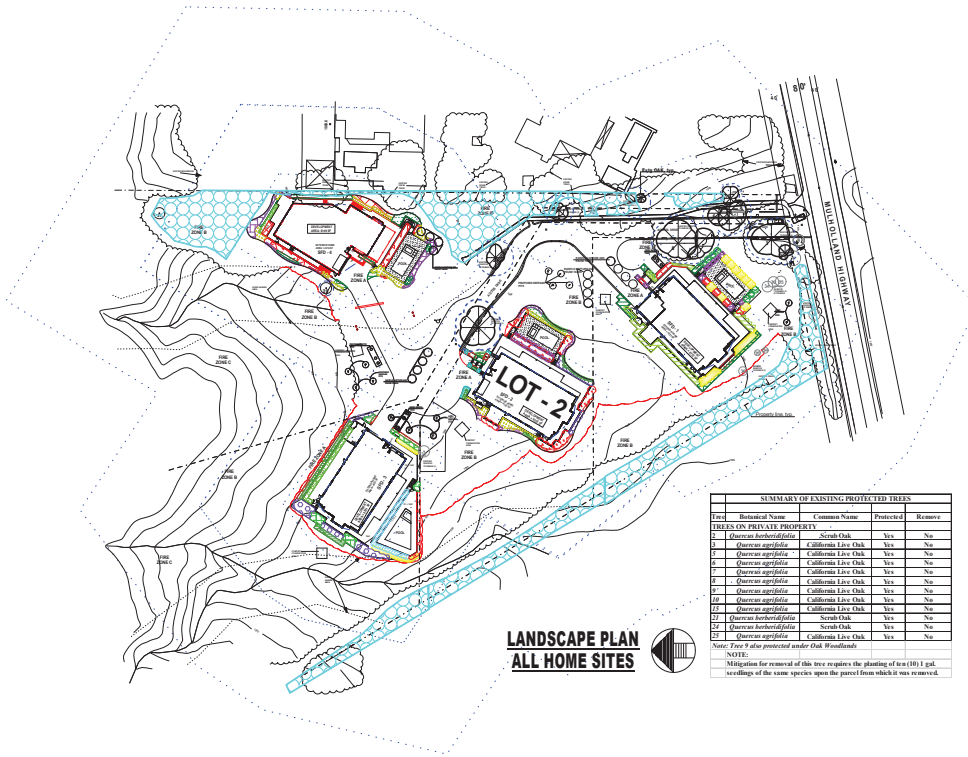
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
PRELIMINARY
FUEL MODIFICATION PLAN
RESUBMIT

By R Walson Date 6/16/2021
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law

See notes on L1 and L2



NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES



LANDSCAPE PLAN
ALL HOME SITES

SUMMARY OF EXISTING PROTECTED TREES

Tree	Botanical Name	Common Name	Protected	Remove
TREES ON PRIVATE PROPERTY				
2	*Quercus berberidifolia*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
9*	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
21	*Quercus berberidifolia*	Scrub Oak	Yes	No
24	*Quercus berberidifolia*	Scrub Oak	Yes	No
25	*Quercus agrifolia*	California Live Oak	Yes	No

Note: Tree 9 also protected under Oak Woodlands

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the parcel from which it was removed.

Harmony Gardens, Inc.
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12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

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10/11/2018
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09/30/2019
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SUBMITTAL: NO:	DATE:

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Parcel Map 10857
Calabasas, CA 91302

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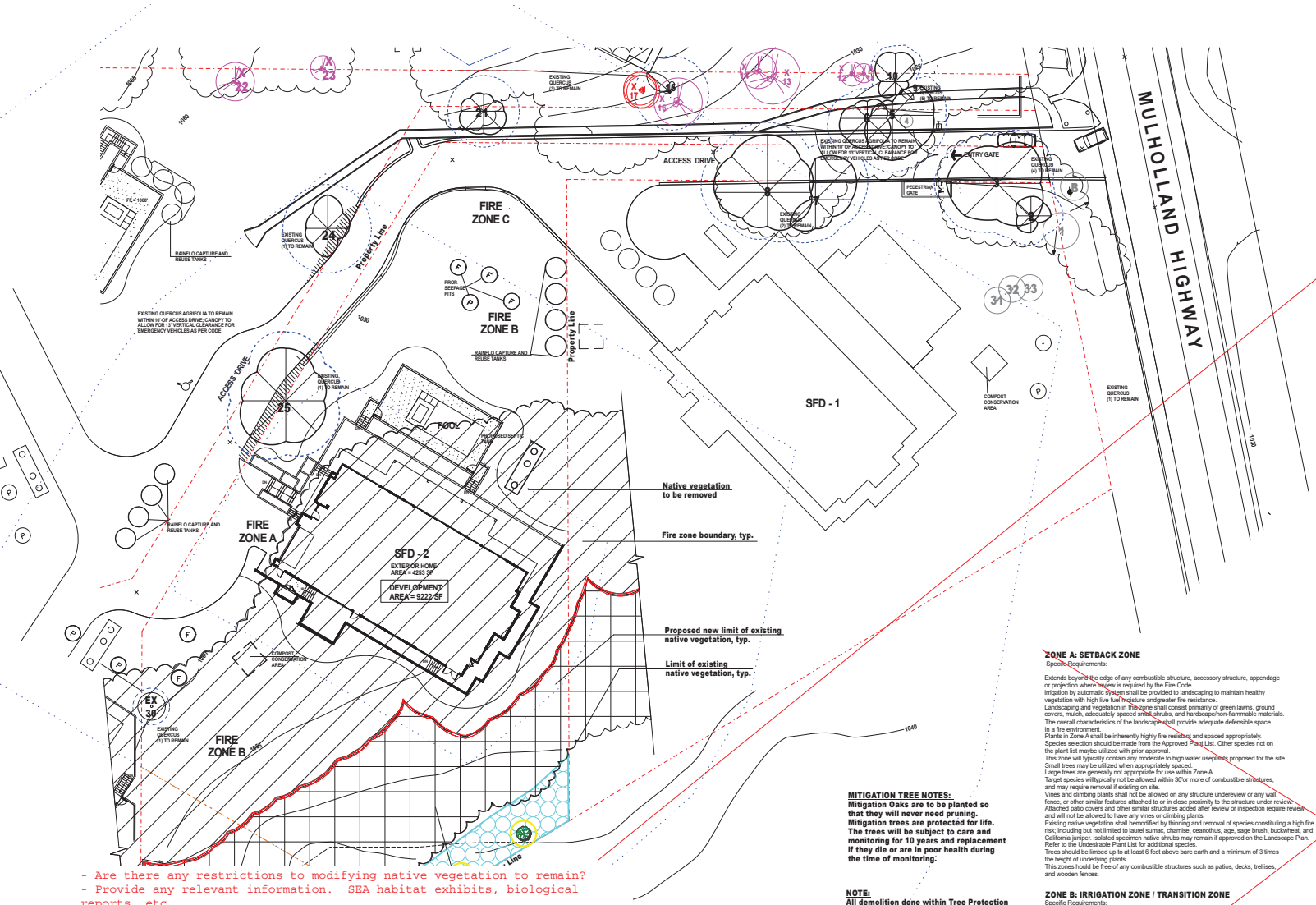
3961 Bon Homme Road
Calabasas, CA 91302

LOT 2 INDEX SHEET

Date: 05/10/2021
Scale: NTS

Sheet No.
L0
1 of 4



- Are there any restrictions to modifying native vegetation to remain?
- Provide any relevant information. SEA habitat exhibits, biological reports, etc.

All landscape plant material located on Landscape Plan sheet L2

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- NATIVE VEGETATION TO BE REMOVED
- EXTG. SCHINUS MOLLE/ PERUVIAN PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- PROPOSED NATIVE VEGETATION RESTORATION AREA TO BE USED FOR MITIGATION OF OAK WOODLAND ENCROACHMENT
- QUERCUS AGRIFOLIA COAST LIVE OAK MITIGATION TREE
- QUERCUS BERBERIDIFOLIA SCRUB OAK

MITIGATION TREE NOTES:
Mitigation Oaks are to be planted so that they will never need pruning.
Mitigation trees are protected for life. The trees will be subject to care and monitoring for 10 years and replacement if they die or are in poor health during the time of monitoring.

NOTE:
All demolition done within Tree Protection Zone shall be done with least disturbance to the area. Where fencing is removed within protection zone, cut off above ground fencing but leave subsurface fencing. Outside of Tree Protection Zones, all fencing including subsurface fencing and footings to be removed.
Where fence posts are removed, holes shall be sufficient for planting container planting. Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.
The Contractor shall review the Restoration plan and all tree report documents to comply with proper procedures.

ZONE A: SETBACK ZONE
Specific Requirements:

Extends beyond the edge of any combustible structure, accessory structure, appendage or projection where review is required by the Fire Code.
Irrigation by automatic system shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture andgreater fire resistance.
Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, mulch, adequately spaced small shrubs, and hardscapenon-flammable materials.
The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Plants in Zone A shall be inherently highly fire resistant and spaced appropriately.
Species selection should be made from the Approved Plant List. Other species not on the plant list maybe utilized with prior approval.
This zone will typically contain any moderate to high water usepants proposed for the site.
Small trees may be utilized when appropriately spaced.
Large trees are generally not appropriate for use within Zone A.
Target species willtypically not be allowed within 30'or more of combustible structures, and may require removal if existing on site.
Vines and climbing plants shall not be allowed on any structure undereview or any wall, fence, or other similar features attached to or in close proximity to the structure under review.
Attached patio covers and other similar structures added after review or inspection require review and will not be allowed to have any vines or climbing plants.
Existing native vegetation shall bemodified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, age, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan. Refer to the Undesirable Plant List for additional species.
Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.
This zones hould be free of any combustible structures such as patios, decks, trellises, and wooden fences.

ZONE B: IRRIGATION ZONE / TRANSITION ZONE
Specific Requirements:

Extends from the outermost edge of Zone A up to 100' from structure.
Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Landscaping along access roads required for slope stabilization as part of a grading plan that extends past 100' from a structure, should typically follow the requirements for Zone B.
Irrigation by automatic system shall be provided to maintain healthy vegetation and increase fire resistance.
Plants in Zone B should be fire resistant and spaced appropriately. Species selection should be made referencing the Appendix: Plant List. Other species may be utilized subject to approval.
Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan. Refer to the Undesirable Plant List for additional species that should be modified and/or removed.
Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.

ZONE C: NATIVE BRUSH THINNING ZONE
Specific Requirements

Typically extends from the outermost edge of Zone B up to 200' from structures.
Irrigation systems are not required for this zone. (Native plants are generally not compatible with regular,non-seasonal supplemental water.)
Vegetation in this zone will mainly consist of modified existing native vegetation.
Adequately spaced ornamental shrubs and trees are allowed if approved on the Landscape Plan, but are generally not recommended due to water conservation goals.
Landscape planting with ornamental or native species to meet minimum slope coverage requirements associated with Grading Permits or City or County Hillside Ordinances is allowed. Irrigation should be in place at least as long as required to establish and naturalize the installed plants.The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, age, sagebrush, buckwheat, and California juniper. Refer to the Undesirable Plant List for additional species that should be modified and/or removed.
Remove the lower 1/3 of large shrubs and all dead wood to reduce fuel loads.
Trees should be limbed up to at least 6' above bare earth and a minimum of 3 times the height of underlying plant as outlined in the maintenance section.
Native plants may be removed by reduced amounts as the distance from development increases.
Plants in ZoneC shall be spaced appropriately to meet the brush clearance requirements.
General spacing for large existing native shrubs orgroups of shrubs is 15' between the edges of the canopies.
General spacing for existing native trees or groups of trees is 30' between the edges of the canopies. This will depend on the species, topography, and orientation on the site among other factors.

FIRE ACCESS ROADS
Specific Requirements

Remove flammable growth for a minimum of 10' on each side of Fire Access Roads.
Fire Access Roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire AccessRoads shall have unobstructed vertical clearance for a width of 20'.
Landscaping and native plants adjoining fire access roads shall be appropriately spaced and maintained to provide safe passage in wildland fire environments.
Trees should be planted so that, at maturity, they will not overhang any access road leading to a required emergency vehicle turnaround.

Replace notes with those provided. Notes must be complete without omission of any section (maintenance) or verbiage required such as the distance for zone A

LEGAL DESCRIPTION:
APN: 4455-019-045

0' 5' 10' 20' 30' 50' 100'

Harmony Gardens, Inc.
Shelley Sparks, RLA #2686
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@harmonygardens.net

REVISION LOG:

10/08/2018
12/11/2018
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NO:	DATE:

PROJECT ADDRESS:
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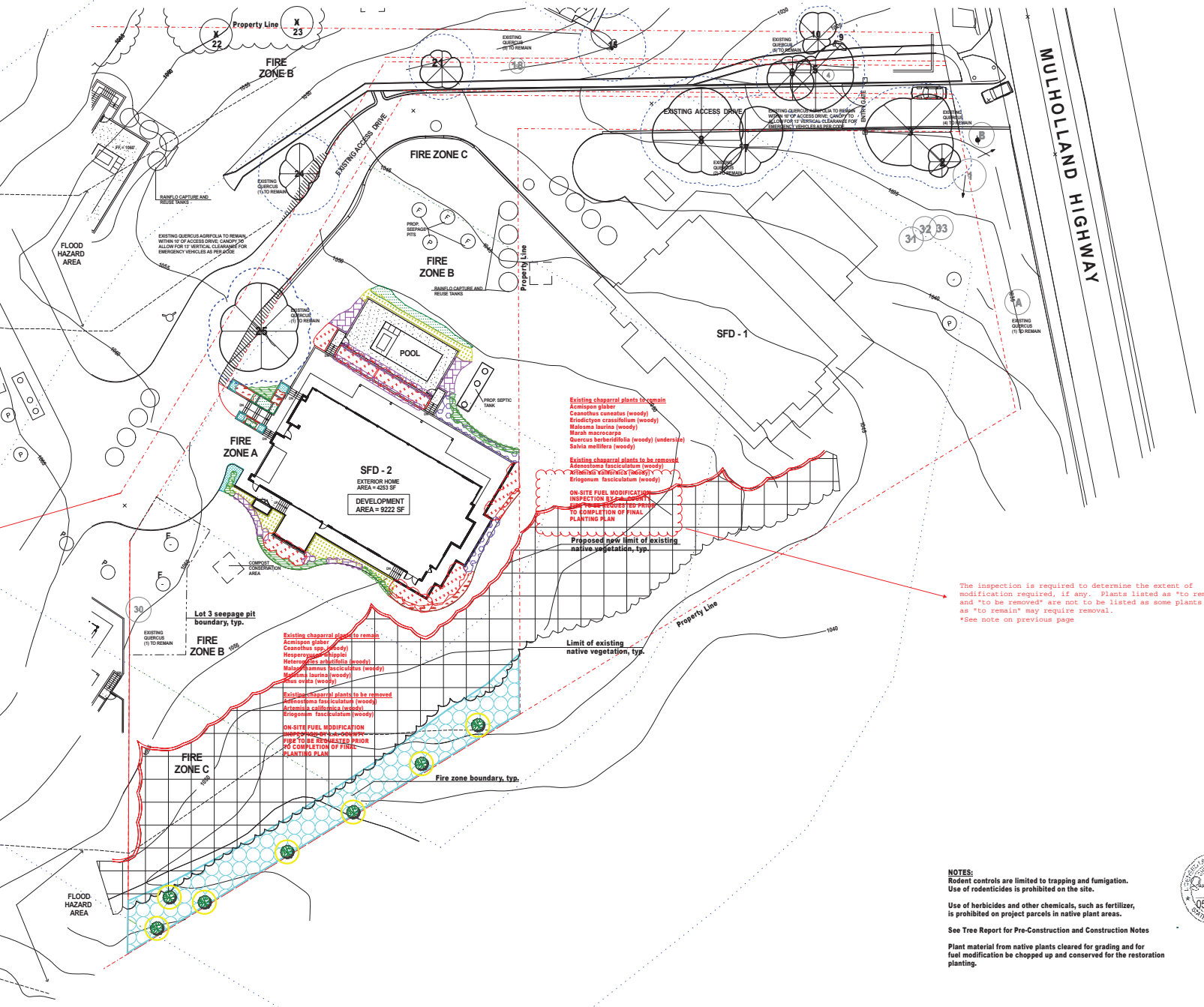
LOT 2 NATIVE VEGETATION REMOVAL PLAN

Date: 05/10/2021
Scale: 1" = 20'
Drawn By: PG

Sheet No.
L1
2 of 4



Plant Legend

- **Caesalpinia pulcherrima** — Red Bird of Paradise — 10' H x 10' W — Low — A
- **Dudleya pulverulenta** — Chalk Liveforever — 1' H x 1' W — Sun to part shade — Low — A
- **Encelia californica** — Coast Sunflower — 3' H x 5' W — Full sun — V. Low — A&B
- **Leymus condensatus** — Giant Wild Rye — 2-3' H x 2' W — Full to part sun — Low — A
- **Muhlenbergia rigens** — Deergrass — 2-4' H x 4' W — Full sun to part shade — Low — A&B
- **Penstemon centranthifolius** — Scarlet Bugler — 1-2' H x 1' W — Full to part sun — Low — A
- **Salvia leucantha** — Mexican Sage — 3-5' H x 4-6' W — Full sun — Low — A
- **Solanum xanti** — Purple Nightshade — 3'H x 3'W — Full to part sun — V. Low — A&B
- **Proposed native vegetation restoration area to be used for mitigation of Oak Woodland encroachment**
- **Quercus agrifolia** — Coast Live Oak — 40-60'H x 40-50'W — Full Sun — Low — B -30' — (Mitigation trees)
- **Quercus berberidifolia** — Scrub Oak — 3-10'H x 5-15'W — Full sun — Low — B -30'

TOTAL LANDSCAPED AREA: 3,275 SQ. FT.

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- DOWN LIGHT
- (P) BELOW INLET W/ 5' CAP
- (F) FUTURE DEDICATION

NOTES:
Rodent controls are limited to trapping and fumigation. Use of rodenticides is prohibited on the site.

Use of herbicides and other chemicals, such as fertilizer, is prohibited on project parcels in native plant areas.

See Tree Report for Pre-Construction and Construction Notes

Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.

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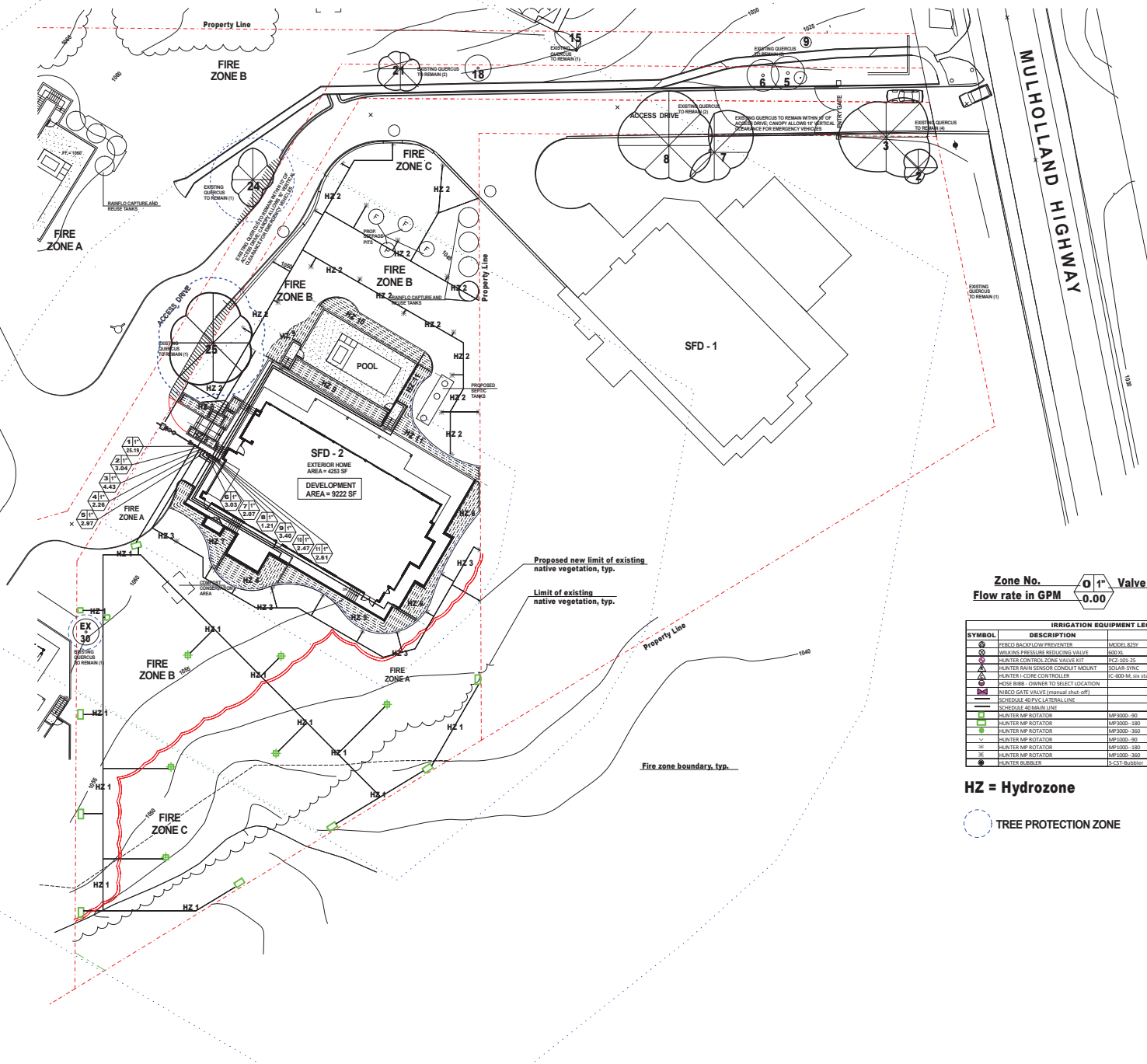
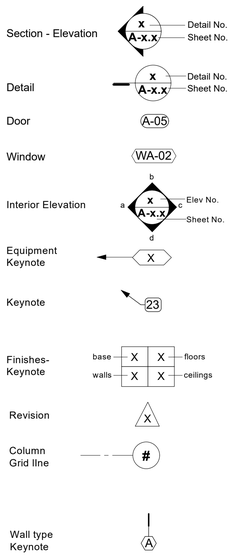

Property Line
FIRE ZONE B
FIRE ZONE A
FIRE ZONE C
FIRE ZONE B
FIRE ZONE B
FIRE ZONE A
FIRE ZONE B
FIRE ZONE C
ACCESS DRIVE
ACCESS DRIVE
MULHOLLAND HIGHWAY
SFD - 1
SFD - 2
EXTERIOR HOME AREA = 4253 SF
DEVELOPMENT AREA = 9222 SF
POOL
RAINFLO CAPTURE AND REUSE TANKS
RAINFLO CAPTURE AND REUSE TANKS
PROPOSED SEPTIC TANKS
DROP INLET/DRY WELL PITS
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (2)
EXISTING QUERCUS TO REMAIN (6)
EXISTING QUERCUS TO REMAIN WITHIN 10' OF ACCESS DRIVE; CANOPY ALLOWS 15' VERTICAL CLEARANCE FOR EMERGENCY VEHICLES
ENTRY GATE
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (2)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1

L O T-3: Project information

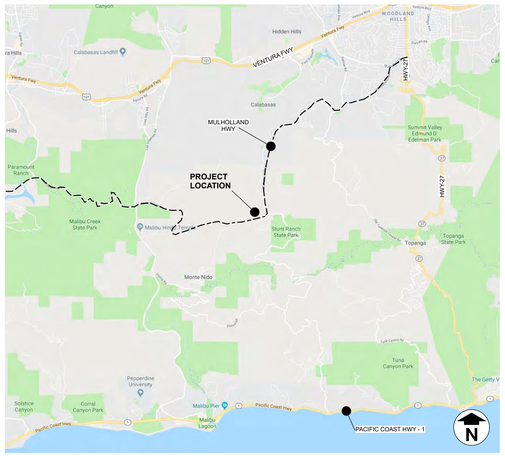
ABBREVIATIONS

A.D	Area Drain
ALUM.	Aluminum
APPROX.	Approximately
AW.	Awning
BD.	Board
BLDG.	Building
BS.	Building Standard
BLKG.	Blocking
BOT.	Bottom
C.L.	Center Line
CLG.	Ceiling
CLR.	Clear
CF.	Compact Fluorescent
C.M.U.	Conc. Masonry Unit
CONC.	Concrete
CONT.	Continuos
D.	Doorbell
DBL.	Double
D.F.P.T.	Doug. Fir Press. Treated
DIA.or Ø	Diameter
DIM.	Dimension
DN.	Down
DTL.	Detail
DW.	Dishwasher
ELEC.	Electric
EL.	Elevation
EP.	Electrical Panel
EQ.	Equal
EQUIP.	Equipment
EXIST'G	Existing
(E)	Existing
EXT.	Exterior
FAB.	Fabricated
F.F.	Finish Floor
F.G.	Finish Grade
FLR.	Floor
FRAM'G	Framing
G	Gas
GA.	Gauge
G.B.	Glass Block
G.D.	Garbage Disposal
G.I.	Galvinized Iron
GYP.BD.	Gypsum Board
H.B.	Hose Bib
H.C.	Handicap
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HT.	Height
INS.	Insulated
INT.	Interior
JNT.	Joint
LFXT	Light Fixture
L.P.	Low Point
M.	Mirror
MAS.	Masonry
MAX	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MIN.	Minimum
MTL.	Metal
(N)	New
NO.	Number
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NR	Not Rated
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.W.S.	Owner Will Supply
P.C.	Pull Chain
P.L.	Plate Line
PLUMB.	Plumbing
PNLD.	Paneled
PNTD.	Painted
R.	Radius
REC	Recessed
RDWD.	Redwood
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
S	Shelf
S.C.	Solid Core
SHT.	Sheet
SHTG.	Sheeting
SIM.	Similar
S.S.	Stainless Steel
STL.	Steel
STRUCT.	Structural
SUR	Surface (mounted)
T.G.	Tempered Glass
T & G	Tongue And Groove
TYP.	Typical
VER.	Verify
(V)	Verify
W/	With
WD.	Wood
WW	Wall Washer
WH.	Water Heater
W.P.	Water Proof
YD.	Yard
#	Pound.
U.N.O	Unless Noted Otherwise

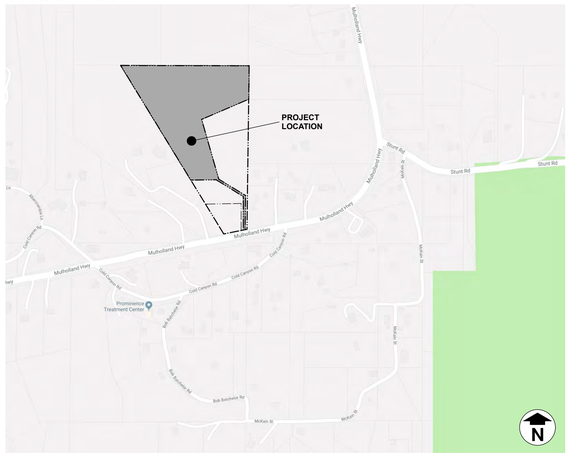
LEGEND / SYMBOLS



AREA MAP



VICINITY MAP



BUILDING CODES:

1. ALL PLANS AND WORK FOR THE PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES WITH LOCAL AMENDMENTS

CALIFORNIA CODE OF REGULATIONS
TITLES 19 AND 24

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TILTLE 29)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TILTLE 30)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

PROJECT DESCRIPTION

Architectural Design

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split- level dwelling, and (3) the upper level of the split-level dwelling. Useable outdoor decks are located at the south and north sides of the dwelling. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks. At the north side of the dwelling, the required retaining wall is located, as required by the California Building Code, a minimum of 15 feet from the perimeter of the proposed dwelling.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster and wood siding in colors that coordinate with surrounding rock formations. The dwelling consists of two adjacent masses, one with a sloped roof and other with a flat roof. The sloped roof portion of the dwelling, faces the street and shared access driveway and mirrors the sloped topography of the site.

The proposed single family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 1⁄2 Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits.

PROJECT TEAM

Owner
Green Hills Associates, Inc.
3961 Bon Homme Rd.
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818-915-2300

Architect
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Fax: 310-496-0107
Contact: Doug Dworsky

Civil Engineering
Spindler Engineering, Inc.
16823 Saticoy Street
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818-782-2788 (t)
818-782-0111 (f)
Contact: Larry Gray

Landscape Architect / Arborist
Harmony Gardens
12224 Addison Street
Valley Village, Ca 91607
818-505-9783 (t)
818-760-7558 (f)
Contact Shelley Sparks

Septic Engineer
Larry Young
24219 Philiprimm St.
Woodland Hills, Ca 91367
818-883-8585

Ecological Consultant
Cooper Ecological
Department Of Ecology And Evolutionary Biology
University Of California, Los Angeles
323-397-3562 (t)
Contact: Dan Cooper

Land Use Consultant
Tim Riley And Associates
8537 Wakefield Avenue
Panorama City, Ca 91402
818-891-0495 (t)
Contact: Tim Riley

Surveyor
Chris Nelson And Associates, Inc.
31238 Via Collinas, Suite H
Westlake Village, Ca 91362
818-991-0614 (t)

SHEET INDEX

Architecture

Sheet N.	Sheet Title
Lot - 3 A-0.0	Cover Sheet
Lot - 3 A-0.1	Site Photos
Lot - 3 A-1.0	Key Plan
Lot - 3 A-1.1a	Site Plan
Lot - 3 A-1.1b	Previously Proposed Stite Plan
Lot - 3 A-1.1c	Revised Site Plan w/ Reduced H2 Habitat Impact
Lot - 3 A-1.2	Enlarged Site Plan
Lot - 3 A-1.3	Fire Department Access Plan
Lot - 3 A-2.0	Floor Plan
Lot - 3 A-2.1	Roof Plan
Lot - 3 A-3.0	Exterior Elevations
Lot - 3 A-3.1	Exterior Elevations
Lot - 3 A-4.0	Site Sections (sfd-3

REMOVED SHEET

Landscaping

L0	Index Sheet
L1	Native Vegetation Removal Plan
L2	Landscape Plan

Civil Engineering

Sheet 1 Of 7	Grading Plan
Sheet 2 Of 7	Existing Topography And Easements
Sheet 3 Of 7	Grading Plan
Sheet 4 Of 7	Drainage Plan
Sheet 5 Of 7	Fire Access Plan
Sheet 6 Of 7	Slope Analysis
Sheet 7 Of 7	Parcel Map 10857

Septic Engineering

See Septic Engineering Drawings

PROJECT DATA

JOB ADDRESS:	SEE AIN (ADDRESS IS NOT AVAILABLE)
LEGAL DESCRIPTION:	LOT 3 OF PARCEL MAP 10857 AS RECORD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 144 PAGES 41 TO 43
AIN:	4455-019-046
CONSTRUCTION TYPE:	V-B
SPRINKLERS	YES
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	R1-1
MAX. ALLOWABLE HEIGHT:	18'-0"
PROJECT HEIGHT:	18'-0"
REQUIRED PARKING:	2 COVERED SPACE
PARKING PROVIDED:	2 COVERED SPACE

AREA CALCULATION (PER CALIFORNIA BUILDING CODE AND LA COUNTY ZONING CODE):

GROUND FLOOR SQUARE FOOTAGE:	3291 SF
AREA OF COVERED SPACES:	938 SF
GARAGE:	451 SF
TOTAL: BUILDING AREA	**4680 SF**

AREA CALCULATION (PER ANSI Z765-2003) BUILDING AREA:	4279 SF
LOT AREA:	442,134 SF = 10.15 Acres
ALLOWABLE DEVELOPED SITE AREA	10,000 SF
PROPOSED DEVELOPED SITE AREA	9,898 SF: (SEE CIVIL DRAWINGS)
EASEMENT:	N/A
REQUIRED SET BACKS FOR FLAG LOTS:	FRONT YARD = 10'-0" SIDE YARD = 10'-0" REAR YARD = 10'-0"

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Tel: 818-915-2300

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L O T - 3
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal	12/07/18
1 H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

COVER SHEET

LOT - 3
A-0.0

Site Photos

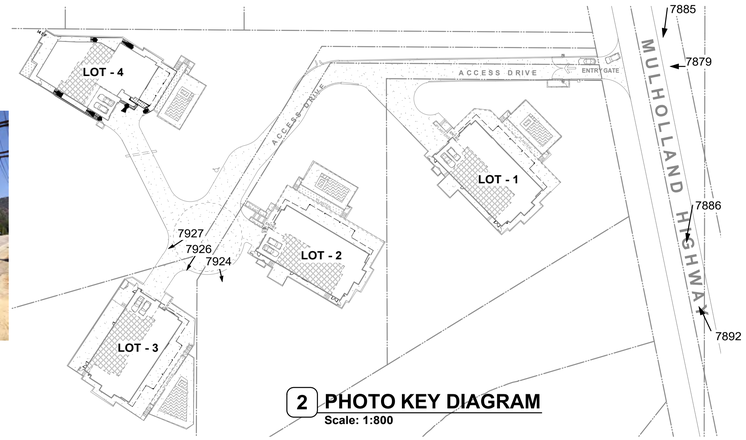
Street Photos

7879

7885

7886

7892



2 PHOTO KEY DIAGRAM
Scale: 1:800

Dworsky
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PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

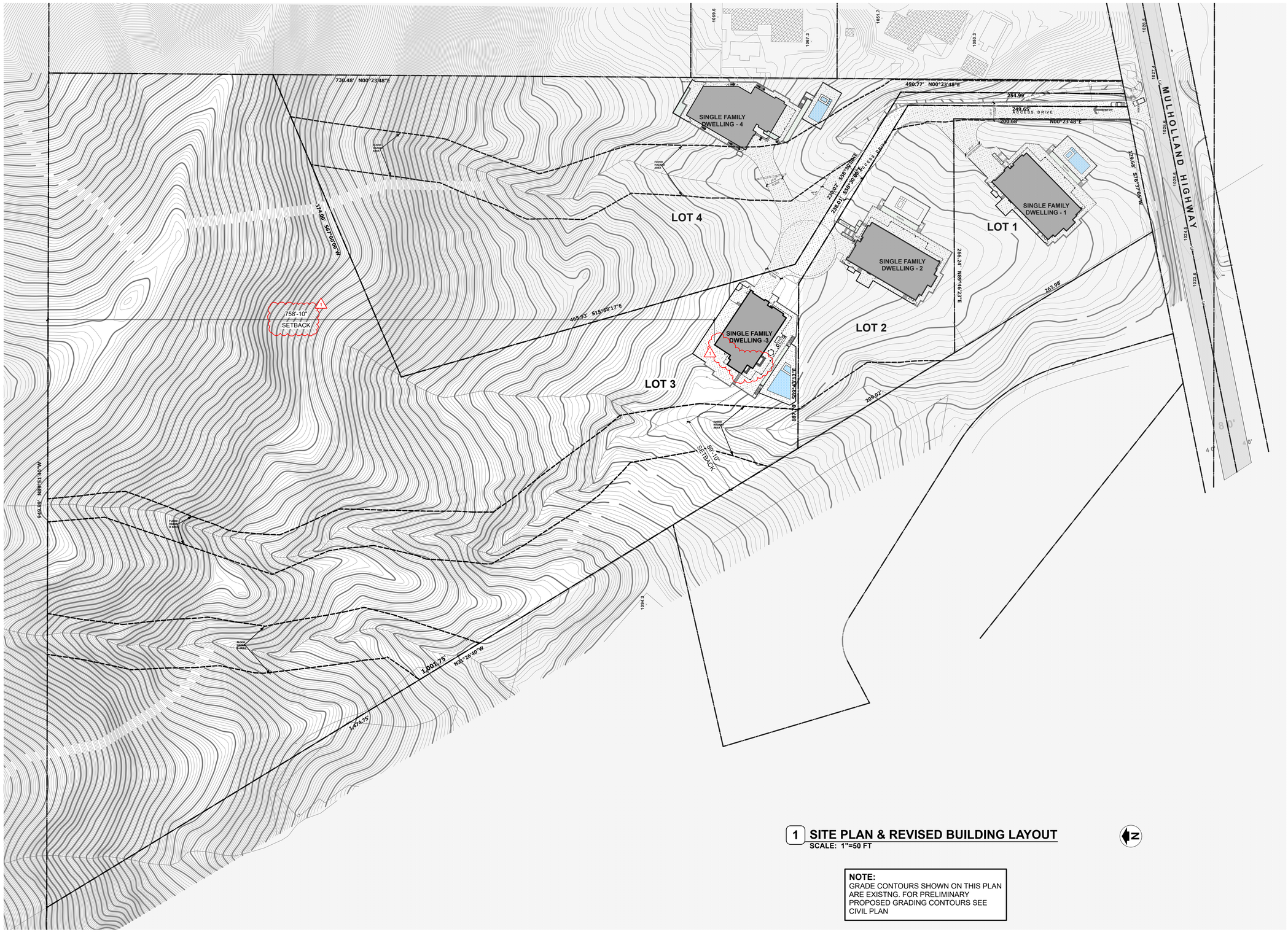
CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PHOTOS

LOT - 3
A-0.1



1 SITE PLAN & REVISED BUILDING LAYOUT
SCALE: 1"=50 FT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

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L O T - 3
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Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

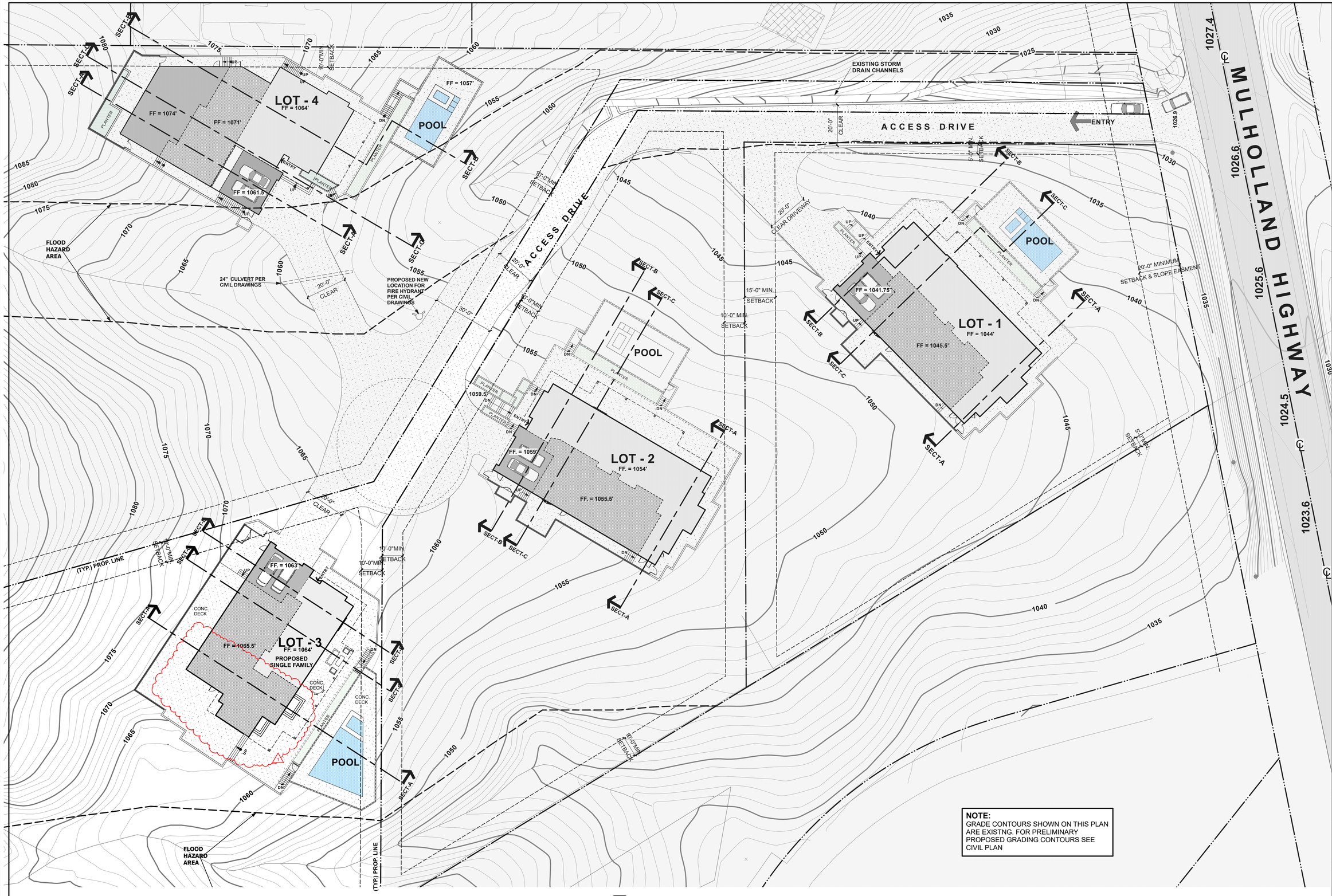
JOB #: 1805

SCALE: As Noted

SHEET:

KEY PLAN

LOT - 3
A-1.0



1 **SITE PLAN**
Scale: 1" = 20'-0"

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

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L O T - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PLAN

LOT - 3
A-1.1a

LOT 4

LOT 1

LOT 2

LOT 3

LINE BETWEEN H2 AND H3 HABITATS

AREA OF H2 WITHIN FUEL MODIFICATION AREA B (32,364 SF) 7.5% of H2 AREA 7.3% OF TOTAL LOT AREA

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (27,468 SF ±) 6.3% OF H2 AREA 6.2% OF TOTAL LOT AREA

LINE BETWEEN FUEL MOD ZONES B AND C

LIMIT OF FUEL MOD ZONE C

SINGLE FAMILY DWELLING - 2

ENCLOSED AREA

COVERED OUTDOOR AREA

PLANTER

ENTRY

20'-0" CLEAR

20'-0" ENR

230.02'

238.01

S58°

266.24' N89°46'23"E

465.93' S15°58'17"E

200' RADIUS

FLOOD HAZARD AREA

187.70' S89°43'12"E

209.02'

REVEGETATION AREA

Lot 3 - Previously Proposed Site Plan

1" = 20'-0"

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L O T - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

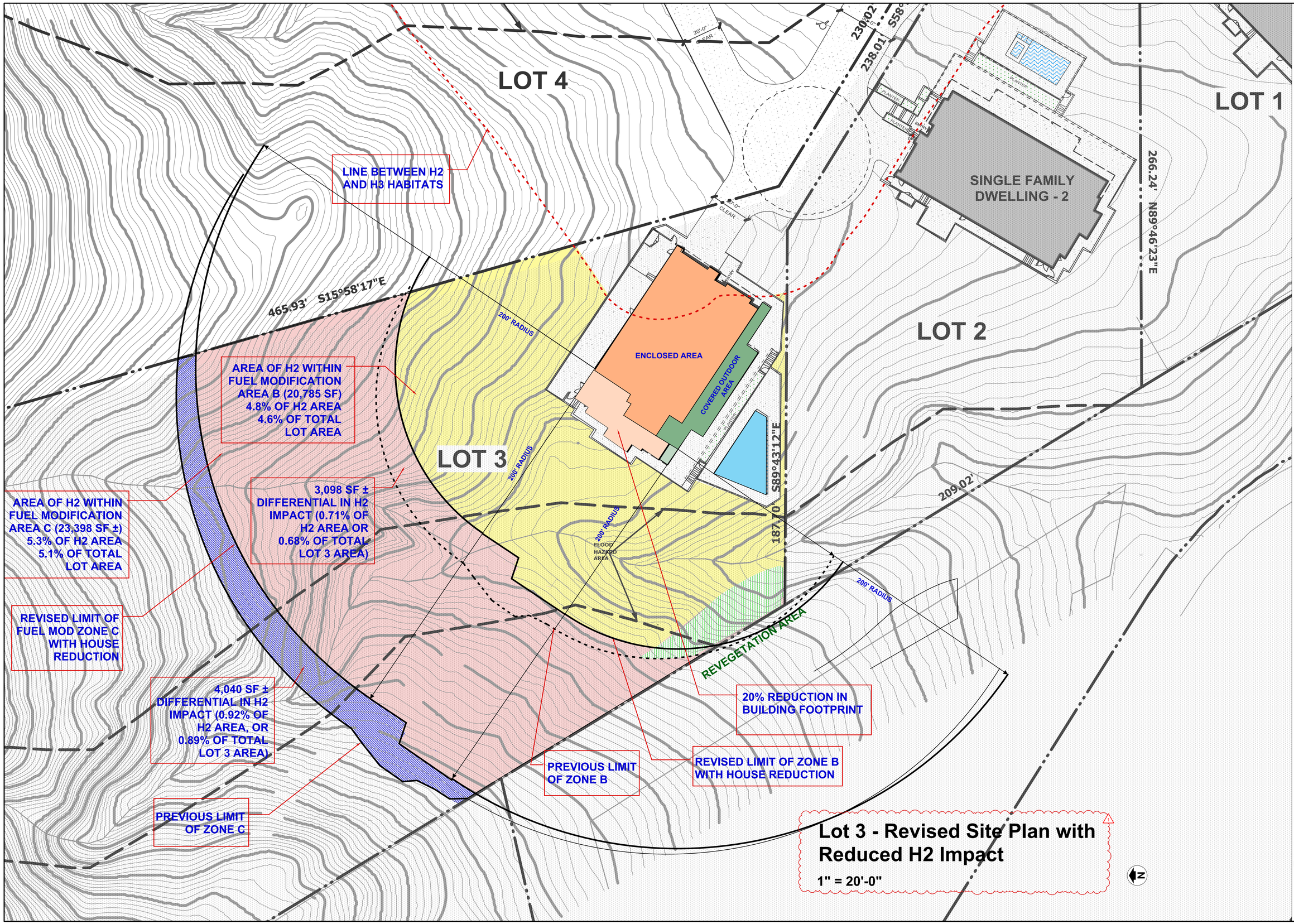
date plotted: **10/28/24**

JOB #: 1805

SCALE: As Noted

SHEET:
PREVIOUSLY PROPOSED SITE PLAN

LOT - 3
A-1.1b



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LOT - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

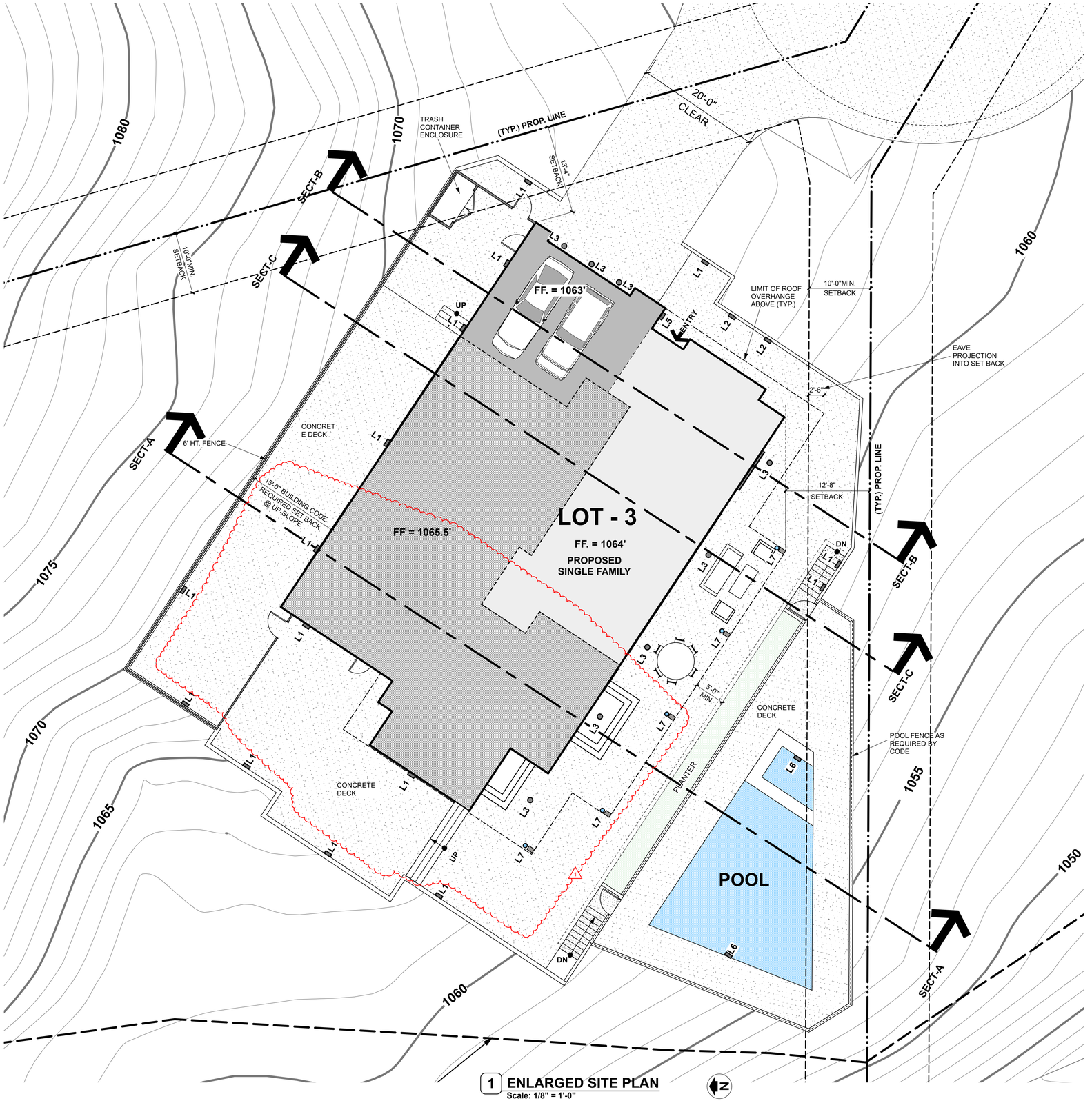
SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24
	Corrected	12/19/24

date plotted: 12/18/24

JOB #: 1805
SCALE: As Noted
SHEET:
REVISED SITE PLAN W/ REDUCED H2 HABITAT IMPACT

LOT - 3
A-1.1d



1 **ENLARGED SITE PLAN**
Scale: 1/8" = 1'-0"

EXTERIOR LIGHT FIXTURE SCHEDULE

- L1: RECESSED SHIELDED STEP DOWN LIGHT
- L2: LANDSCAPE LIGHT SHIELDED WALL WASHER
- L3: RECESSED CEILING DOWNLIGHT
- L4: RECESSED CEILING WALL WASHER
- L5: SURFACE MOUNTED WALL SCONCE (DOWNLIGHT ONLY)
- L6: POOL LIGHT
- L7: WALL OR COLUMN MOUNTED DONWLIGHT

NOTE:
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Dworsky Architecture

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L O T - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **11/14/24**

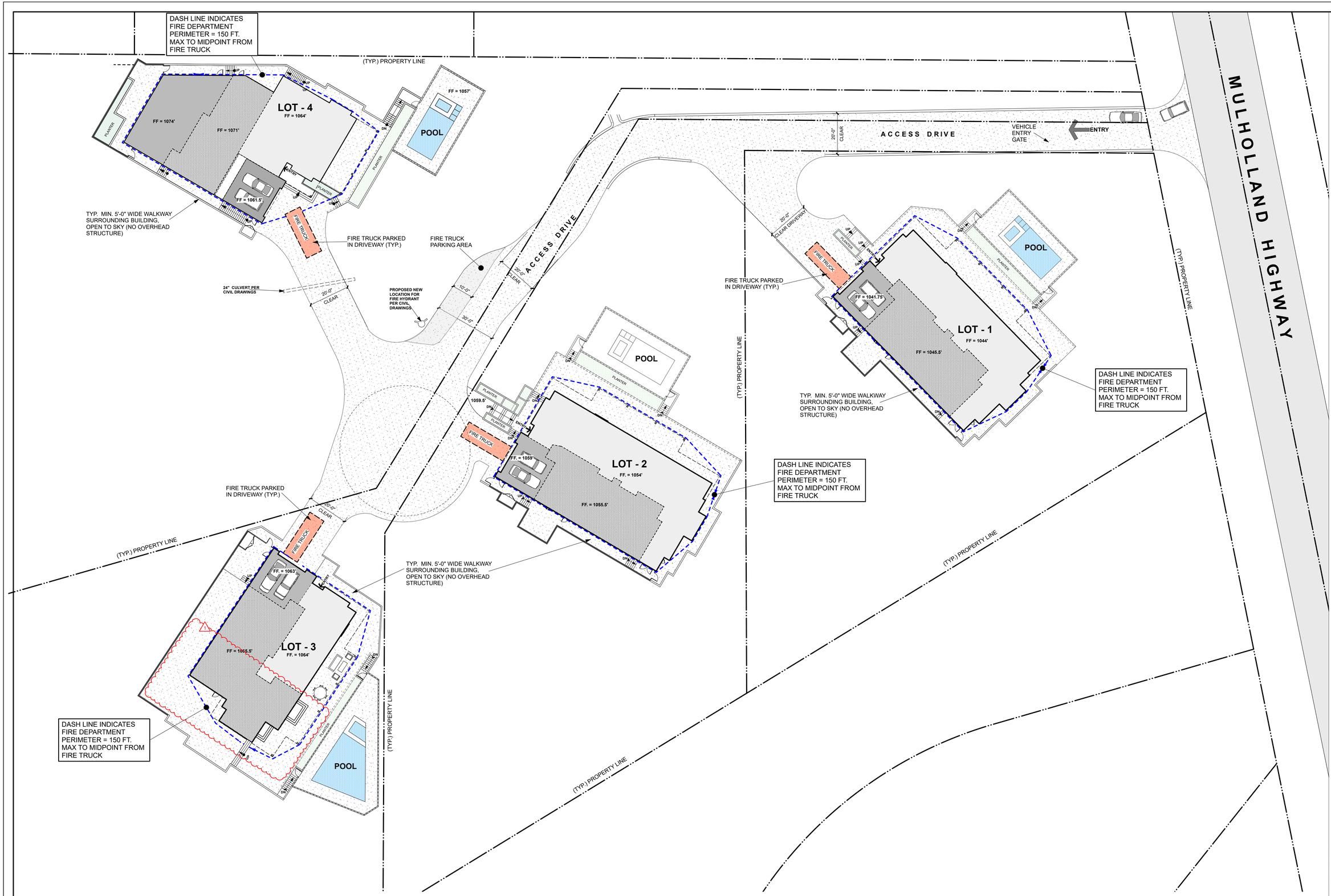
JOB #: 1805

SCALE: As Noted

SHEET:

ENLARGED SITE PLAN

LOT - 3
A-1.2



1 FIRE ACCESS DIAGRAM

Scale: 1" = 20'-0"

Dworsky Architecture

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LOT - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

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date plotted: **10/28/24**

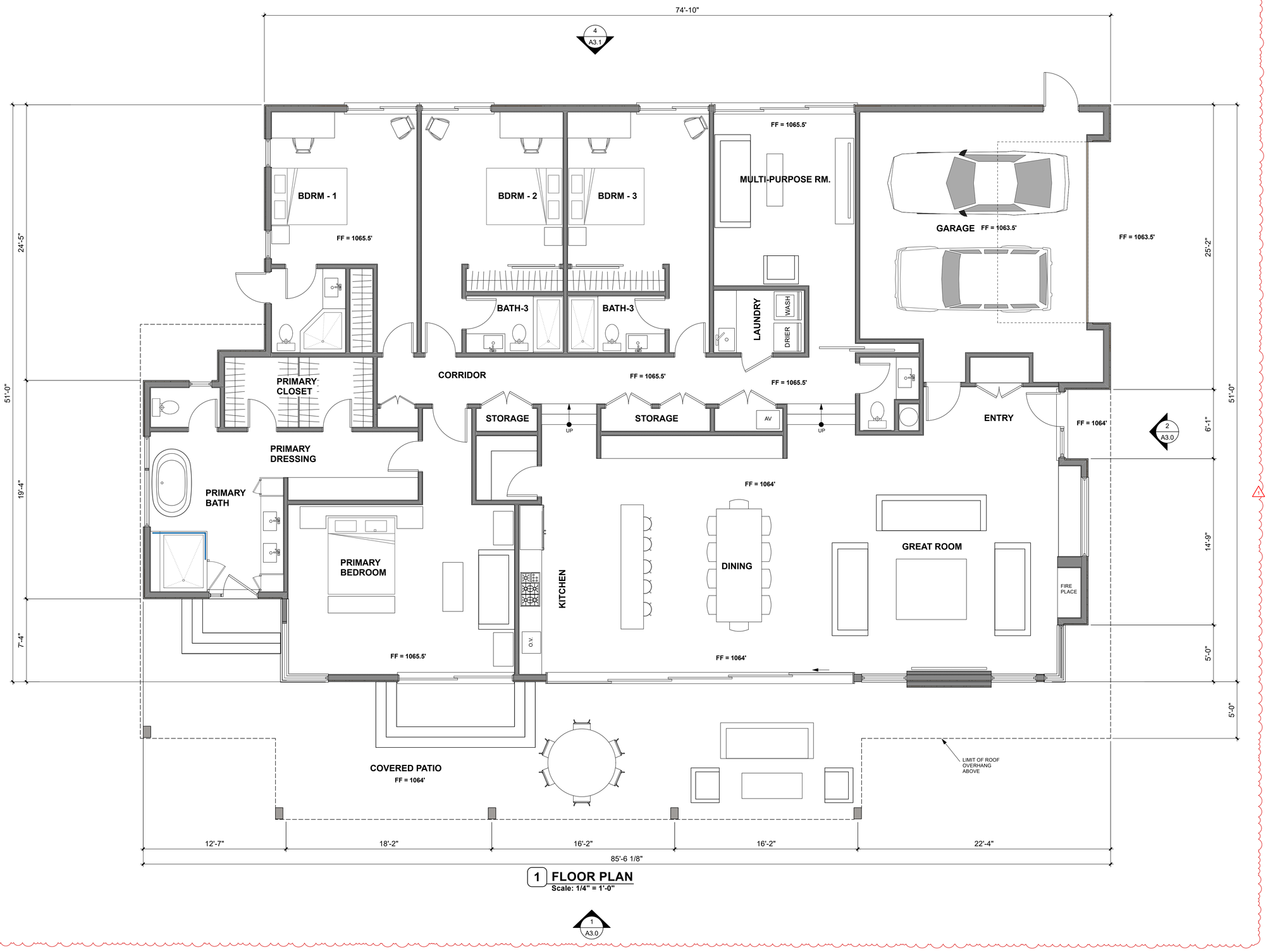
JOB #: 1805

SCALE: As Noted

SHEET:

FIRE DEPARTMENT ACCESS PLAN

LOT - 3
A-1.3



1 FLOOR PLAN

Scale: 1/4" = 1'-0"

1
A3.0

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PROPOSED SINGLE FAMILY HOME

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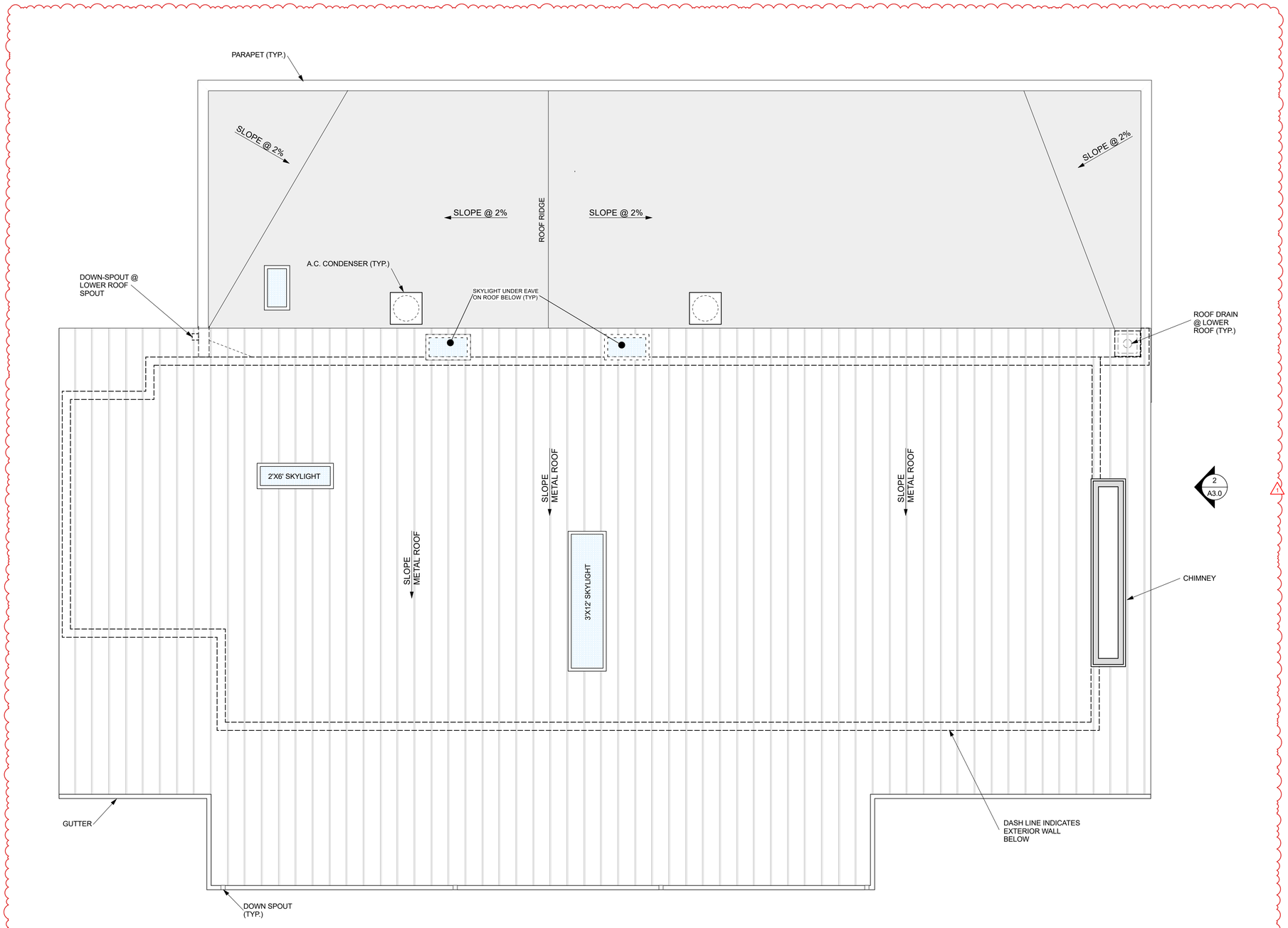
date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

FLOOR PLAN

LOT - 3
A-2.0

4
A3.1



3
A3.1

2
A3.0

1 ROOF PLAN
Scale: 1/4" = 1'-0"

1
A3.0

Dworsky
Architecture

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L O T - 3
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

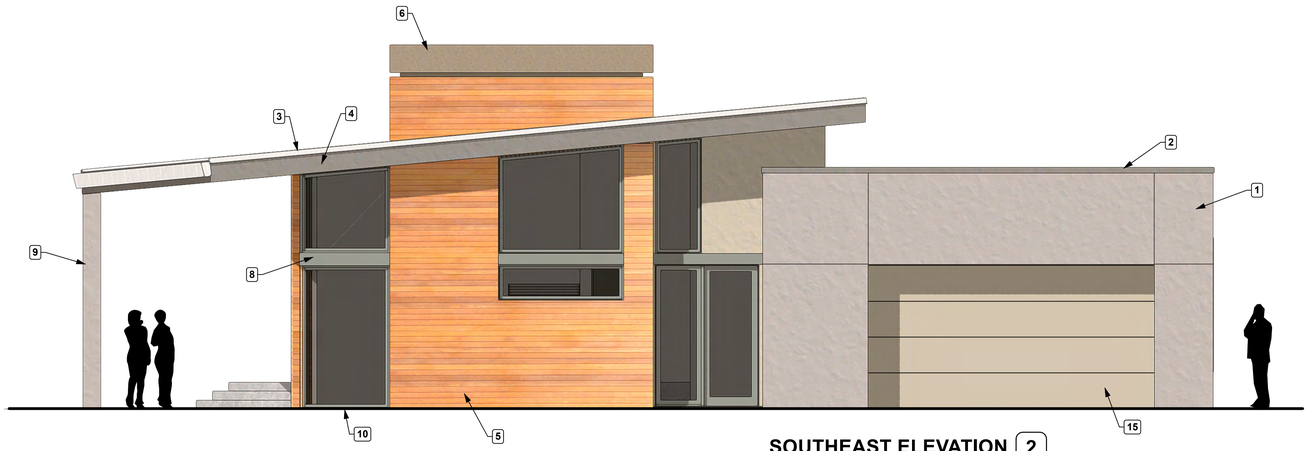
	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

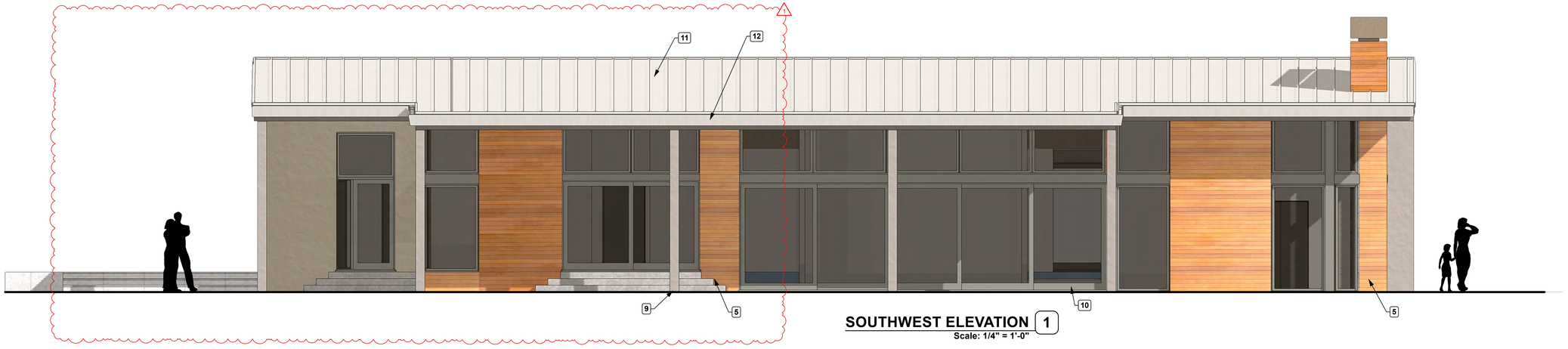
JOB #: 1805
SCALE: As Noted
SHEET:

ROOF PLAN

LOT - 3
A-2.1



SOUTHEAST ELEVATION 2
Scale: 1/4" = 1'-0"



SOUTHWEST ELEVATION 1
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. WOOD SIDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. N/A
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

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L O T - 3
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

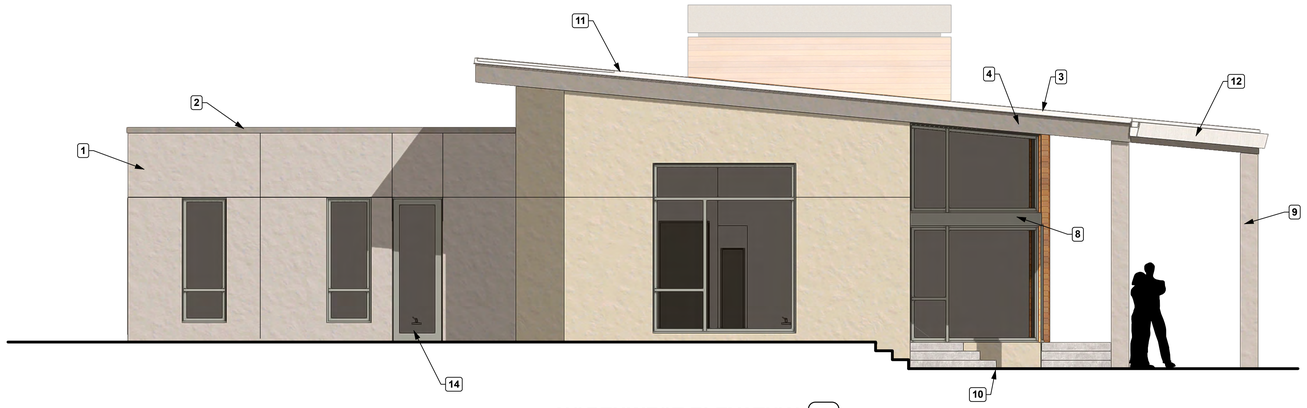
	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

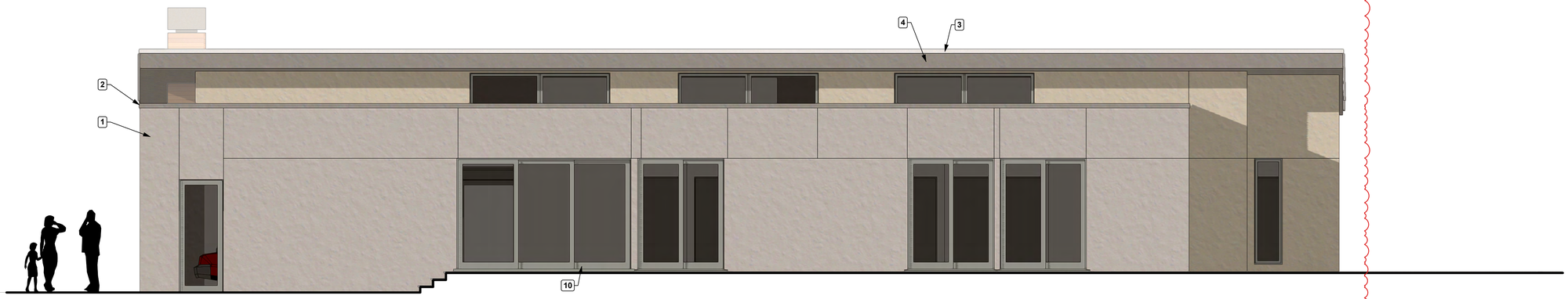
JOB #: 1805
SCALE: As Noted
SHEET:

EXTERIOR ELEVATIONS

LOT - 3
A-3.0



NORTHWEST ELEVATION 5
Scale: 1/4" = 1'-0"



NORTHEAST ELEVATION 2
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.411.1211
Fax: 310.496.0107

Applicant:
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Calabasa, Ca., 91302
Tel: 818-915-2300

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L O T - 3
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

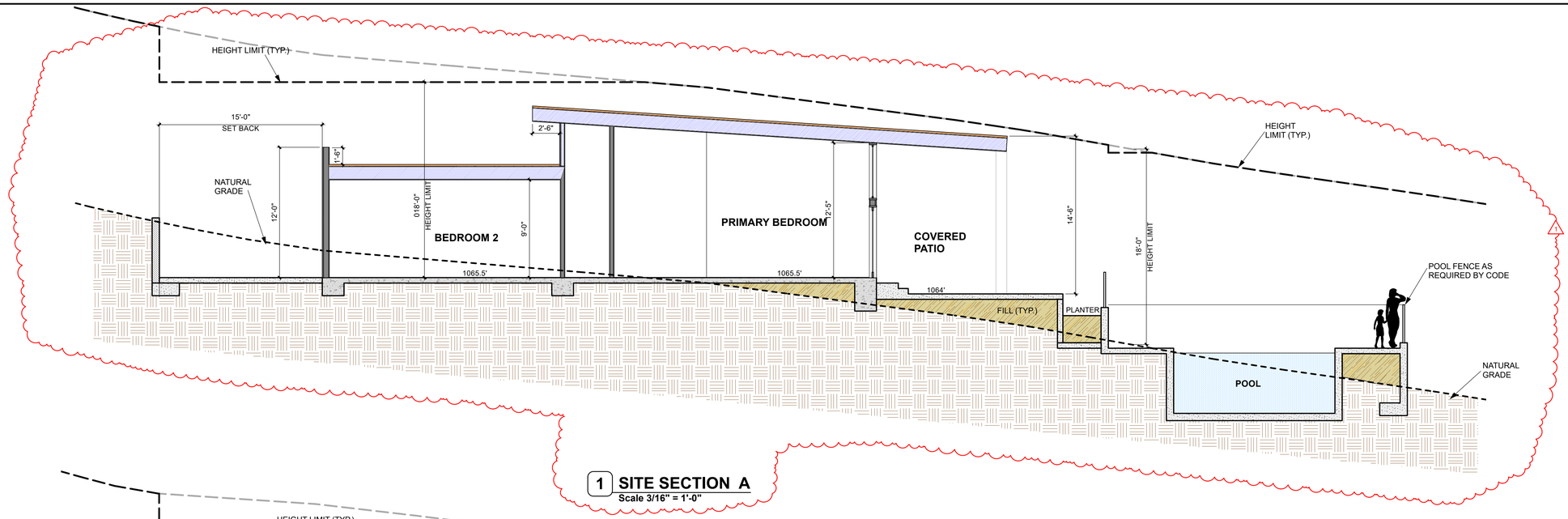
SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

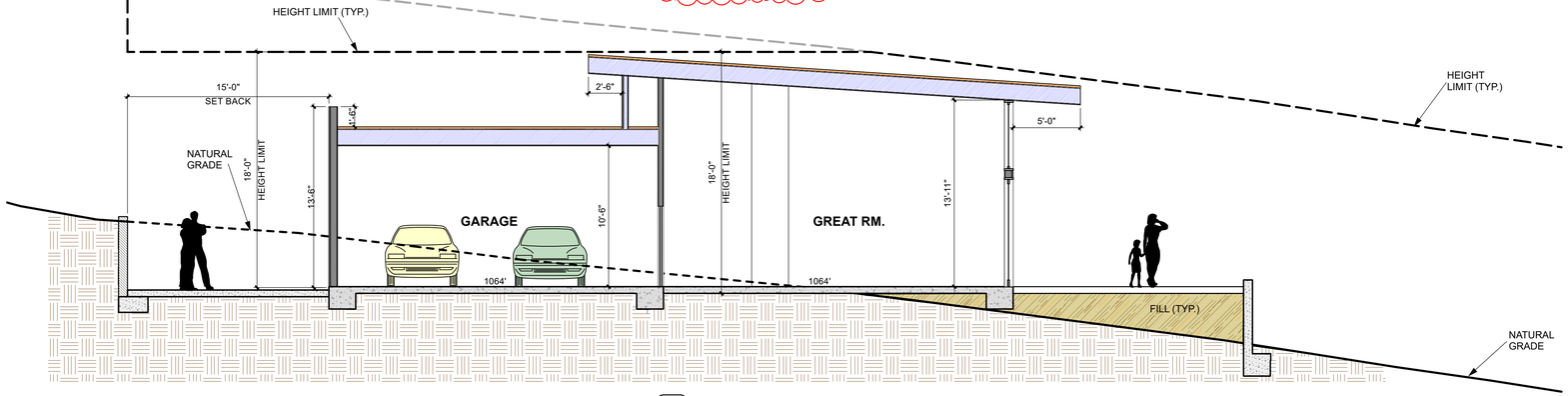
date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:
EXTERIOR ELEVATIONS

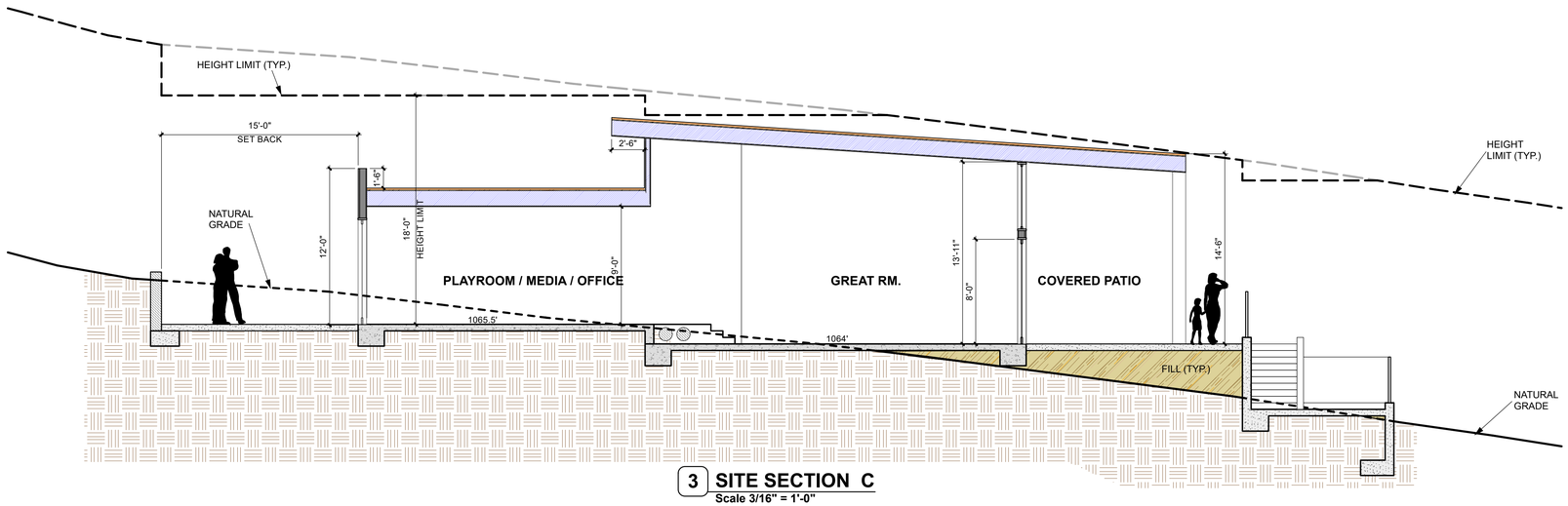
LOT - 3
A-3.1



1 **SITE SECTION A**
Scale 3/16" = 1'-0"



2 **SITE SECTION B**
Scale 3/16" = 1'-0"



3 **SITE SECTION C**
Scale 3/16" = 1'-0"

Dworsky
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date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE SECTIONS

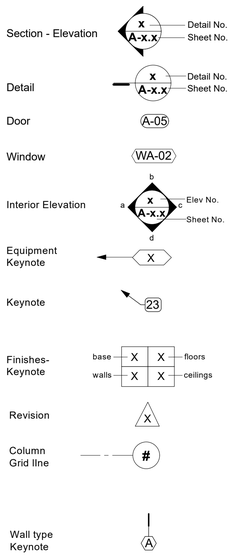
LOT - 3
A-4.0

L O T-4: Project information

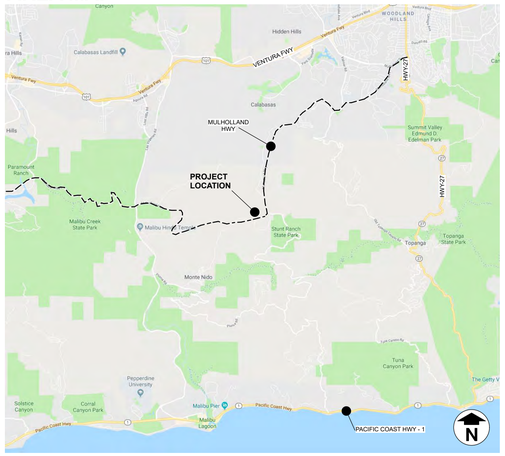
ABBREVIATIONS

A.D	Area Drain
ALUM.	Aluminum
APPROX.	Approximately
AW.	Awning
BD.	Board
BLDG.	Building
BS.	Building Standard
BLKG.	Blocking
BOT.	Bottom
C.L.	Center Line
CLG.	Ceiling
CLR.	Clear
CF.	Compact Fluorescent
C.M.U.	Conc. Masonry Unit
CONC.	Concrete
CONT.	Continuos
D.	Doorbell
DBL.	Double
D.F.P.T.	Doug. Fir Press. Treated
DIA.or Ø	Diameter
DIM.	Dimension
DN.	Down
DTL.	Detail
DW.	Dishwasher
ELEC.	Electric
EL.	Elevation
EP.	Electrical Panel
EQ.	Equal
EQUIP.	Equipment
EXIST'G	Existing
(E)	Existing
EXT.	Exterior
FAB.	Fabricated
F.F.	Finish Floor
F.G.	Finish Grade
FLR.	Floor
FRAM'G	Framing
G	Gas
GA.	Gauge
G.B.	Glass Block
G.D.	Garbage Disposal
G.I.	Galvinized Iron
GYP.BD.	Gypsum Board
H.B.	Hose Bib
H.C.	Handicap
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HT.	Height
INS.	Insulated
INT.	Interior
JNT.	Joint
LFXT	Light Fixture
L.P.	Low Point
M.	Mirror
MAS.	Masonry
MAX	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MIN.	Minimum
MTL.	Metal
(N)	New
NO.	Number
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NR	Not Rated
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.W.S.	Owner Will Supply
P.C.	Pull Chain
P.L.	Plate Line
PLUMB.	Plumbing
PNLD.	Paneled
PNTD.	Painted
R.	Radius
REC	Recessed
RDWD.	Redwood
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
S	Shelf
S.C.	Solid Core
SHT.	Sheet
SHTG.	Sheeting
SIM.	Similar
S.S.	Stainless Steel
STL.	Steel
STRUCT.	Structural
SUR	Surface (mounted)
T.G.	Tempered Glass
T & G	Tongue And Groove
TYP.	Typical
VER.	Verify
(V)	Verify
W/	With
WD.	Wood
WW	Wall Washer
WH.	Water Heater
W.P.	Water Proof
YD.	Yard
#	Pound.
U.N.O	Unless Noted Otherwise

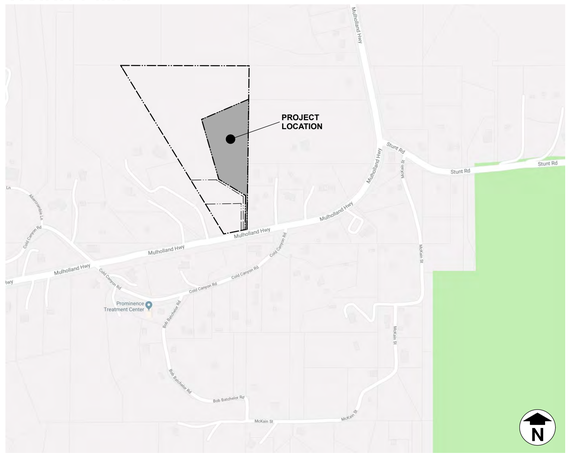
LEGEND / SYMBOLS



AREA MAP



VICINITY MAP



BUILDING CODES:

1. ALL PLANS AND WORK FOR THE PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES WITH LOCAL AMENDMENTS

CALIFORNIA CODE OF REGULATIONS
TITLES 19 AND 24

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TILTLE 29)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TILTLE 30)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

PROJECT DESCRIPTION

Architectural Design

This project includes the development of a new, one-story/split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 5 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 5 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the attached 2-car garage, (3) Level 1 of the split-level dwelling, (4) Level 2 of the split-level dwelling and (5) Level 3 of the split- level dwelling. Useable outdoor decks are located at the south and north sides of the dwelling. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks. At the north side of the dwelling, the required retaining wall is located, as required by the California Building Code, a minimum of 15 feet from the perimeter of the proposed dwelling.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

The massing of the proposed dwelling has been developed with a continuously sloping roof that parallels the gently sloping topography of the site. Under this continuously sloping roof, the 3 terraced floor levels of the home step up also paralleling the existing topography. Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster, along with accents of stone and wood siding in colors that coordinate with surrounding rock formations

The proposed single family dwelling is one-story in height (stepping up on 3 levels) and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 1⁄2 Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. The split-level design allows the roof of the garage to be used as a deck outside the PRIMARY bedroom. A portion of the garage roof will also be developed as a “green roof” consisting of a continuous covering of vegetation contained in modular trays.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits.

PROJECT TEAM

Owner
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Calabasas, Ca 91302
818-915-2300

Architect
Dworsky Architecture
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Civil Engineering
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16823 Saticoy Street
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818-782-2788 (t)
818-782-0111 (f)
Contact: Larry Gray

Landscape Architect / Arborist
Harmony Gardens
12224 Addison Street
Valley Village, Ca 91607
818-505-9783 (t)
818-760-7558 (f)
Contact Shelley Sparks

Septic Engineer
Larry Young
24219 Philiprimm St.
Woodland Hills, Ca 91367
818-883-8585

Ecological Consultant
Cooper Ecological
Department Of Ecology And Evolutionary Biology
University Of California, Los Angeles
323-397-3562 (t)
Contact: Dan Cooper

Land Use Consultant
Tim Riley And Associates
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Panorama City, Ca 91402
818-891-0495 (t)
Contact: Tim Riley

Surveyor
Chris Nelson And Associates, Inc.
31238 Via Collinas, Suite H
Westlake Village, Ca 91362
818-991-0614 (t)

SHEET INDEX

Architecture

Sheet N.	Sheet Title
Lot - 4 A-0.0	Cover Sheet
Lot - 4 A-0.1	Site Photos
Lot - 4 A-1.0	Key Plan
Lot - 4 A-1.1a	Site Plan
Lot - 4 A-1.1b	Previously Proposed Stite Plan
Lot - 4 A-1.1c	Revised Site Plan w/ Reduced H2 Habitat Impact
Lot - 4 A-1.2	Enlarged Site Plan
Lot - 4 A-1.3	Fire Department Access Plan
Lot - 4 A-2.0	Floor Pl - (leve-1)
Lot - 4 A-2.1	Floor Pl - (level-2&3)
Lot - 4 A-2.2	Roof Plan
Lot - 4 A-3.0	Elevations
Lot - 4 A-3.1	Elevations
Lot - 4 A-4.0	Site Sections (sfd-4)

1 REMOVED SHEET

Landscaping

L0	Index Sheet
L1	Native Vegetation Removal Plan
L2	Landscape Plan

Civil Engineering

Sheet 1 Of 7	Grading Plan
Sheet 2 Of 7	Existing Topography And Easements
Sheet 3 Of 7	Grading Plan
Sheet 4 Of 7	Drainage Plan
Sheet 5 Of 7	Fire Access Plan
Sheet 6 Of 7	Slope Analysis
Sheet 7 Of 7	Parcel Map 10857

Septic Engineering

See Septic Engineering Drawings

PROJECT DATA

JOB ADDRESS:	SEE AIN (ADDRESS IS NOT AVAILABLE)
LEGAL DESCRIPTION:	LOT 4 OF PARCEL MAP 10857 AS RECORD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 144 PAGES 41 TO 43
AIN:	4455-019-047
CONSTRUCTION TYPE:	V-B
SPRINKLERS	YES
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	R1-1
MAX. ALLOWABLE HEIGHT:	18'-0"
PROJECT HEIGHT:	18'-0"
REQUIRED PARKING:	2 COVERED SPACE
PARKING PROVIDED:	2 COVERED SPACE

AREA CALCULATION (PER CALIFORNIA BUILDING CODE AND LA COUNTY ZONING CODE):

GROUND FLOOR SQUARE FOOTAGE:	4186 SF
AREA OR COVERED SPACES:	760 SF
GARAGE:	450 SF
TOTAL: BUILDING AREA	**5396 SF**

AREA CALCULATION (PER ANSI Z765-2003)

BUILDING AREA:	4384 SF
LOT AREA:	166,934 SF
ALLOWABLE DEVELOPED SITE AREA	10,000 SF
PROPOSED DEVELOPED SITE AREA	9,898 SF
EASEMENT:	N/A
REQUIRED SET BACKS FOR FLAG LOTS:	FRONT YARD = 10'-0"
	SIDE YARD = 10'-0"
	REAR YARD = 10'-0"

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Tel: 818-915-2300

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L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

COVER SHEET

LOT - 4
A-0.0

Site Photos

7942

7945

7959

7940

7965

7948

7966

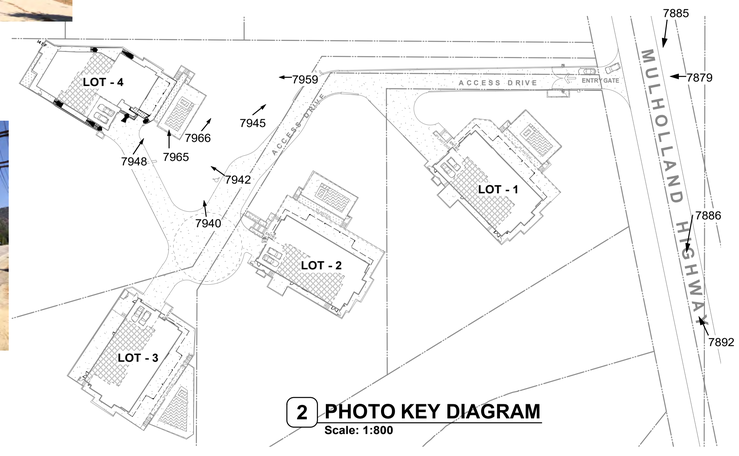
Street Photos

7879

7885

7886

7892



2 **PHOTO KEY DIAGRAM**
Scale: 1:800

Dworsky Architecture

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Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

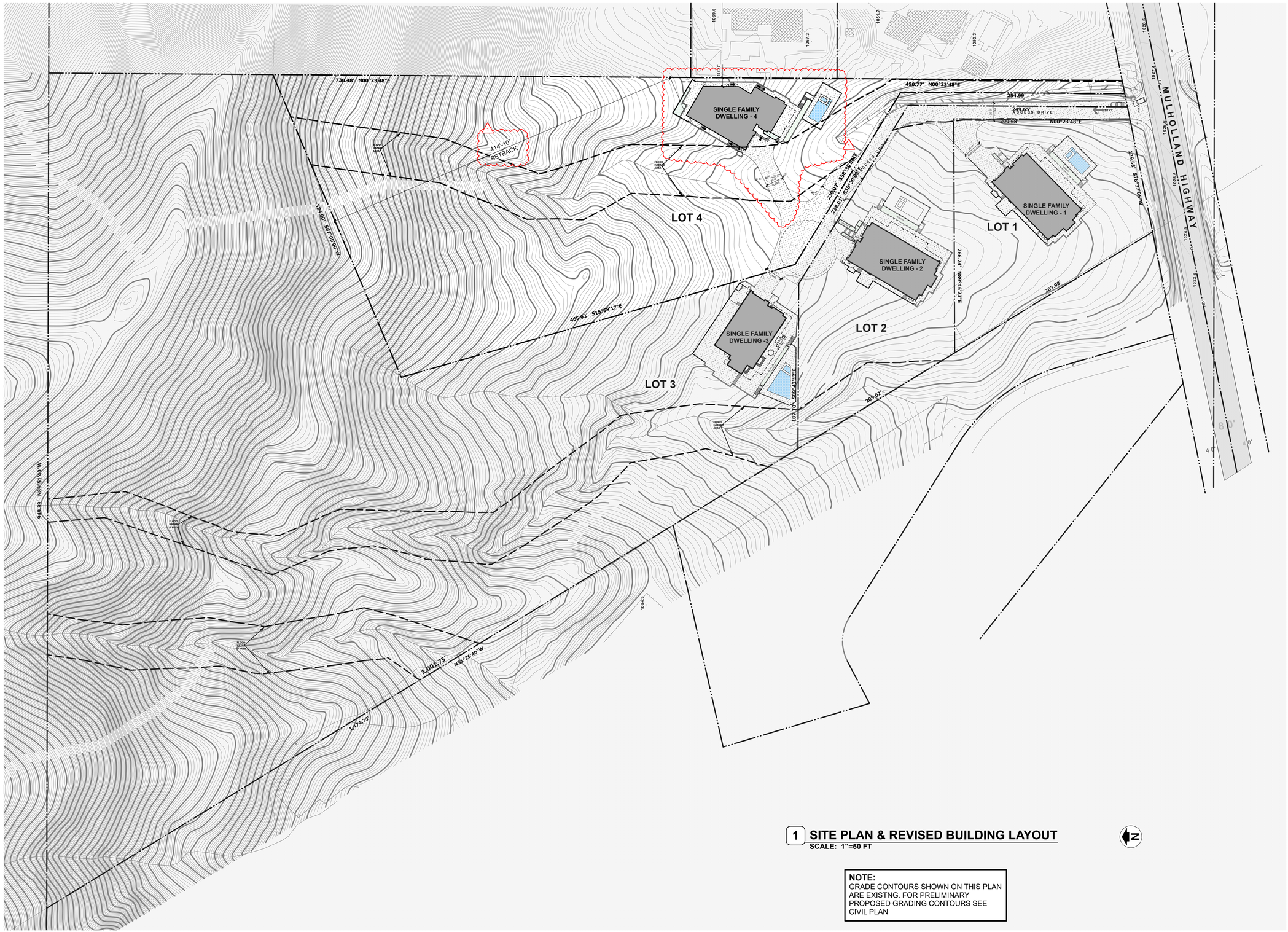
CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PHOTOS

LOT - 4
A-0.1



1 SITE PLAN & REVISED BUILDING LAYOUT

SCALE: 1"=50 FT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

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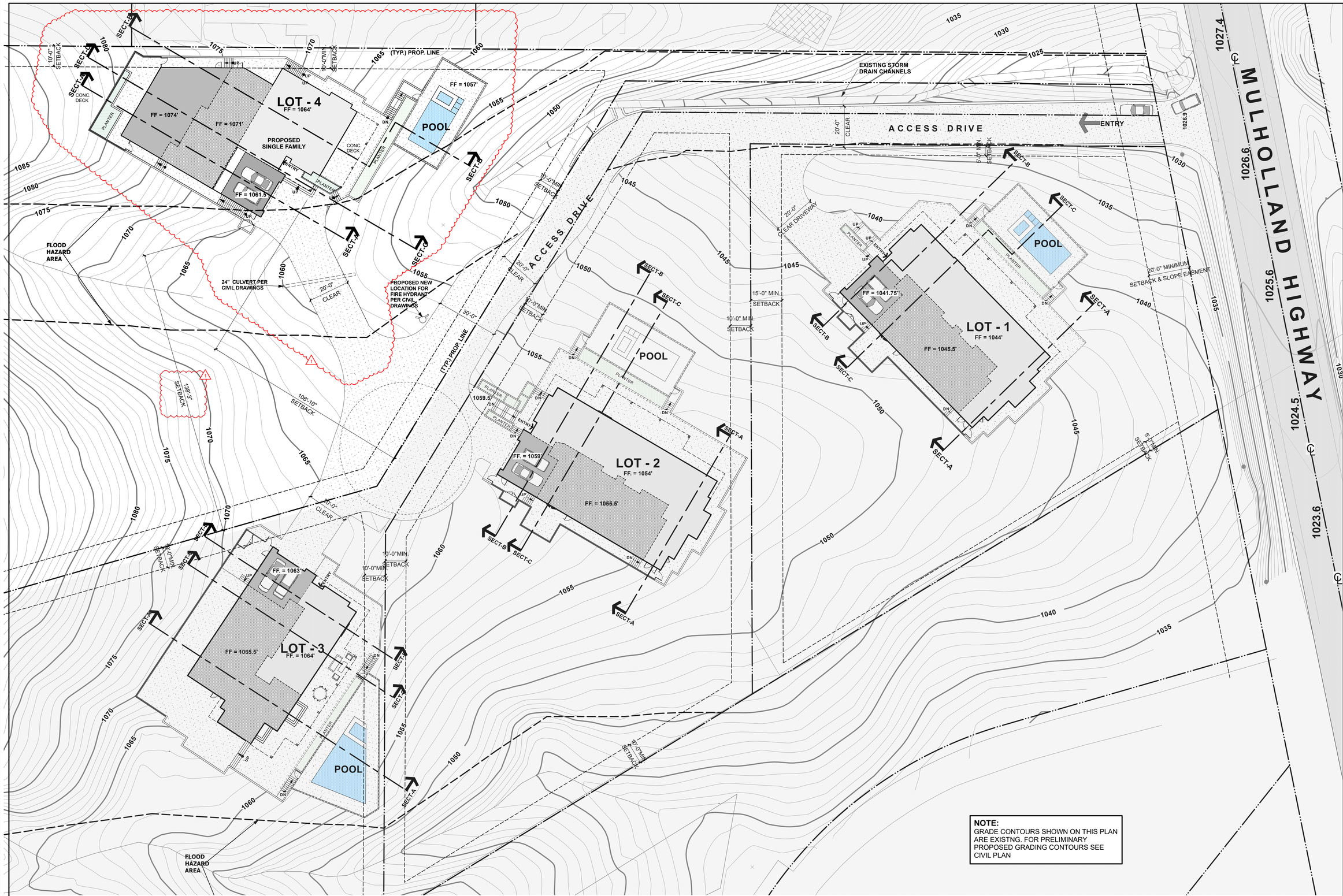
JOB #: 1805

SCALE: As Noted

SHEET:

KEY PLAN

LOT - 4
A-1.0



2 SITE PLAN
Scale: 1" = 20'-0"

Dworsky Architecture

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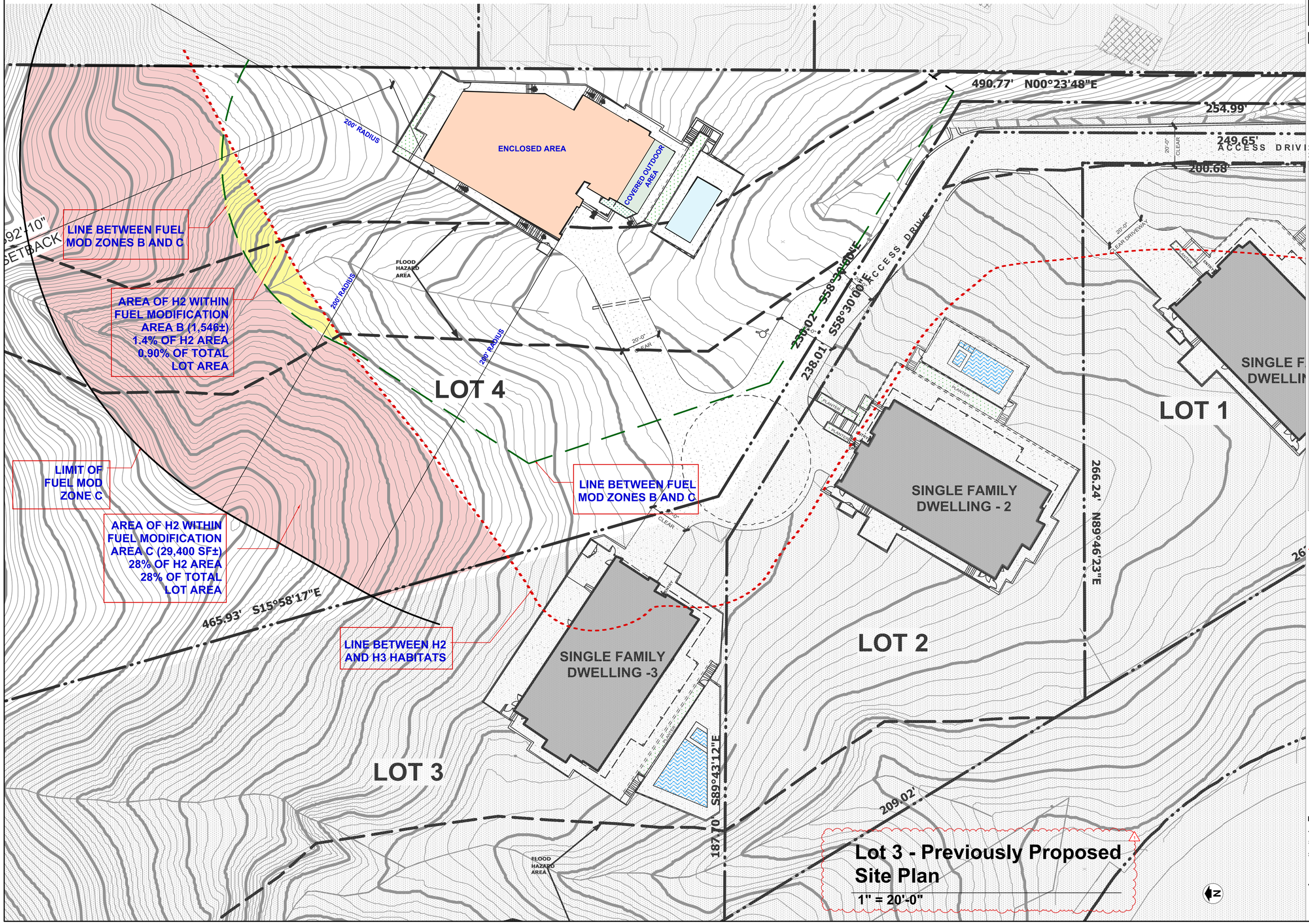
date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PLAN

LOT - 4
A-1.1a



Lot 3 - Previously Proposed Site Plan

1" = 20'-0"

Dworsky Architecture

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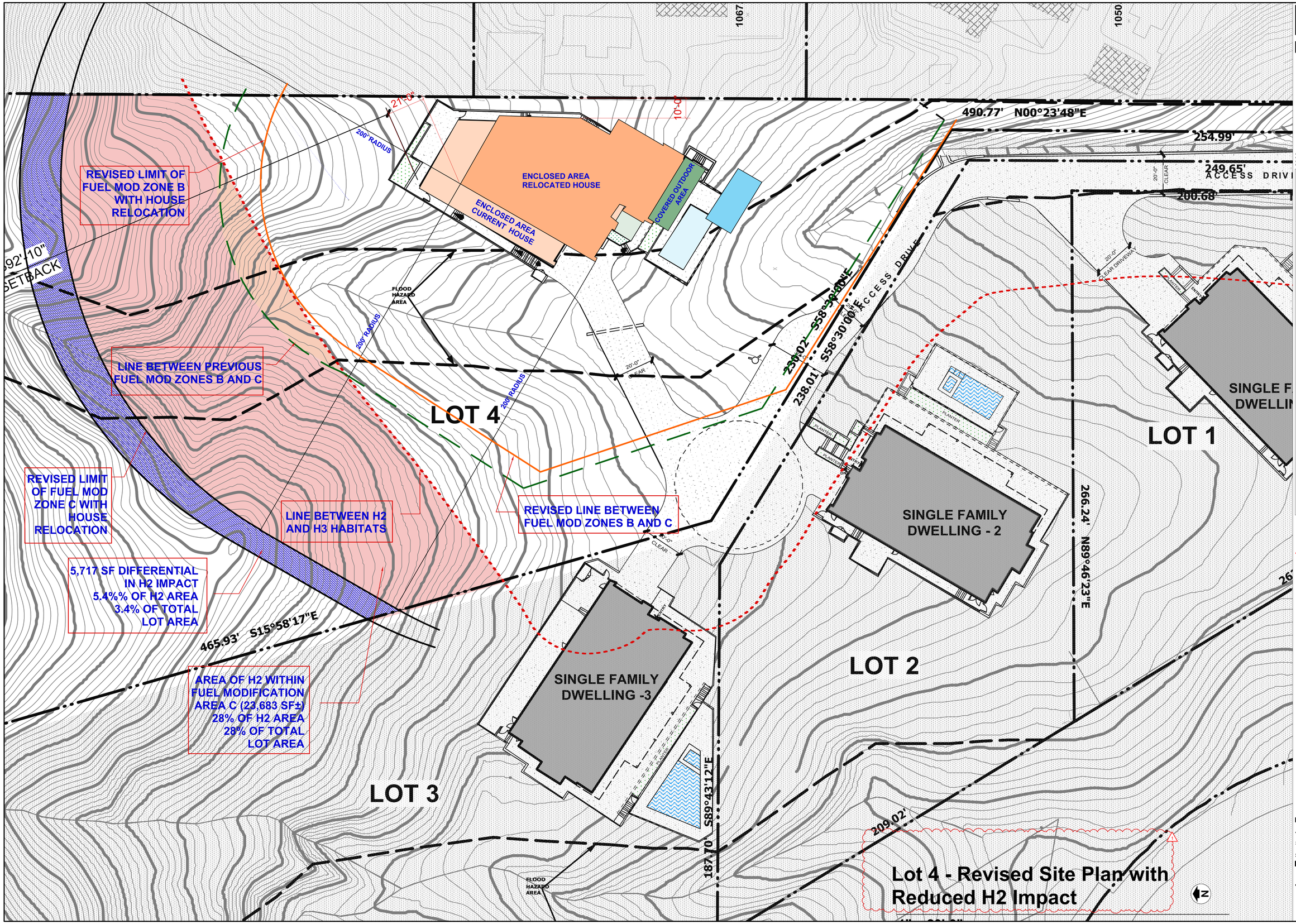
date plotted: **10/28/24**

JOB #: 1805

SCALE: As Noted

SHEET:
PREVIOUSLY PROPOSED SITE PLAN

LOT - 4
A-1.1b



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JOB #: 1805

SCALE: As Noted

SHEET:
REVISED SITE PLAN W/ REDUCED H2 HABITAT IMPACT

LOT - 4
A-1.1c

EXTERIOR LIGHT FIXTURE SCHEDULE

- L1: RECESSED SHIELDED STEP DOWN LIGHT
- L2: LANDSCAPE LIGHT SHIELDED WALL WASHER
- L3: RECESSED CEILING DOWNLIGHT
- L4: RECESSED CEILING WALL WASHER
- L5: SURFACE MOUNTED WALL SCONCE (DOWNLIGHT ONLY)
- L6: POOL LIGHT
- L7: WALL OR COLUMN MOUNTED DONWLIGHT

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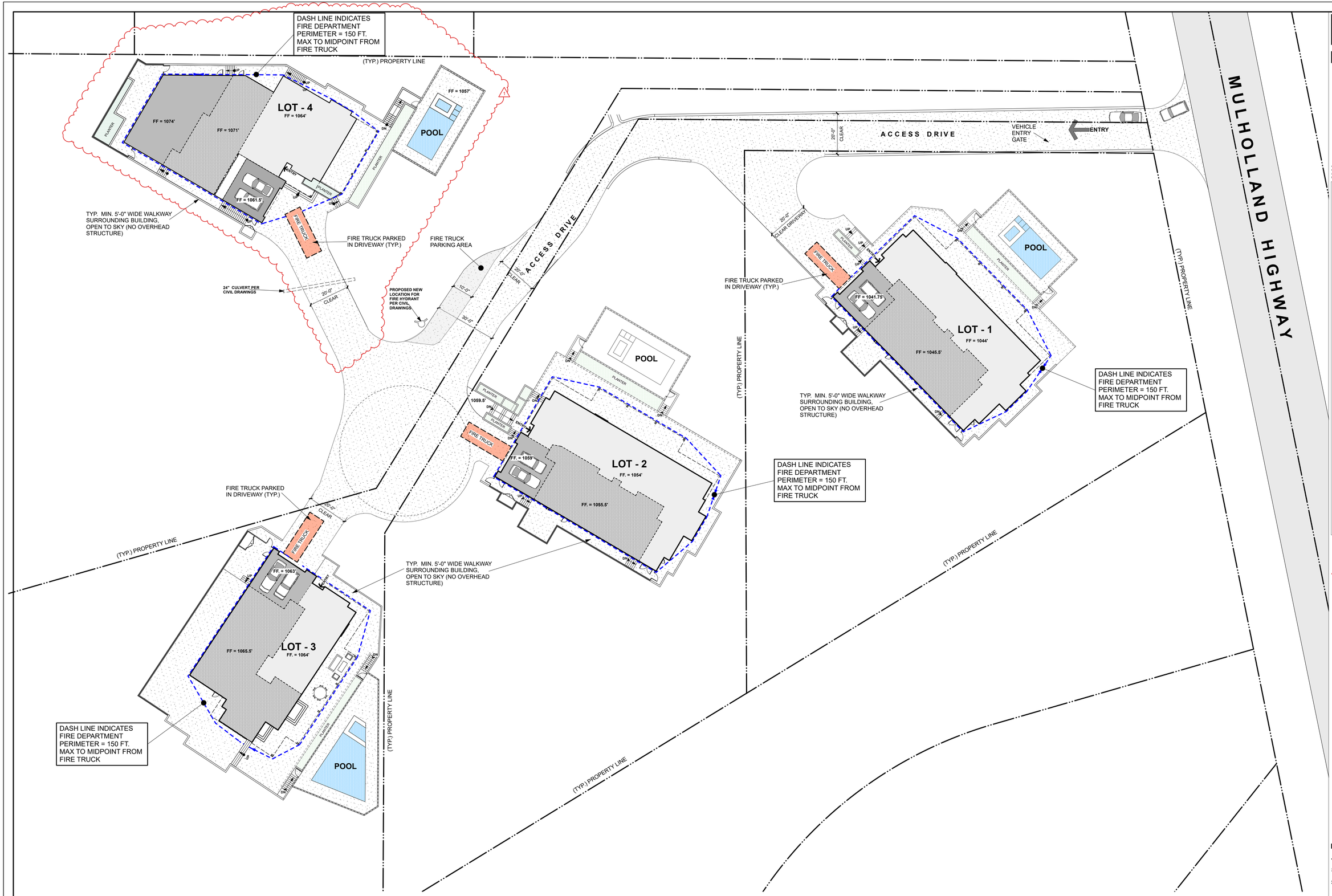
SHEET:

ENLARGED SITE PLAN

LOT - 4
A-1.2

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

2 ENLARGED SITE PLAN
Scale: 1/8" = 1'-0"



2 FIRE ACCESS DIAGRAM

Scale: 1" = 20'-0"

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.411.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

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LOT - 4
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

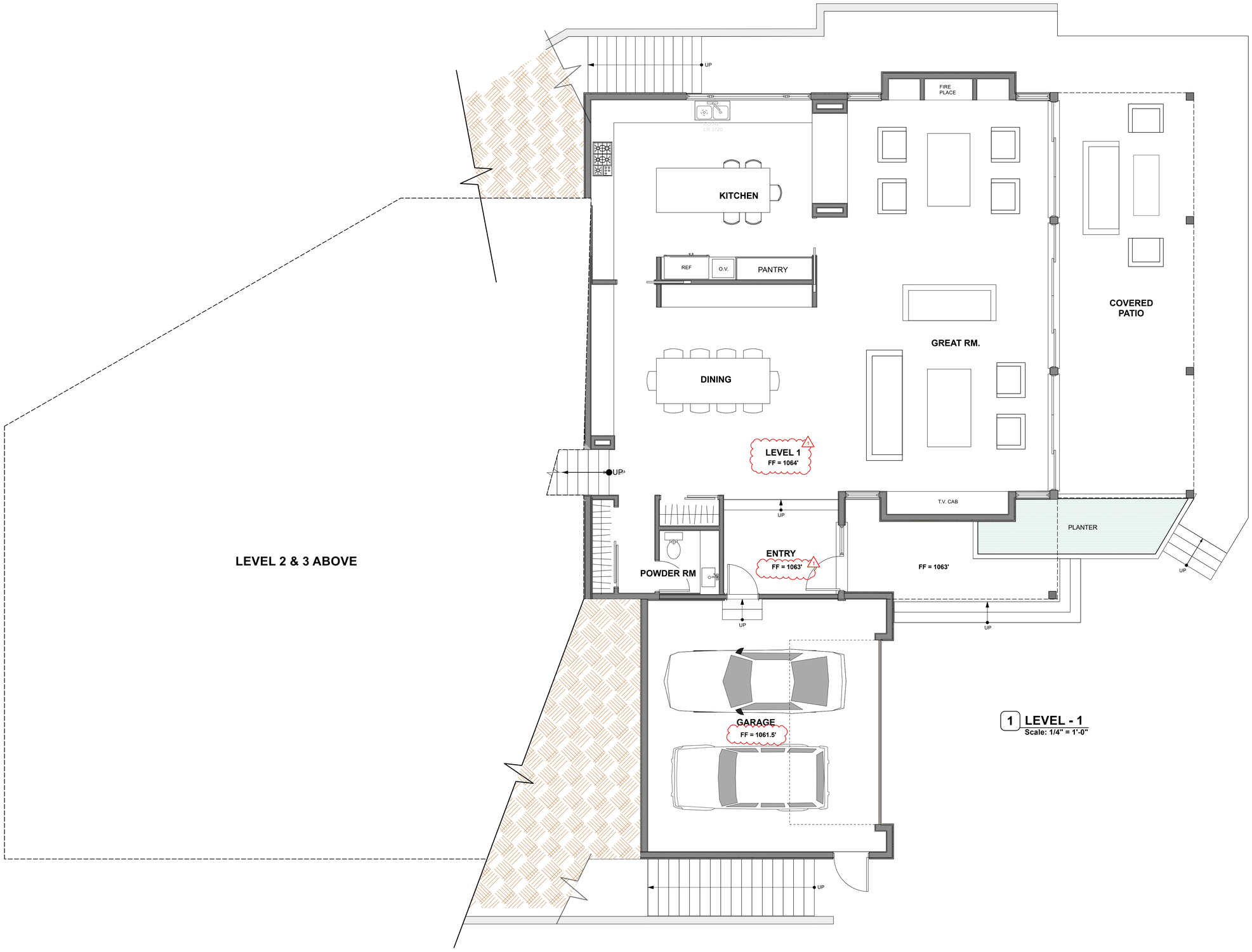
JOB #: 1805

SCALE: As Noted

SHEET:

FIRE DEPARTMENT ACCESS PLAN

LOT - 4
A-1.3



1 **LEVEL - 1**
Scale: 1/4" = 1'-0"

Dworsky
Architecture

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L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

FLOOR PL - (LEVE-1)

LOT - 4
A-2.0

1 **LEVELS - 2 & 3**
Scale: 1/4" = 1'-0"

Dworsky
Architecture

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L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

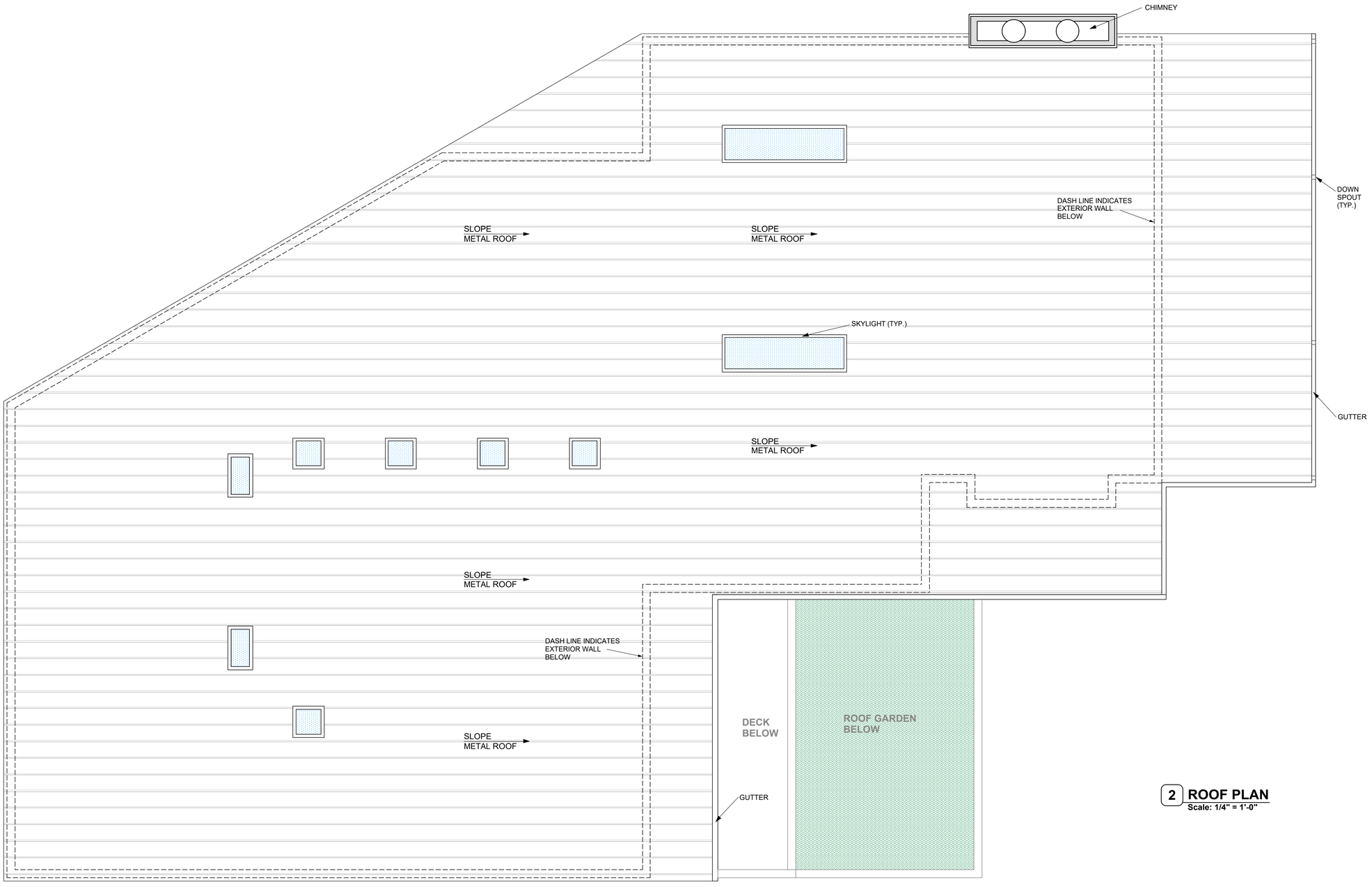
SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:
FLOOR PL - (LEVEL-2&3)

LOT - 4
A-2.1



2 ROOF PLAN
Scale: 1/4" = 1'-0"

Dworsky Architecture

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L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

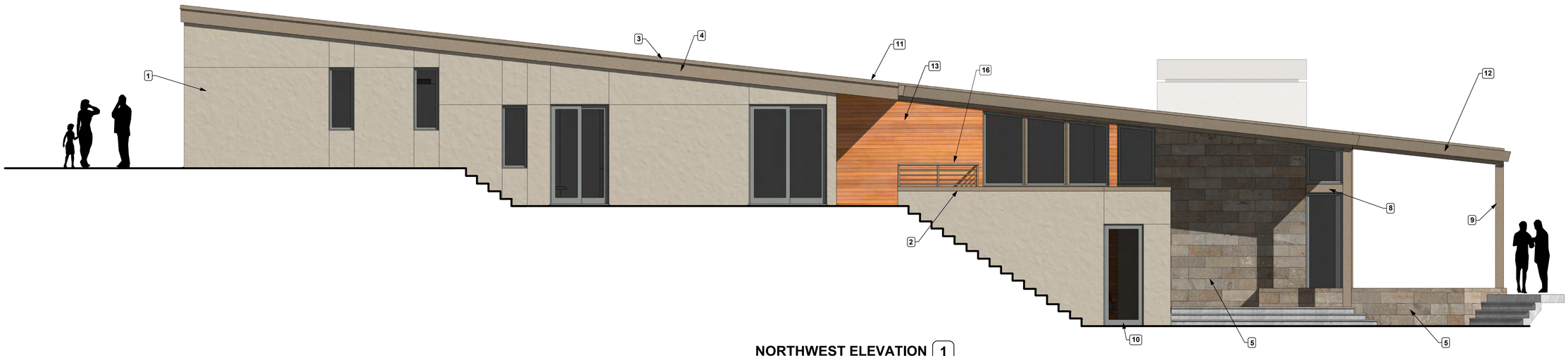
date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

ROOF PLAN

LOT - 4
A-2.2

SOUTHWEST ELEVATION 2
Scale: 1/4" = 1'-0"



NORTHWEST ELEVATION 1
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR
16. PAINTED METAL GUARDRAIL

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L O T - 4
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

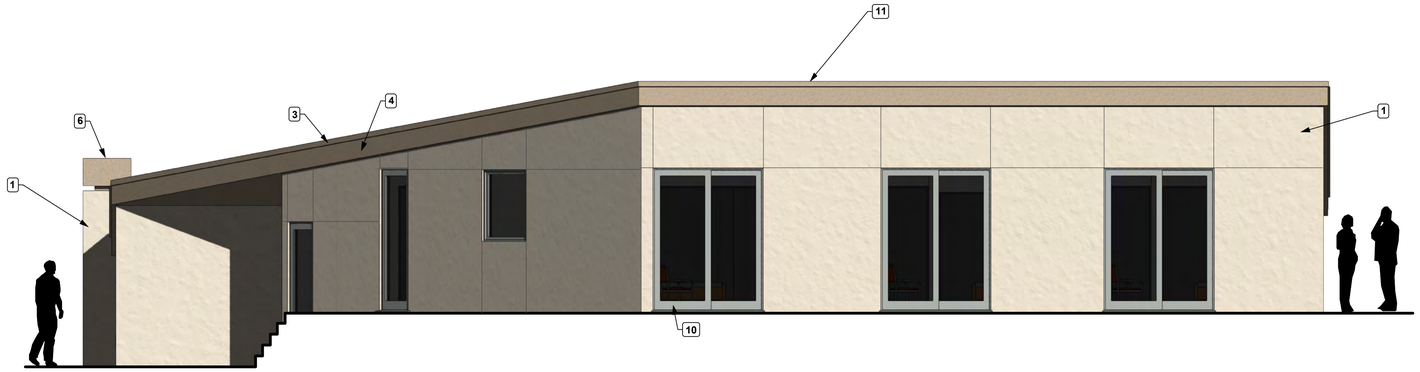
CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

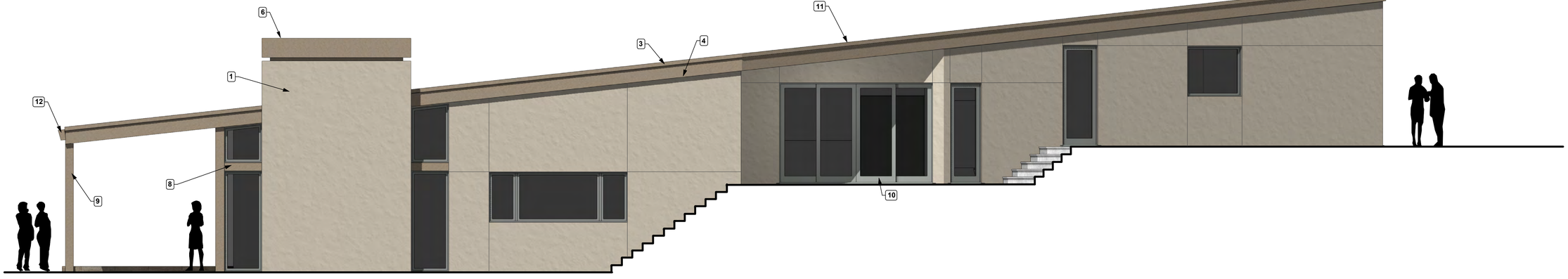
ELEVATIONS

LOT - 4
A-3.0



NORTHEAST ELEVATION 4

Scale: 1/4" = 1'-0"



SOUTHEAST ELEVATION 3

Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR
16. PAINTED METAL GUARDRAIL

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L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

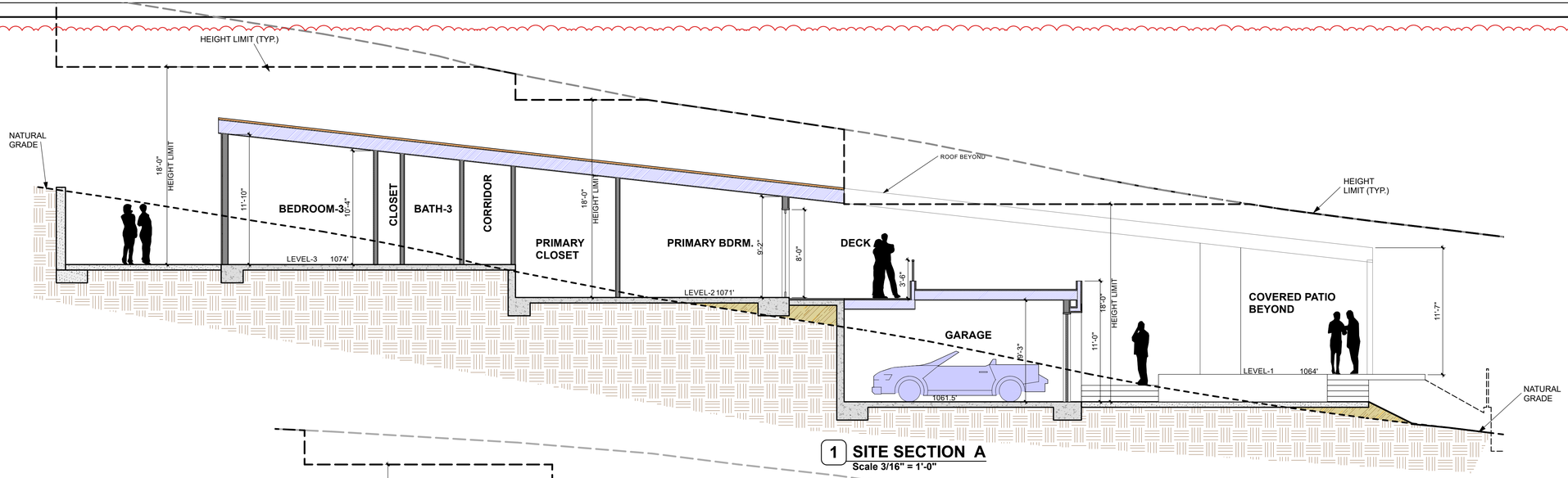
CDP Submittal 12/07/18

date plotted: **11/30/18**

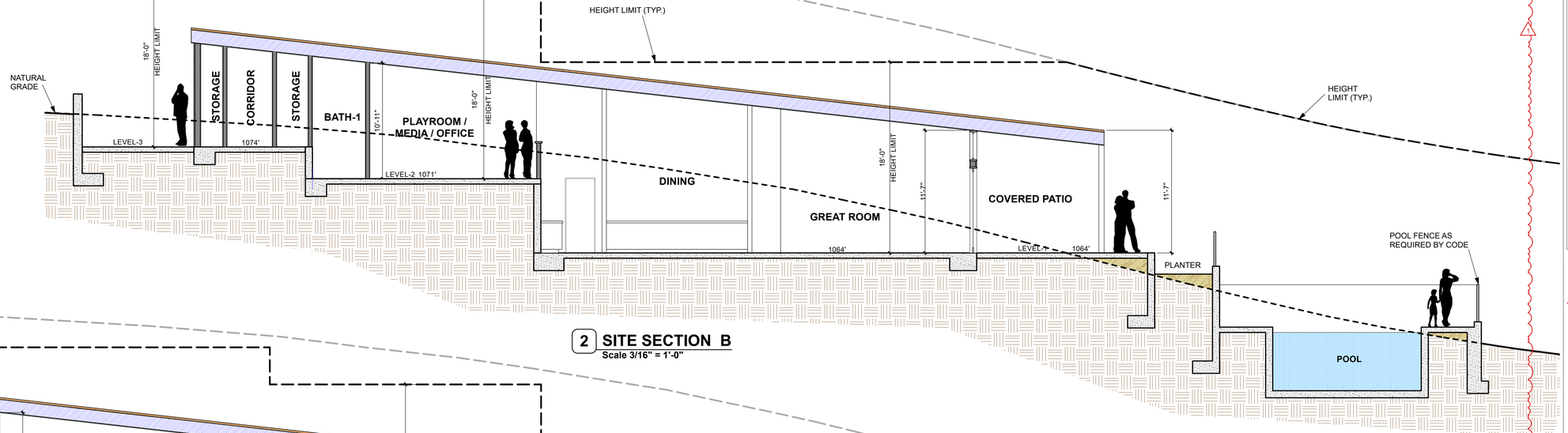
JOB #: 1805
SCALE: As Noted
SHEET:

ELEVATIONS

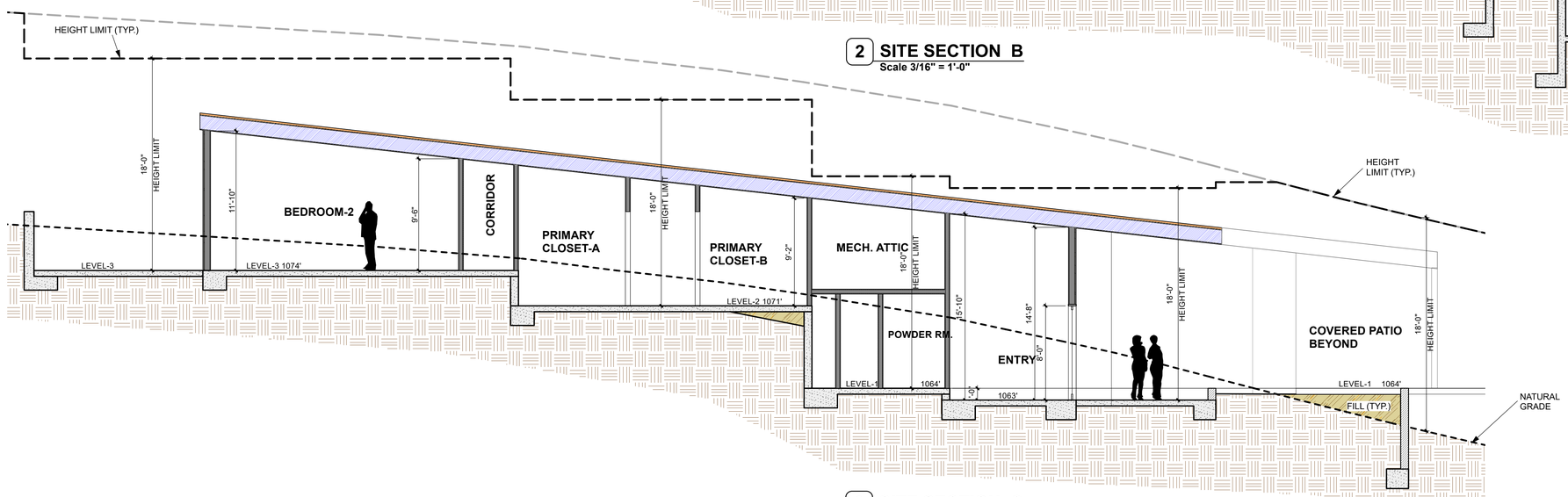
LOT - 4
A-3.1



1 **SITE SECTION A**
Scale 3/16" = 1'-0"



2 **SITE SECTION B**
Scale 3/16" = 1'-0"



3 **SITE SECTION C**
Scale 3/16" = 1'-0"

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.411.1211
Fax: 310.496.0107

Applicant:
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3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

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L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE SECTIONS

LOT - 4
A-4.0

EPOCH
LAND DEVELOPMENT CONSULTANTS

28118 Agoura Road, Suite 100, Agoura Hills, CA 91301
T: (818) 991-0201

November 11, 2024

Isaac Zachary
Green Hills Associates, Inc
3961 Bon Homme Road
Calabasas, CA 91302

Re: Lot 4 Revised Earth Quantities

Isaac,

I have reviewed the revised Architectural Site Plan I received from Doug Dworsky for Lot 4 of your project on Mulholland Highway. As you know, the house and associated site features such as the retaining walls and swimming pool were relocated southerly on the site, or closer to Mulholland Highway. I have compared the revised location of the proposed house and associated site features to the Grading Plan previously prepared and submitted to the County to determine what the changes to the earthwork quantities are due to the relocation. The results are as follows:

- The cut for the house is reduced by 45 cubic yards to 939 cubic yards. The over-excavation stays the same. The result is the total cut is now 2,334 cubic yards.
- The fill for the house increases by 55 cubic yards. The fill for the over-excavation stays the same. The result is the total fill is now 1,939 cubic yards.
- The total combined cut and fill is now 4,273 cubic yards.
- The cut for the access road and driveway is unchanged.
- The fill for the access road and driveway is reduced by 25 cubic yards. The result is the total fill for the access road and the driveway is now 194 cubic yards.
- The combined cut and fill for the access road and driveway is now 577 cubic yards.

I have attached a copy of the revised earthwork table from sheet 1 of the Grading Plan that reflects the updated Grading Quantities.

Please review and let me know if you have any questions.

Sincerely,

Steven Demsher, P.E
Director of Civil Engineeering

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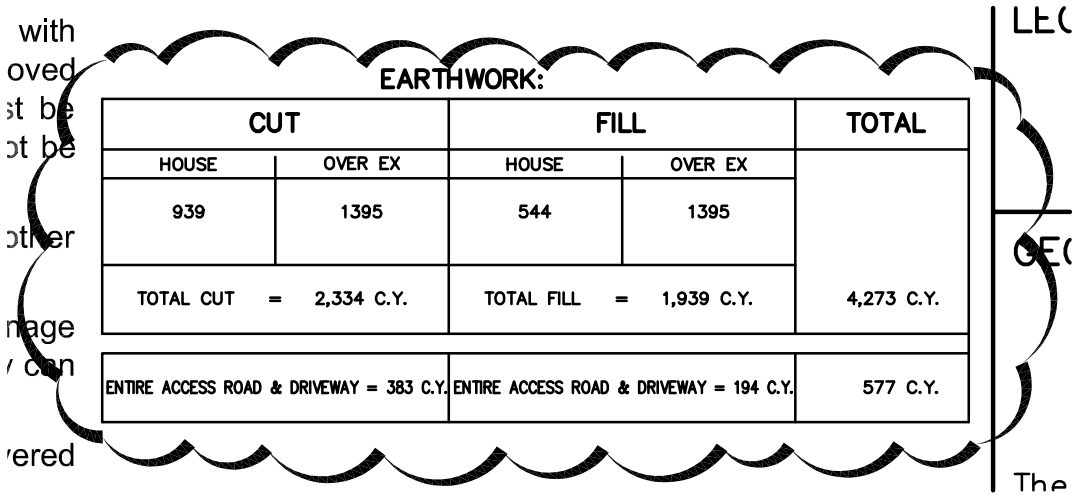

EARTHWORK:

CUT		FILL		TOTAL
HOUSE	OVER EX	HOUSE	OVER EX	
939	1395	544	1395	
TOTAL CUT = 2,334 C.Y.		TOTAL FILL = 1,939 C.Y.		4,273 C.Y.
ENTIRE ACCESS ROAD & DRIVEWAY = 383 C.Y.		ENTIRE ACCESS ROAD & DRIVEWAY = 194 C.Y.		577 C.Y.

LEC

GEO

The

LA COUNTY PLANNING

REGIONAL PLANNING COMMISSION APPEAL FORM

DATE: 5/13/25

TO: Ms. Elida Luna
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room
1350 Los Angeles, CA 90012
appeal@planning.lacounty.gov

FROM: Las Virgenes Homeowners Fed., Inc
Name

SUBJECT:

Project Number(s): 2019-000010-(3)
Case Number(s): RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019
Case Planner: Tyler Montgomery
Address: 24937 Mulholland Hwy Santa Monica Mts Planning Area
Assessor Parcel Number: 4455-019-044, 4455-019-045, 4455-019-046, 4455-019-047
Planning Area: Santa Monica Mts/Coastal Zone

Entitlement Requested:

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR, or Oak Tree No.	
Change of Zone Case No	
Other	

I am appealing the decision of (check one and fill in the underlying information)

☐ **Director** ☒ **Hearing Officer**

Decision Date: 5/6/25

Public Hearing Date: 5/6/25

Hearing Officer's Name: Mark Herwick

Agenda Item No.: #3

The following decision is being appealed (Check all that apply)

☐ The Denial of this request

☒ The Approval of this request

☐ The following conditions of approval:

List conditions here

The reason for appeal is as follows:

1) Inconsistant with LCP, as proposed
2) Deficient MND; further analysis needed
3) Significant impact on coastal resources

NOTE: hearing pkg dated 1/8/25 pgs 345-364 comm. concerns

Are you the applicant for the subject case(s) (check one)? ☐ Yes ☒ No

The appeal filing fee as indicated on the Fee Schedule (https://planning.lacounty.gov/fees) may be paid online via Epic LA (https://epicla.lacounty.gov/SelfService/#/home), or submitted herein (cash, check, credit card or money order). Make checks payable to Los Angeles County.

Joan Slimocosky, Treasurer LVHF — Joan Slimocosky

Appellant Signature — Print Name

P.O. Box 353 Agoura Hills CA 91301

Address

jslimocosky@gmail.com — (818)274-1638

Email — Day Time Telephone No.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

May 8, 2025

Isaac Zachary
3961 Bon Homme Rd.
Calabasas, CA 91302

PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NOS. RPPL2019000016, RPPL2019000017, RPPL2019000018, AND RPPL2019000019; ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199
24937 MULHOLLAND HIGHWAY (APN 4455-019-044, 4455-019-045, 4455-019-046, 4455-019-047)

Dear Applicant:

Hearing Officer Mark Herwick, by his action of **May 6, 2025,** has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **May 20, 2025.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Tyler Montgomery of the Coastal Development Services Section at (213) 974-0051, or TMontgomery@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Rob Glaser

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG:TM

Enclosures: Findings (four sets), Conditions of Approval (four sets), Affidavit of Acceptance (Permittee's Completion) (four sets), Mitigation Monitoring and Reporting Program, Notice of Determination

c: PW (Building and Safety)
Zoning Enforcement
Coastal Commission (Ventura Office)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on May 6, 2025 in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000016 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. RPPL2019000017, RPPL2019000018, and RPPL2019000019.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Department of Regional Planning Staff gave a presentation recommending approval. Public testimony was given both for and against the project. The Hearing Officer subsequently closed the public hearing and approved the project.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,114-square-foot single-family residence, a 451-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,338 cubic yards of grading ("Project") on a 1.0-acre property—also referred to as "Lot 1"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of three on-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,338 cubic yards of grading (2,169

cubic yards cut and 2,169 cubic yards fill) and encroaches into the protected zones of three oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The 1.0-acre Project Site consists of terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located on its eastern boundary, accessing Mulholland Highway approximately 165 feet to the south. After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.5 acres of H3 Habitat, consisting of native and non-native grasses on the eastern portion of the Project Site, and 0.5 acres of H2 Habitat, consisting of chaparral. The eastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of existing single-family residences to the east. A small area of oak woodland is located on the eastern portion of the Project Site, within H3 Habitat.

   B. Site Access
   The Project Site is accessed by a 20-foot-wide, 165-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan
   The Permittee proposes construction of a new 4,114-square-foot single-family residence with a 451-square-foot attached garage. The residence would be located on the eastern portion of a 1.0-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southwest of the residence. An existing 20-foot-wide, 165-foot-long paved driveway provides access to the Project Site along its eastern boundary. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would

result in a total building site of 9,983 square feet and 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three oak trees on the eastern portion of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** Staff has received four letters of opposition to the Project. The letters cite multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

A. The Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

B. The Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

D. The Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On April 18, 2024, a total of 57 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the western portion of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,983-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill) and encroaches into the protected zones of three oak trees.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

20. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Hearing Officer dated June 13, 2024).

21. **OAK TREE IMPACTS.** The Hearing Officer finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of three oak trees on the eastern portion of the Project Site. Both encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,338 cubic yards of grading, consisting of 2,169 cubic yards cut and 2,169 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur mostly within a level, previously cleared area, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section

22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,983 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While approximately half of the residence would be located in H3 Habitat, some fuel modification, grading, and the OWTS would be located within H2 Habitat. The proximity of existing H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.07 acres of direct development and 0.41 acres of fuel modification within the H2 Habitat (0.35 acres irrigated and 0.06 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

30. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

31. After consideration of the MND and MMRP, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Hearing Officer.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016** subject to the attached conditions.

ACTION DATE: May 6, 2025

MG:RG:TM
5/7/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 1.0-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[May 20, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000017, RPPL2019000018, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 7, 2025**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,983 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal

legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or

eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-045; 4455-019-046; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in

suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

    c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000016 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 044
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

AM:
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on May 6, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000017 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. RPPL2019000016, RPPL2019000018, and RPPL2019000019.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Department of Regional Planning Staff gave a presentation recommending approval. Public testimony was given both for and against the project. The Hearing Officer subsequently closed the public hearing and approved the project.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,138-square-foot single-family residence, a 427-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 3,776 cubic yards of grading ("Project") on a 1.2-acre flag lot—also referred to as "Lot 2"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of one on-site oak tree and two off-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 3,776 cubic yards of grading (1,888

cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The 1.2-acre Project Site consists of a flag lot with terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located adjacent to its northeastern boundary, accessing Mulholland Highway approximately 380 feet to the south via the flag "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of native and non-native grasses on the eastern portion of the Project Site, and 0.9 acres of H2 Habitat, consisting of chaparral. The eastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located on the northern and eastern portions of the Project Site, within H3 Habitat.

   B. Site Access
   The Project Site is accessed by a 20-foot-wide, 380-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan
   The Permittee proposes construction of a new 4,138-square-foot single-family residence with a 427-square-foot attached garage. The residence would be located on the eastern portion of a 1.2-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southeast of the residence. An existing 20-foot-wide, 380-foot-long paved driveway provides access to the Project Site along its eastern boundary. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing

chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,540 square feet and 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three oak trees, which are two on-site trees on the eastern portion of the Project Site and one off-site tree just east of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On April 18, 2024, a total of 57 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project

Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the western portion of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,540-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

20. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Hearing Officer dated June 13, 2024).

21. **OAK TREE IMPACTS.** The Hearing Officer finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of two oak trees on the eastern portion of the Project Site and one oak tree just east of the Project Site. One of the on-site oak trees would have a protected zone encroachment of more than 10 percent, which requires mitigation at a 5:1 ratio. The Permittee's habitat restoration plan proposes that five mitigation oak trees and one contingency oak tree be planted, for a total of six trees. The other two oak tree encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 3,776 cubic yards of grading, consisting of 1,888 cubic yards cut and 1,888 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area close to the

existing access driveway, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,540 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While a portion of the residence would be located in H3 Habitat, some direct development, fuel modification, grading, and the OWTS would be located within H2 Habitat. The narrow width of the H3 Habitat area adjacent to the existing driveway, the proximity of H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.17 acres of direct development and 0.55 acres of fuel modification within the H2 Habitat (0.38 acres irrigated and 0.17 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

30. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

31. After consideration of the MND and MMRP, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Hearing Officer.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently

reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017** subject to the attached conditions.

ACTION DATE: May 6, 2025

MG:RG:TM
5/7/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 1.2-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[May 20, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000018, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 7, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,540 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement

document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or

supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-046; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be

monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue

on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the

grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific

Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

    c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or

enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000017 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 045
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

AM:
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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on May 6, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000018 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. 2019000016, RPPL2019000017, and RPPL2019000019.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Department of Regional Planning Staff gave a presentation recommending approval. Public testimony was given both for and against the project. The Hearing Officer subsequently closed the public hearing and approved the project.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,114-square-foot single-family residence, a 451-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,430 cubic yards of grading ("Project") on a 10.1-acre flag lot—also referred to as "Lot 3"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of two on-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,430 cubic yards of grading (2,215

cubic yards cut and 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The 10.1-acre Project Site consists of a flag lot with relatively gently sloping terrain across the southern portion, but rising steeply toward the north, becoming rocky as it increases in elevation. An existing 20-foot-wide paved driveway is located adjacent to its southeastern boundary, accessing Mulholland Highway approximately 450 feet to the south via the flag lot "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of native and non-native grasses on the southeastern portion of the Project Site, and 9.8 acres of H2 Habitat, consisting of chaparral and rock outcrops. The southeastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located within the southernmost portion of the Project Site (the flag lot "stem"), within H3 Habitat. The northern portion of the Project Site consists of 9.0 acres that have been designated restricted use areas and/or flood hazard areas as part of the underlying parcel map.

   B. Site Access
   The Project Site is accessed by a 20-foot-wide, 450-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan
   The Permittee proposes construction of a new 3,291-square-foot single-family residence with a 451-square-foot attached garage and 938-square-foot covered patio. The residence would be located on the southeastern portion of a 10.1-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a

maximum height of 18 feet above grade. A new OWTS would be located to the southeast of the residence. An existing 20-foot-wide, 450-foot-long paved driveway provides access to the Project Site along its eastern boundary. A new paved circular turnaround would be added to the end of the driveway, partially located on the Project Site. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,898 square feet and 4,430 cubic yards of grading (2,215 cubic yards cut and 2,215 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of two oak trees on the southern portion of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On

April 18, 2024, a total of 57 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the northern and western portions of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,898-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,430 cubic yards of grading (2,215 cubic yards cut, 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

20. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Hearing Officer dated June 13, 2024).

21. **OAK TREE IMPACTS.** The Hearing Officer finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of two oak trees on the southern portion of the Project Site. One of the on-site oak trees would have a protected zone encroachment of more than 10 percent, which requires mitigation at a 5:1 ratio. The Permittee's habitat restoration plan proposes five mitigation trees and one contingency tree be planted, for a total of six trees. The second oak tree encroachment would extend into less than 10 percent of the protected zone, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section

22.44.1260. The Project is proposing 4,430 cubic yards of grading, consisting of 2,215 cubic yards cut and 2,215 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area close to the existing access driveway, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,898 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While a portion of the residence would be located in H3 Habitat, some direct development, fuel modification, and grading would be located within H2 Habitat. The narrow width and small area of the H3 Habitat area adjacent to the existing driveway, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.19 acres of direct development and 1.02 acres of fuel modification within the H2 Habitat (0.48 acres irrigated and 0.54 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or on-site or off-site mitigation. Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

30. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

31. After consideration of the MND and MMRP, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Hearing Officer.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018** subject to the attached conditions.

ACTION DATE: **May 6, 2025**

MG:RG:TM
5/7/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 10.1-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[May 20, 2025,** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000017, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 7, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,898 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement

document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

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26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that

impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-045; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be

monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue

on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the

grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific

Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

    c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or

enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000018 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 046
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

AM:
\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2019000018 - APN 4455-019-046\RPPL2019000018\2019-07-08 SUBMITTAL\DPW_Cleared_2019-07-31_RPPL2019000018.docx

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on May 6, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000019 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. 2019000016, RPPL2019000017, and RPPL2019000018.

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Department of Regional Planning Staff gave a presentation recommending approval. Public testimony was given both for and against the project. The Hearing Officer subsequently closed the public hearing and approved the project.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,186-square-foot single-family residence, a 450-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,758 cubic yards of grading ("Project") on a 3.8-acre flag lot—also referred to as "Lot 4"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of three on-site oak trees and one off-site oak tree. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,758 cubic yards of grading (2,379

cubic yards cut and 2,379 cubic yards fill) and encroaches into the protected zones of four oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The 3.8-acre Project Site consists of a flag lot with relatively gently sloping terrain across the southern portion, but rising steeply toward the north, becoming rocky as it increases in elevation. An existing 20-foot-wide paved driveway is located adjacent to its southwestern boundary, accessing Mulholland Highway approximately 450 feet to the south via the flag lot "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 1.1 acres of H3 Habitat, consisting of native and non-native grasses on the southeastern portion of the Project Site, and 2.7 acres of H2 Habitat, consisting of chaparral and rock outcrops. The southeastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located within the southernmost portion the Project Site (the flag lot "stem"), within H3 Habitat. The northern and central portions of the Project Site consist of 2.9 acres that have been designated restricted use areas and/or flood hazard areas as part of the underlying parcel map.

   B. Site Access
   The Project Site is accessed by a 20-foot-wide, 450-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan
   The Permittee proposes construction of a new 4,186-square-foot single-family residence with a 450-square-foot attached garage and a 760-square-foot covered patio. The residence would be located on the southeastern portion of a 3.8-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a

maximum height of 18 feet above grade. A new OWTS would be located to the west of the residence. An existing 20-foot-wide, 450-foot-long paved driveway provides access to the Project Site along its southwestern boundary. The Project proposes a new driveway running 95 feet to the northeast from this existing driveway. A new paved circular turnaround would be added to the end of the existing driveway, partially located on the Project Site. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the eastern boundary of the Project Site. The Project would result in a total building site of 9,898 square feet and 4,850 cubic yards of grading (2,717 cubic yards cut, 2,133 cubic yards fill, 584 cubic yards export) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three on-site oak trees on the southern portion of the Project Site and one off-site oak tree. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats. While the residence is proposed outside of all restricted use areas, a portion of the driveway, hardscape, and swimming pool would be located within the designated flood hazard zone.

9. **PUBLIC COMMENTS.** LA County Planning Staff has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

A. The Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

B. The Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

D. The Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed and case materials were made available on LA County Planning's website. On April 18, 2024, a total of 57 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440).

12. **CEQA DETERMINATION.**
Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site. This will lessen the need to disturb natural vegetation and landforms on the northern and western portions of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,895-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,758 cubic yards of grading (2,379 cubic yards cut and 2,379 cubic yards fill) and encroaches into the protected zones of four oak trees.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 10-foot yard required in all directions for flag lots.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached two-car garage would be constructed as part of the Project.

20. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area is located entirely within the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Hearing Officer dated June 13, 2024).

21. **OAK TREE IMPACTS.** The Hearing Officer finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of three on-site oak trees on the southern portion of the Project Site and one off-site oak tree on the southern portion of the Project Site. All encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included within the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,758 cubic yards of grading, consisting of 2,379

cubic yards cut and 2,379 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area that has been previously cleared, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,898 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the entirety of the residence, OWTS, and all grading would be located in H3 Habitat, some fuel modification would be located within H2 Habitat. The relatively small area of the H3 Habitat area and the required fuel modification radius of 200 feet makes this encroachment unavoidable.

    The Project would result in no direct development within H2 Habitat, although there would be 0.54 acres of fuel modification, all non-irrigated. These impacts must be mitigated through a habitat impact in-lieu fee or through on-site or off-site restoration (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

30. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

31. After consideration of the MND and MMRP, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Hearing Officer.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently

reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019** subject to the attached conditions.

ACTION DATE: May 6, 2025

MG:RG:TM
5/7/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 3.8-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[May 20, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000017, and RPPL2019000018.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 7, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,898 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of

prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that

they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-045; and 4455-019-046) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring

period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the

surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife,

including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:

a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000019 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 047
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

CJ BIOMONITORING

Restoration Plan

FINAL

Mulholland Highway
Calabasas, CA 91302

APNs: 4455-019-044, -045, -046, -047
Parcel Map: 10857
Permit numbers: RPPL2019000016, -17, -18, -19
Project number: R2019-000010

Prepared for:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasas, CA 91302

Prepared by:
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5120 E Livingston Drive
Long Beach, CA 90803

Report Date: October 8th, 2020

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Exhibits

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Exhibit B: Transect Locations
Exhibit C: Restoration Area
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Introduction

The subject property, located at along Mulholland Highway, Calabasas, CA 91302 (no address), includes four parcels with following APNs/acreages:

- APN 4455-019-044 (1 acre)
- APN 4455-019-045 (1 acre)
- APN 4455-019-046 (6 acres)
- APN 4455-019-047 (3 acres)

The building plans propose four single-family homes on each of the four parcels. The property is currently bordered by residential development on the west, east and south (across Mulholland Hwy.), and by undeveloped land to the north. The location of the property is depicted in Exhibit A while Exhibit B depicts the restoration area. A restoration plan was requested by the LA County Planning Department to restore native vegetation after the removal of fencing along the west and south property boundaries. The restoration area in question is approximately 1-acre. The fence length to be removed is approximately 0.35 mile, about 1900 ft. Fences on both sides of the driveway are on the project parcels and will need removal. Fencing and footings beyond Zone C of Lot 3 need to be removed.

Purpose

The purpose of this restoration plan is to provide a step-by-step guide on how to restore the areas where the property boundary fencing is to be removed. This plan includes performance standards to ensure that objectives are met and that restoration is successful and completed within a 5-year period. It also serves as a mechanism that assures that the restoration site is properly maintained and overseen by a restoration ecologist during the 5-year monitoring period.

Objectives

The objective of this restoration plan is to replace the predominantly non-native vegetated areas along the property boundary fencing and footing on the east, south, and west, and fencing bordering the driveway with an open, native vegetated wildlife corridor. The fence will be removed to allow for free movement of wildlife through the space. Property boundary fencing is required to be entirely removed, including Mulholland frontage, and including Zone C and beyond. Wildlife permeable fencing can be used instead, where fencing is needed. Fencing shall adhere to LIP §22.44.1310 requirements. Restoration of non-native areas shall be done at a minimum in all fuel modification zone non-native areas, including Zone C and beyond for Lot 3, where fencing installation has resulted in conversion to non-native plant cover. Fencing north of the gate on the west side of Lot 3, which has

adjacent natural habitat along the easternmost fence, should also have restoration, in the form of weeding following fence removal, and weeding will continue for the time of restoration.

Site Selection

The restoration sites were selected by the LA County Planning Department after the required biological assessment was reviewed. The area is in Zone B and Zone C of the required fuel modification zones for each of the proposed buildings.

Plant Palette

The plant palette was selected based on the species that occur at the project site and slightly augmented with additional native shrubs and herbaceous species in order to create multi-layered habitats. Table 1 lists the quantities of container material while Table 2 lists the species and quantities of hydroseed mix that will be used for restoration. Exhibit C depicts the conceptual plan.

Table 1. Plant Palette – Container Planting

Common Name	Scientific Name	Material	Quantity
laurel sumac	*Malosma laurina*	1 gallon	46
sugarbush	*Rhus ovata*	1 gallon	28
thick-leaf yerba santa	*Eriodictyon crassifolium*	1 gallon	30
chamise	*Adenostoma fasciculatum var. fasciculatum*	1 gallon	95
toyon	*Heteromeles arbutifolia*	1 gallon	56
thickleaf ceanothus	*Ceanothus crassifolius*	1 gallon	100
chaparral yucca	*Hesperoyucca whipplei*	1 gallon	10
chaparral bush-mallow	*Malacothamnus fasciculatus*	I gallon	30
black sage	*Salvia mellifera*	1 gallon	17
scrub oak	*Quercus berberidifolia*	I gallon	75
		Total	**487**

Table 2. Plant Palette – Hydroseed Mix

Common Name	Scientific Name	Life Form
deerweed	*Acmispon glaber*	Perennial Herb
coastal lotus	*Acmispon maritimus var. maritimus*	Annual Herb
California buckwheat	*Eriogonum fasciculatum*	Shrub
Purple Needlegrass	*Stipa pulchra*	Perennial Grass
fascicled tarweed	*Deinandra fasciculata*	Annual Herb
black sage	*Salvia mellifera*	Shrub
California everlasting	*Pseudognaphalium californicum*	Perennial Herb

cliff-aster	*Malacothrix saxatilis*	Perennial Herb

Plant Palette Notes

Zone B Planting: Scrub oaks are acceptable. Plants not to be used: Chamise, native sage (salvia) CA sagebrush (Artemisia), and Eriogonum. Substitute scrub oak, laurel sumac, and toyon for fire hazardous plants. Quercus berberidifolia (scrub oak), a dominant of the existing native chaparral, and not considered a fire hazard. Put scrub oak into fence footing removal holes, and use it in place of hazardous plants in Zone B. For 1200 ft. of fence post holes, planting a scrub oak at every other hole, the plan would need 75 Q.berberidifolia.

Zone C and beyond: May plant flammable plants, spaced 15ft. apart from other flammable plants, including existing plants remaining on site.

The general rule in California is to use 50 to 100 pounds of native seed per acre of land. For the purpose of this project, approximately 10 pounds of native seed will be applied across the three parcels. Native seed should be applied in all 5 years of the restoration in order to try to establish a seed bank. It may need to be broadcast seeding and not hydroseeding in subsequent years. Follow direction of restoration specialist on ground preparation and herbivory protection for seeding in years following the first hydroseeding and planting of container plants. Seeding and planting should follow weeding in fall to take advantage of seasonality and the rainy season. Add collection of acorns from the site.

Container stock and seed must originate from the region and shall be purchased from specialized vendors. Stock and seed must be certified weed and pest free. Do not use cultivars or varieties. Final locations and spacing of container material will be determined in the field at the time of planting, under the supervision of the restoration ecologist, with the goal of achieving a natural-appearing landscape. Species substitutions will not be allowed without consultation with the restoration ecologist. The projects restoration ecologist shall be provided a list of the species purchased for the restoration before this plan is implemented so that they can check that the species and quantities are consistent with the plant palette. Totals may be adjusted depending on availability at the time of planting. The projects restoration ecologist shall be provided a list of the species and quantities purchased for the restoration before this plan is implemented so that they can check it the species and quantities are consistent with the plant palette. The container stock and seed shall be inspected to ensure that it is free of non-native ants and other pests immediately before being transported to the site. The projects restoration ecologist shall inspect the stock again immediately upon arrival at the site. If non-native ants are found, delivery of the stock and/or seed in which they occur shall be refused and taken back to the nursery.

Pre-construction Plan Implementation

Weed Eradication

The restoration area is comprised mostly of tocolote and mustard, which are identified by Cal-IPC as being highly invasive. Mechanical control of the non-native plant is recommended for this particular project.

1. Equipment and vehicle cleaning previous to coming to the site; describe how (wheel wells, undercarriage, etc.); cleaning after leaving site before going to next project. Equipment and vehicles for fence removal, clearing, grading, restoration, non-native tree removal.
2. Coordination with fencing removal to create holes while removing footing adequate for planting container plants.
3. To ensure that non-native plants do not reestablish it is important to detach all above-ground stem material.
4. Plants shall be manually removed after the plants have bolted (late spring to early summer) but before they produce viable seed (early summer to late summer or fall).
5. A weed eradication effort will occur prior to any planting of native species.
6. The non-native species will be removed manually using hand pulling, hoeing, or string trimming.
7. Cut non-native plant parts shall be placed in closed containers and disposed of at a landfill.
8. Proper weed eradication and weed maintenance training will be conducted prior to removal activities.
9. It is essential to clean vehicles, the equipment, personnel clothing, and shoes of trapped soil and non-native propagules before bringing equipment to the property, at the end of each day of work, and before the equipment is removed from the property so that there is no further dissemination of non-native invasive plants.
10. Native chaparral vegetation removed should be chopped, saved, and used for mulch in the restoration planting. The grading plan should designate areas for saving this mulch for restoration.
11. Any removal of topsoil (the top 6-in. to 1-ft.) by grading should be saved for filling in fence footing holes and other holes with a restoration plant and replacement soil. The grading plan should designate areas for saving the topsoil and conditions for topsoil conservation in the holding area.
12. Fence footings should be removed in areas outside of tree protected zones. The holes should be left or further excavated as required by the restoration consultant for planting trees and shrubs for the restoration.

Post-construction Plan Implementation

Irrigation

While planting will be scheduled to take advantage of winter rainfall, irrigation may be necessary to ensure plant establishment. A temporary irrigation system should be installed where feasible to provide a bubbler/drip system for the container plants and seeded areas. The restoration ecologist will monitor the restoration area to ensure proper operation of the irrigation system and that the appropriate amount of water is being delivered to the plants. The irrigation system will be used in the early fall and late spring seasons for the first two growing seasons to help establish the plants such that they can survive on their own from seasonal rainfall. Additional watering events will occur at the discretion of the restoration ecologist based on need. Irrigation shall be phased out per the direction the projects restoration ecologist (Years 2 - 3) and shall be completely removed after they determine that the restoration has been successful.

Planting & Seeding Schedule

The restoration area should be planted between October 1 and February 1, in order to take advantage of winter rains. If restorative planting is not complete by February 1, the number of plants and the amount of hydro-seed identified in the plant palette should be increased by 25% to account for the likelihood of increased mortality.

Seed Preparation & Application

Hydroseeding typically consists of the application of wood fiber, seed, and stabilizing emulsion (binder) with hydro-mulch equipment, which temporarily protects exposed soils from erosion until the seeds germinate, grow, and become established.

1. The seed shall be mixed uniformly in slurry composed of water, certified weed-free wood fiber or cellulose mulch, and stabilizing emulsion or other suitable mix as recommended by the projects restoration ecologist.
2. The hydroseed mix shall be applied using hydro-mulching equipment or other method as recommended by the projects restoration ecologist. Do not apply hydroseed within 24 hours of a forecast rain event.

Container Stock Planting

1. Laborers shall dig holes approximately twice the width and depth of the root balls of the container stock.
2. The holes shall be randomly spaced in a manner that appears natural.
3. Laborers shall fill the holes with water and allow them to drain before installing the container stock.

4. Laborers shall then install and set the container stock so that the crown of their root balls are approximately 0.25 inch above grade, and backfill them.
5. After planting, laborers shall create 18-24 inch wide water basins around the container stock and shall fill each with water, allow to drain, and repeat.
6. After the area has been planted and hydroseeded it shall be initially irrigated per the manufacturers hydroseeding instructions and per the direction of the projects restoration ecologist Year 1 through 3.
7. All planting activities shall be conducted under the direct supervision of the projects restoration ecologist.

Herbivory Control

1. To prevent herbivory from deer that frequent the site, all container plants to be installed will have wire around them.
2. Cylinders should be made of non-galvanized, welded mesh wire with ½ inch squares.
3. All wire cylinders will be installed at the time of planting so that they can be buried at least 6 inches below ground to ensure the wire does not get pulled out or otherwise trampled.
4. All wire cylinders will be removed from the plants once they have been properly established (Year 3).

Trash Removal

1. All removed fencing and non-native plant material shall be taken to a landfill in closed containers.

Initial Monitoring Schedule

The restoration ecologist will visit the restoration area twice per month (or as necessary) during the first 120-days, after planting and seeding, to monitor site conditions. The report will include data of the reference distribution such as raw data, showing progression to formulation of Reference Distribution in an appendix. A map of the location of transects for the Reference Distributions will be included along with the grid plan for transects in the restoration for the annual reports. They will determine if the container stock are becoming adequately established, verify that seed application and germination has been successful, check that irrigation is adequate, and identify any problems or potential problems with regards to plan implementation. During this period, the restoration ecologist will provide recommendations in writing to the applicant's contractor regarding any necessary remedial actions. The applicant's contractor shall be responsible for ensuring that all remedial actions are taken and completed in a timely manner.

Initial Monitoring Report

The restoration ecologist will provide an Initial Report to the Los Angeles County Planning Department within 30 days of completion of the 120-day monitoring period. The report will include details and maps as necessary with regards to site preparation, irrigation, the species names and amount of container stock used, the species names and amount of seed applied, and any deviations from the plant palette.

Maintenance Plan

Annual Monitoring & Data Collection

Annual report copies should go to both the applicant/owners and the Dept. of Regional Planning. Title page should have Project No., Permit No., Address of restoration site, APNs, Applicant/owner addresses and contact information, Restoration Specialist responsible for report--contact information and address, Date of Report. The primary content of the reports is to be quantitative, transect measurement of species and cover and comparison to the Reference Distribution. Transects should be randomly positioned within the grid rectangles of restoration areas. Photos from the two ends of transects should be included. Map of the transect locations should be included. Description of all restoration activity and methods should be included. Adaptive management changes to be done in the next fall monitoring should be included. Oak mitigation checks should be included--tree characteristic table and map.

1. The restoration ecologist will visit the restoration area once during May and again in September for a period of 5 years or until the success criteria are met.
2. Measurement of species and cover using continuous transects, 50m, randomly placed and oriented within grid rectangles and in the restoration area of each lot, to judge approach to the success criterion. The measurement by transects is done in spring previous to weeding and in fall previous to weeding.
3. Transect locations shall not be static, but randomly placed each season of measurement.
4. Photographs viewing along transect tape from start and end of each transect.
5. A map of transect locations will be provided showing lots of the project for each annual report. Transect locations should be different in each report using techniques for randomization.
6. For each alliance in each lot, analyze transect average distribution of species and cover items and percentage cover and then compared to Reference Distribution.
7. Annual reports will be due on or before September 1, in order to provide plans for adaptive management activities during the fall measurement, weeding, and planting period.

8. The restoration ecologist will establish photo points at 3 locations, one at each of the parcel lots, for comparative analysis between years.
9. The restoration ecologist will determine percentage survival of container stock used in the restoration (Year 1 – 5), relative cover of native species and non-native species (Year 1 – 5), and will identify and mark non-native species so that they can be removed by the contractors maintenance crew.
10. The data will be used to determine if the performance standards are being met and shall be included in the annual reports. The focus of all efforts shall be the eradication of species identified by Cal-IPC as being moderately to highly invasive.

Weed Control

1. It is essential to clean vehicles, the equipment, and personnel clothing and shoes of trapped soil and non-native propagules before bringing equipment to the property, and at the end of each day of work, and before the equipment is removed from the property, so that there is no further dissemination of non-native invasive plants.
2. Weeds shall be removed during late winter through early summer, as necessary, before they set seed and/or before they reach approximately 12 inches in height under the direction and on-site supervision by the projects restoration ecologist. Weeding shall be done in the spring following transect measurements and in the fall following transect measurements.
3. Weeding should be twice a year in all years of restoration during the rainy season. (There should not be a restriction based on rainfall amount).
4. Weed control shall mainly employ hand pulling and mechanical methods.
5. All weed control activities shall be conducted with on-site supervision provided by the projects restoration ecologist.

Annual Reports

A final report when the success criterion is achieved, and 2 years have passed with only weeding as maintenance (no irrigation or other restoration process) will be provided. Comparison of transects done in spring, previous to weeding, to the Reference Distribution for species and cover items and percentage cover shall be shown and should be 90% of absolute cover like the Reference Distribution. The restoration ecologist will provide annual reports to the LA County Planning Department on or before September 1, beginning the year after the restoration is complete for a period of 5 years or until the restoration is determined a success. The reports will include data regarding survival of container stock used, percent cover, height, and other pertinent data. The reports will also detail necessary maintenance activities including the use of replacement container stock and methods used for control of non-native species and will also include recommendations for remedial action; necessary to ensure the success of the restoration. The property owner shall

be responsible for ensuring that all remedial actions are taken and completed in a timely manner. Annual Report content is described under "Maintenance Plan", pp.8-9." Notification in writing to property owner and to County Dept. of Regional Planning (DRP) will be given when performance standards are not being met. This is described on p.10 under "success criteria." The notification may be in the annual report to DRP.

Success Criteria

The restoration/revegetation projects in the Santa Monica Mountains Coastal Zone all have an overriding Success Criterion, specified in §22.44.1240.B.5:

> "Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for revegetation."

The restoration ecologist will take photographs during every scheduled monitoring visit from permanent stations. Quantitative data regarding the general health, growth rate, and mortality of plants will be recorded and compared to the reference distribution. The monitoring biologist will also collect data during site visits using transect methods. This data will be used to determine if the success criteria set for the restoration are being met and to identify any necessary remedial actions as they arise. No woody invasive species shall be present. No temporary irrigation or maintenance (other than weeding) for 2 years' time. If performance standards are not being met, the restoration ecologist shall provide recommendations in writing to the property owner or their representative regarding necessary remedial action. At the end of 5 years of restoration, in the case when the restoration criteria have not been met, the monitoring plan shall be extended until the standards are met or for 5 additional years. If success criteria are not met within 10 years, the applicant shall submit an amendment proposing alternative restoration (SMM LIP §22.44.1920.L). The applicant's contractor shall be responsible for ensuring that all remedial action is taken and completed in a timely manner.

Adaptive Management

An inherent part of any restoration plan is the ability to detect problems regarding the success of the restoration, to determine the cause of the problem, and to take corrective measures. The restoration ecologist will ensure that the property owner corrects minor problems, such as isolated instances of plant mortality, or small-scale weed or pest infestations during routine site visits. If more that 50% of the plants used for the restoration die, the monitoring biologist will make recommendations to correct the problem.

Appendices

Exhibit A. Location Map

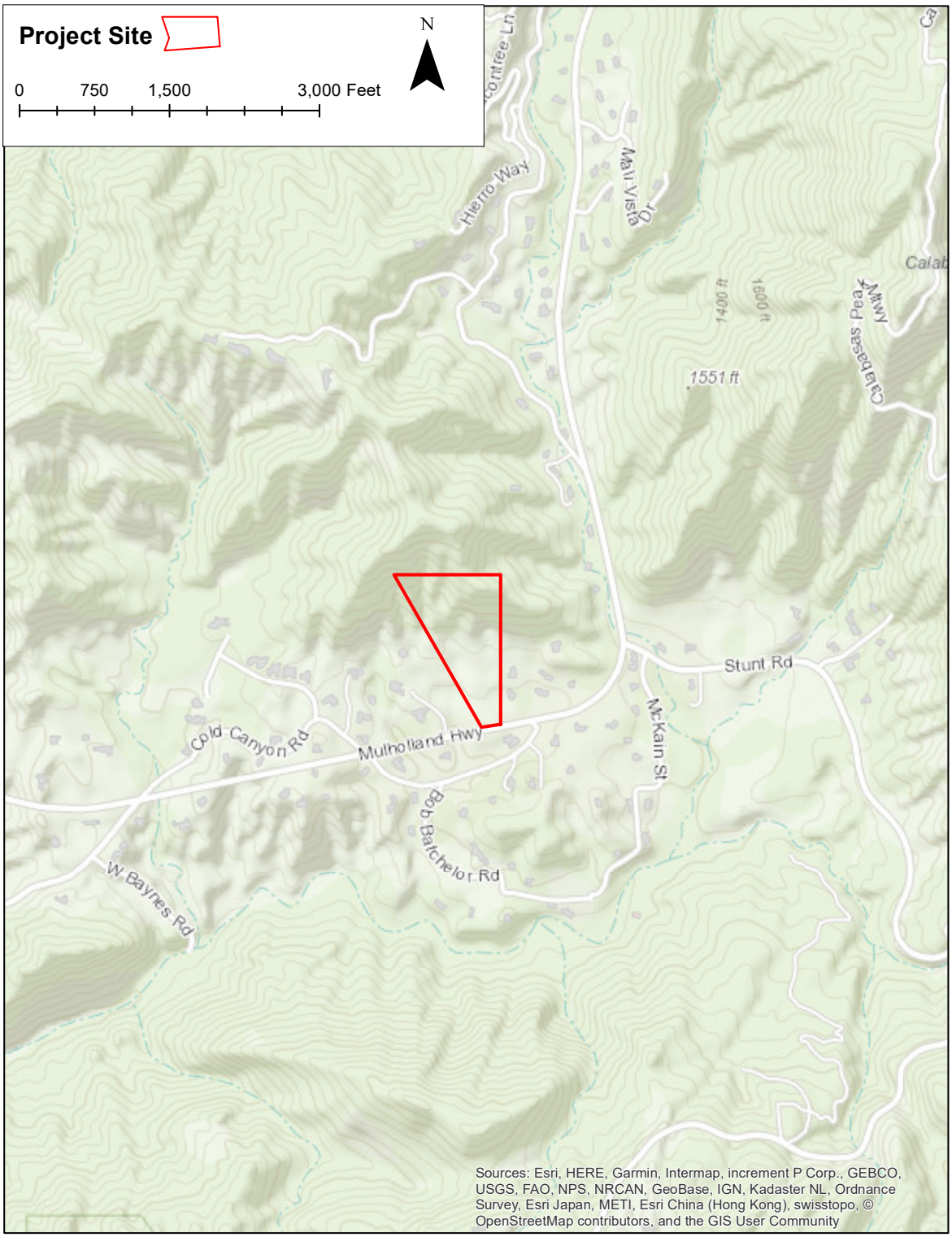
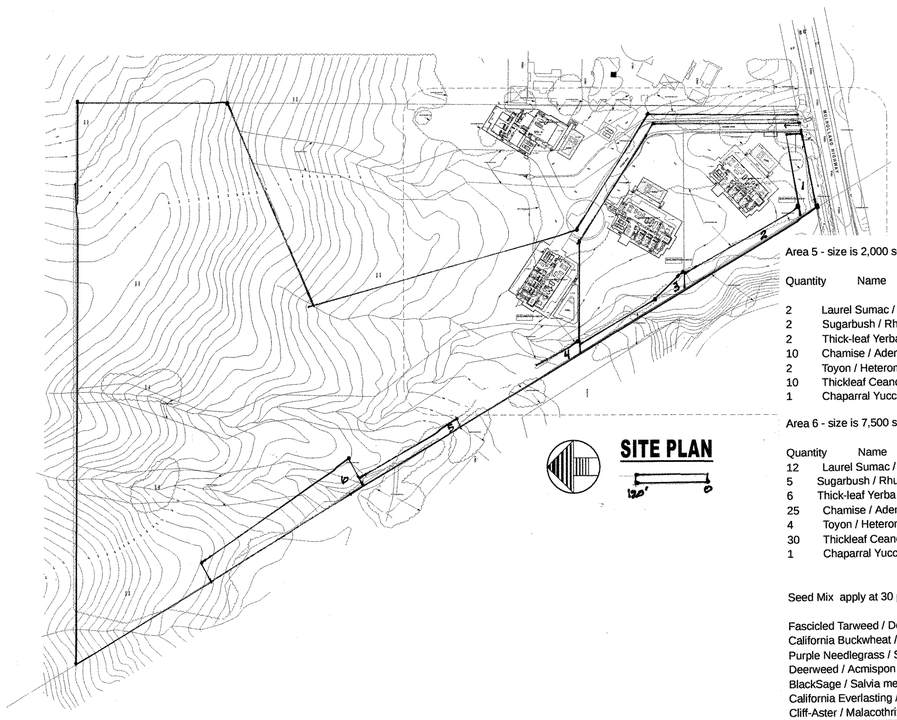


Exhibit B. Transect Locations

Exhibit C. Restoration Map



SITE PLAN

LOT 1 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION REMOVAL PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN

Area 1 - size is 3,500square feet

Quantity	Name	size
3	Toyon / Heteromeles arbutifolia	1 gallon
15	Chaparral Bush-Mallow / Malacothamnus fasciculatus	1 gallon

Area 2 - size is 5,700 square feet

Quantity	Name	size
4	Laurel Sumac / Malosma laurina	1 gallon
3	Sugarbush / Rhus ovata	1 gallon
3	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
17	Blacksage / Salvia mellifera	1 gallon
10	Toyon / Heteromeles arbutifolia	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 3 - size is 3,300 square feet

Quantity	Name	size
3	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
15	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
7	Toyon / Heteromeles arbutifolia	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 4 - size is 3,000 square feet

Quantity	Name	size
2	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
10	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
2	Toyon / Heteromeles arbutifolia	1 gallon
10	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Seed Mix apply at 30 pounds per acre

Fascicled Tarweed / Deinandra fasciculata
California Buckwheat / Eriogonum fasciculatum (not in fuel mod zone B)
Purple Needlegrass / Stipa pulchra
Deerweed / Acmispon glaber
BlackSage / Salvia mellifera
California Everlasting / Pseudognaphalium californicum
Cliff-Aster / Malacothrix saxatilis

Area 5 - size is 2,000 square feet

Quantity	Name	size
2	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
10	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
2	Toyon / Heteromeles arbutifolia	1 gallon
10	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 6 - size is 7,500 square feet

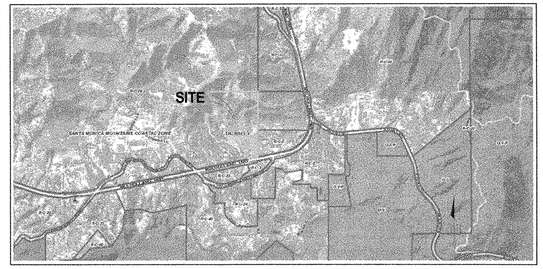
Quantity	Name	size
12	Laurel Sumac / Malosma laurina	1 gallon
5	Sugarbush / Rhus ovata	1 gallon
6	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
25	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
4	Toyon / Heteromeles arbutifolia	1 gallon
30	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Seed Mix apply at 30 pounds per acre

Fascicled Tarweed / Deinandra fasciculata
California Buckwheat / Eriogonum fasciculatum
Purple Needlegrass / Stipa pulchra
Deerweed / Acmispon glaber
BlackSage / Salvia mellifera
California Everlasting / Pseudognaphalium californicum
Cliff-Aster / Malacothrix saxatilis

Site Total Size is 25,000 square feet

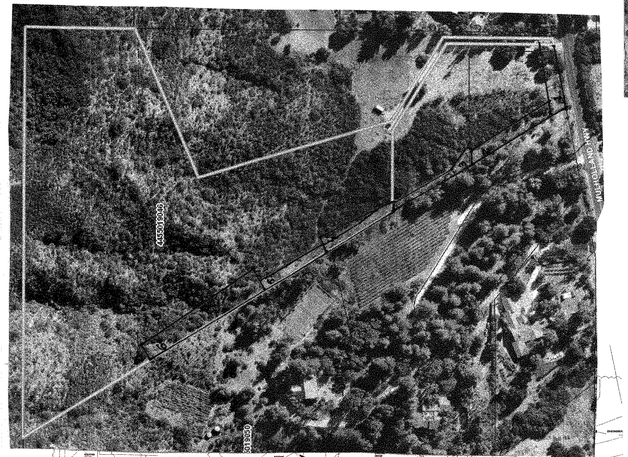
Quantity	Name	size	percent of overall site
23	Laurel Sumac / Malosma laurina	1 gallon	10%
14	Sugarbush / Rhus ovata	1 gallon	5%
15	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon	5%
60	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon	30%
28	Toyon / Heteromeles arbutifolia	1 gallon	5%
50	Thickleaf Ceanothus	1 gallon	44%
5	Chaparral Yucca / Hesperoyucca whipplei	1 gallon	1%
15	Chaparral Bush-Mallow / Malacothamnus fasciculatus	1 gallon	NA



VICINITY MAP

NTS

Project Site



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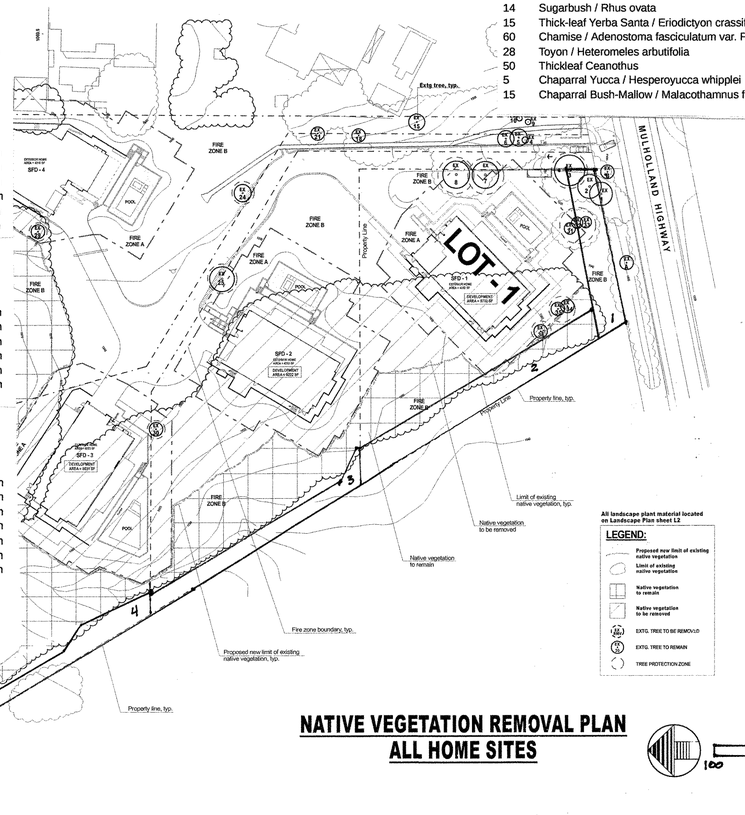
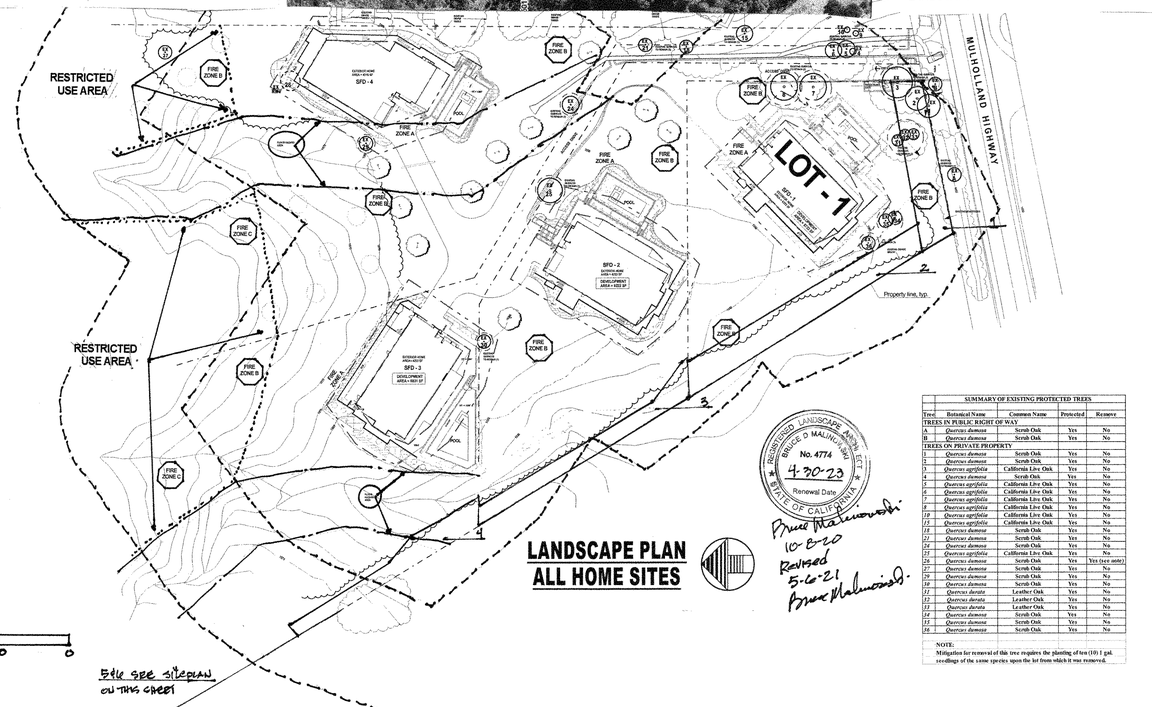


NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES

See site plan this sheet



LANDSCAPE PLAN
ALL HOME SITES

See site plan on this sheet

SUMMARY OF EXISTING PROTECTED TREES				
Tree	Botanical Name	Common Name	Protected	Remove
TREES IN PUBLIC RIGHT OF WAY				
A	*Quercus dumosa*	Scrub Oak	Yes	No
B	*Quercus dumosa*	Scrub Oak	Yes	No
TREES ON PRIVATE PROPERTY				
1	*Quercus dumosa*	Scrub Oak	Yes	No
2	*Quercus dumosa*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
4	*Quercus dumosa*	Scrub Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
11	*Quercus agrifolia*	California Live Oak	Yes	No
12	*Quercus dumosa*	Scrub Oak	Yes	No
13	*Quercus dumosa*	Scrub Oak	Yes	No
14	*Quercus dumosa*	Scrub Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
16	*Quercus dumosa*	Scrub Oak	Yes	Yes (see note)
17	*Quercus dumosa*	Scrub Oak	Yes	No
19	*Quercus dumosa*	Scrub Oak	Yes	No
20	*Quercus dumosa*	Scrub Oak	Yes	No
21	*Quercus durata*	Leather Oak	Yes	No
22	*Quercus durata*	Leather Oak	Yes	No
23	*Quercus durata*	Leather Oak	Yes	No
24	*Quercus dumosa*	Scrub Oak	Yes	No
25	*Quercus dumosa*	Scrub Oak	Yes	No
26	*Quercus dumosa*	Scrub Oak	Yes	No

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the lot from which it was removed.

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG:

SUBMITTAL: NO:	DATE:
	10/11/2018
	10/23/2018
	12/03/2018
	12/11/2018
	02/13/2019
	03/18/2019
	09/30/2019

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

INDEX SHEET

Date: 09/25/2018
Scale: NTS

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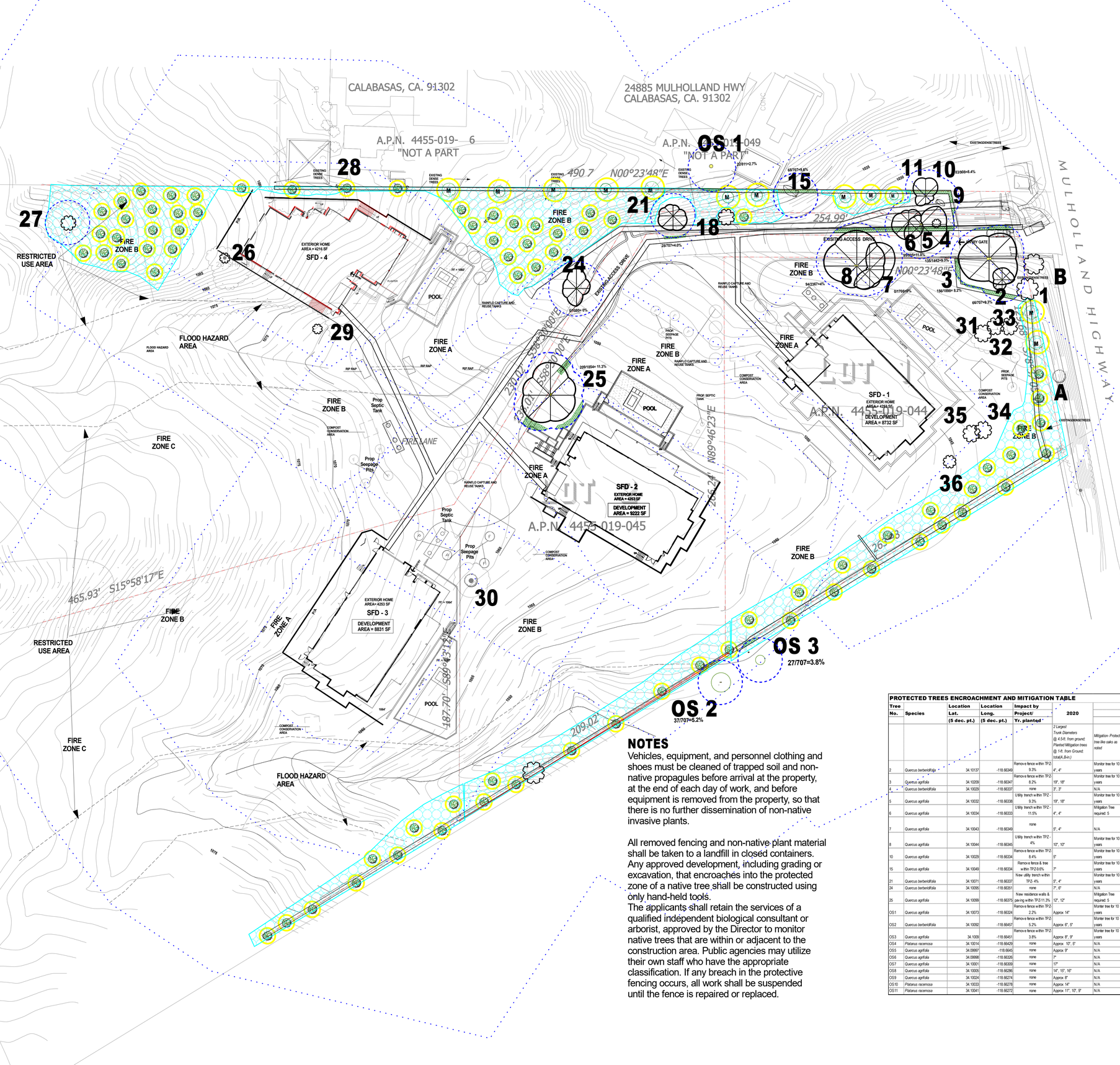

NOTES

Vehicles, equipment, and personnel clothing and shoes must be cleaned of trapped soil and non-native propagules before arrival at the property, at the end of each day of work, and before equipment is removed from the property, so that there is no further dissemination of non-native invasive plants.

All removed fencing and non-native plant material shall be taken to a landfill in closed containers. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.
The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Director to monitor native trees that are within or adjacent to the construction area. Public agencies may utilize their own staff who have the appropriate classification. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced.

PROTECTED TREES ENCROACHMENT AND MITIGATION TABLE

Tree No.	Species	Location Lat. (5 dec. pt.)	Location Long. (5 dec. pt.)	Impact by Project/ Yr. planted	2020 2 Largest Trunk Diameters @ 4.5-ft. from ground; Planted Mitigation trees @ 1-ft. from Ground: total(A,B-in.)	Mitigation- Protect tree like oaks as noted	Condition
2	Quercus berberidifolia	34.10137	-118.66346	Remove fence within TPZ- 9.3%	4", 4"	Monitor tree for 10 years	B-Above Average
3	Quercus agrifolia	34.10200	-118.66347	Remove fence within TPZ- 8.2%	19", 18"	Monitor tree for 10 years	B-Above Average
4	Quercus berberidifolia	34.10029	-118.66337	none	3", 3"	N/A	B-Above Average
5	Quercus agrifolia	34.10032	-118.66338	Utility trench within TPZ - 9.3%	19", 18"	Monitor tree for 10 years	B-Above Average
6	Quercus agrifolia	34.10034	-118.66333	Utility trench within TPZ - 11.6%	4", 4"	Mitigation Tree required: 5	B-Above Average
7	Quercus agrifolia	34.10043	-118.66349	none	5", 4"	N/A	B-C Average
8	Quercus agrifolia	34.10044	-118.66345	Utility trench within TPZ - 4%	10", 10"	Monitor tree for 10 years	B-C Average
10	Quercus agrifolia	34.10029	-118.66334	Remove fence within TPZ- 8.4%	5"	Monitor tree for 10 years	B-Above Average
15	Quercus agrifolia	34.10049	-118.66334	Remove fence & tree within TPZ-9.6%	7"	Monitor tree for 10 years	C-Average
21	Quercus berberidifolia	34.10071	-118.66337	New utility trench within TPZ- 4%	5", 4"	Monitor tree for 10 years	B-Above Average
24	Quercus berberidifolia	34.10095	-118.66351	none	7", 6"	N/A	B-Above Average
25	Quercus agrifolia	34.10099	-118.66375	New residence walls & pav-ing within TPZ-11.3%	12", 12"	Mitigation Tree required: 5	B-Above Average
OS1	Quercus agrifolia	34.10073	-118.66324	Remove fence within TPZ- 2.2%	Approx 14"	Monitor tree for 10 years	B-Above Average
OS2	Quercus berberidifolia	34.10092	-118.66457	Remove fence within TPZ- 5.2%	Approx 6", 5"	Monitor tree for 10 years	B-Above Average
OS3	Quercus agrifolia	34.1009	-118.66451	Remove fence within TPZ- 3.8%	Approx 8", 8"	Monitor tree for 10 years	B-Above Average
OS4	Platanus racemosa	34.10014	-118.66429	none	Approx 12", 5"	N/A	B-Above Average
OS5	Quercus agrifolia	34.09997	-118.6640	none	Approx 9"	N/A	B-Above Average
OS6	Quercus agrifolia	34.09998	-118.66326	none	7"	N/A	B-Above Average
OS7	Quercus agrifolia	34.10001	-118.66309	none	17"	N/A	B-Above Average
OS8	Quercus agrifolia	34.10005	-118.66286	none	14", 15", 16"	N/A	B-Above Average
OS9	Quercus agrifolia	34.10024	-118.66274	none	Approx 8"	N/A	B-Above Average
OS10	Platanus racemosa	34.10033	-118.66278	none	Approx 14"	N/A	B-Above Average
OS11	Platanus racemosa	34.10041	-118.66272	none	Approx 11", 10", 9"	N/A	B-Above Average

LEGEND

- = Quercus agrifolia
- = Quercus berberidifolia
- = Undersized Quercus agrifolia
- = Undersized Quercus berberidifolia
- = Schinus molle
- = Eucalyptus cinerea
- = Tree protection zone -- greater distance (before pruning) of canopy drip line + 5-ft. outside canopy or 15-ft from trunk
- = Remove invasive tree
- = potential Mitigation Tree location and tree protection zone
- = Quercus encroachment area

OS = Offsite protected tree directly adjacent to property line
Note = exact locations & specs. are imprecise due to physical barriers to measurement

- Ⓟ = Inlet cap
- Ⓕ = Future dedication
- = Septic tank
- Ⓜ = Quercus agrifolia mitigation tree
- = Quercus berberidifolia mitigation tree

Landscape Architect
SHELLEY E. SPARKS
12224 ADDISON ST.
VALLEY VILLAGE CA 91607

LICENSED LANDSCAPE ARCHITECT
SHELLEY SPARKS
No. 2896
11-30-22
STATE OF CALIFORNIA

ISA Shelley Sparks WE-10883A
ISA Certified Arborist
31 Dec 2021
International Society of Arboriculture

Harmony Gardens, Inc.
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Certified Arborist #WE-10883A

REVISION LOG:

09/30/2019
04/02/2020
11/12/2020

SUBMITTAL:

NO:	DATE:

PROJECT ADDRESS:
Mulholland Homes, Parcels 1-4,
Parcel Map 10857,
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Associates, Inc
3961 Bon Homme Rd
Calabasas, CA 91302

TREE ENCROACHMENT & MITIGATION PLAN

4/29/2021

Scale: 1"=30'

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Exhibit D. Transect Data

RAW DATA, TRANSECT A					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100122	-118.663872	15		
South end					
Tape	Cover Type	Tape distance			
0	*Schinus molle*	6			
6	*Malosma laurina, duff*	17			
23	*Quercus berberidifolia, duff*	12			
35	*Ceanothus cuneatus*	22			
57	*Adenostoma fasciculata*	19			
76	*Ceanothus cuneatus*	8			
84	*Adenostoma fasciculata*	17			
101	*Ceanothus cuneatus*	21			
122	*Malosma laurina*	42			
164	*Ceanothus cuneatus*	0			
	Understory Species list				
	Eriophyllum confertiflorum				
	Asclepias fascicularis				
	Centaurea melitensis				
	Hirschfeldia incana				
	Acmispon glaber				
	Stipa sp.				
	Avena sp.				
	Duff		PG 17		

SPECIES COVER, TRANSECT A					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100122	-118.663872	15		
South end					
Tape	Cover Type	Tape distance	Sum	%cover	
0	*Schinus molle*	6	6	3.7%	96.3%
6	*Malosma laurina, duff*	17			shrubs
23	*Quercus berberidifolia, duff*	12	12	7.3%	
35	*Ceanothus cuneatus*	22			
57	*Adenostoma fasciculata*	19			
76	*Ceanothus cuneatus*	8			
84	*Adenostoma fasciculata*	17	36	22.0%	
101	*Ceanothus cuneatus*	21			
122	*Malosma laurina*	42	59	36.0%	
164	*Ceanothus cuneatus*	0	51	31.1%	
		Sum	164	100.0%	
					PG 18

RAW DATA, TRANSECT B				
50m transects				
Chaparral (CSS)				
	Latitude	Longitude	Error (ft.)	
Start:	34.100708	-118.664244	15	
South end				
Tape	Cover Type	Tape distance		
0	*Ceanothus cuneatus*	11		
11	*Adenostoma fasciculata*	9		
20	*Malosma laurina*	15		
35	*Ceanothus cuneatus*	22		
57	*Salvia mellifera*	44		
101	*Eriogonum fasciculatum*	8		
109	*Salvia mellifera*	6		
115	*Salvia mellifera*	49		
164	*Salvia mellifera*	0		
	Understory Species list			
	Eriophyllum confertiflorum			
	Asclepias fascicularis			
	Centaurea melitensis			
	Hirschfeldia incana			
	Acmispon glaber			
	Stipa sp.			
	Avena sp.			
	Duff			PG 19

SPECIES COVER, TRANSECT B					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100708	-118.664244	15		
South end					
Tape	Cover Type	Tape distance	Sum	%cover	
0	*Ceanothus cuneatus*	11			100.0%
11	*Adenostoma fasciculata*	9	9	5.5%	shrubs
20	*Malosma laurina*	15	15	9.1%	
35	*Ceanothus cuneatus*	22	33	20.1%	
57	*Salvia mellifera*	44			
101	*Eriogonum fasciculatum*	8	8	4.9%	
109	*Salvia mellifera*	6			
115	*Salvia mellifera*	49			
164	*Salvia mellifera*	0	99	60.4%	
		Sum	164	100.0%	
					PG 20

RAW DATA, TRANSECT C			
50m transects			
Chaparral (CSS)			
	Latitude	Longitude	Error (ft.)
Start:	34.101272	-118.664631	15
South end			
Tape	Cover Type	Tape distance	
0	*Salvia mellifera*	9	
9	*Eriodictyon crassifolium*	6	
15	*Salvia mellifera*	18	
33	*Eriodictyon crassifolium*	7	
40	*Salvia mellifera*	10	
50	*Quercus berberidifolia*	10	
60	*Heteromeles arbutifolia*	15	
75	*Ceanothus cuneatus*	15	
90	*Adenostoma fasciculata*	25	
115	*Ceanothus cuneatus*	14	
129	*Adenostoma fasciculata*	35	
164	*Adenostoma fasciculata*	0	
	Understory Species list		
	Eriophyllum confertiflorum		
	Asclepias fascicularis		
	Centaurea melitensis		
	Hirschfeldia incana		
	Acmispon glaber		
	Stipa sp.		
	Avena sp.		
	Duff		PG 21

SPECIES COVER, TRANSECT C					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.101272	-118.664631	15		
South end					
Tape	Cover Type	Tape distance	Sum	Cover%	
0	*Salvia mellifera*	9			100.0%
9	*Eriodictyon crassifolium*	6			shrubs
15	*Salvia mellifera*	18			
33	*Eriodictyon crassifolium*	7	13	7.9%	
40	*Salvia mellifera*	10	37	22.6%	
50	*Quercus berberidifolia*	10	10	6.1%	
60	*Heteromeles arbutifolia*	15	15	9.1%	
75	*Ceanothus cuneatus*	15			
90	*Adenostoma fasciculata*	25			
115	*Ceanothus cuneatus*	14	29	17.7%	
129	*Adenostoma fasciculata*	35			
164	*Adenostoma fasciculata*	0	60	36.6%	
		Sum	164	100.0%	
					PG 22

SPECIES COVER SUMMARY

Native species	A	B	C	Mean	Range		Zone B Mean	Performance Zone C & beyond	Performance Zone B	Substitute
Adenostoma fasciculata	21.7	4.2	35	20.3	4.2	35	8.2	18%	18%	*Quercus berberidifolia*
Heteromeles arbutifolia	0	0	9.4	3.1	0	9.4	1.0	3%	3%	
Ceanothus cuneatus	43	15.5	18.1	25.5	15.5	43	13.7	23.00%	23.00%	
Quercus berberidifolia	4	0	6.3	3.4	0	6.3	1.1	3%	3%	
Malosma laurina	19.7	7	0	8.9	0	19.7	3.0	8%	8%	
Salvia mellifera	0	69.5	23.1	30.9	0	69.5	10.3	28%	28%	*Malosma laurina*
Eriogonum fasciculatum	0	3.8	0	1.3	0	3.8	0.4	1%	1%	*Heteromeles arbutifolia*
Eriodictyon crassifolium	0	0	8.1	2.7	0	8.1	0.9	2%	2%	
Bare Ground & Non-native								11%	11%	
Schinus molle	4	0	0	1.3	0	4	1.3			
Sum native and non-native				97.5	19.7	198.8		97%		
Native relative cover				**98.70**	1.00	0.98				
Non-native relative cover				**0.01**	0.00	0.02				
Native absolute				**98.7**						
Non-native absolute				**1.3**						

	Native Relative Cover	Non-native Relative Cover	Native Absolute Cover	Non-native Absolute Cover
Transect data, natural area	99	1	96	1

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	January 8, 2025
HEARING DATE:	January 21, 2025 AGENDA ITEM: 3
PROJECT NUMBER:	2019-000010-(3)
PERMIT NUMBERS:	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2019-000010-(3), Minor CDP Numbers RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I MOVE THAT THE HEARING OFFICER CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION ASSOCIATED WITH ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199 ALONG WITH THE REQUIRED FINDINGS OF FACT FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Four Minor CDPs for the construction of four new single-family residences and onsite wastewater treatment systems ("OWTS") on four adjacent parcels in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810.

B. Project

The applicant requests four Minor CDPs to construct four single-family residences on four adjacent parcels, with a total area of 16.1 acres ("Project Site"), in the Santa Monica Mountains Coastal Zone ("Project"). The Project Site is located at 24937 Mulholland Highway and consists of four parcels (Assessor's Parcel Numbers 4455-019-044, 4455-019-045, 4455-019-046, and 4455-019-047). Each parcel—numbered Lots 1 through 4—would be developed with an 18-foot-tall single-family residence and attached garage, as well as a new OWTS with seepage pits, a deck, a patio, a swimming pool, retaining walls, landscaping, and hardscaping, as follows:

LOT 1 (MINOR CDP NO. RPPL2019000016): The proposed single-family residence on a 1.0-acre parcel would have a floor area of 4,114 square feet with a 451-square-foot attached garage on a building site area of 9,983 square feet. 4,338 cubic yards ("CY") of grading is proposed (2,169 CY cut and 2,169 CY fill, balanced on site) due to the need for soil recompaction. Development on Lot 1 would encroach into the protected zones of three on-site oak trees. Development of the residence would result in 0.07 acres of direct development and 0.41 acres of fuel modification (0.35 acres irrigated [Zone B] and 0.06 acres non-irrigated [Zone C]) within H2 Habitat.

LOT 2 (MINOR CDP NO. RPPL2019000017): The proposed single-family residence on a 1.2-acre flag lot would have a floor area of 4,138 square feet with a 427-square-foot attached garage on a building site area of 9,540 square feet. 3,776 CY of grading is

proposed (1,888 CY cut and 1,888 CY fill, balanced on site) due to the need for soil recompaction. Development on Lot 2 would encroach into the protected zones of one on-site oak tree and two off-site oak trees. Development of the residence would result in 0.17 acres of direct development and 0.55 acres of fuel modification (0.38 acres irrigated [Zone B] and 0.17 acres non-irrigated [Zone C]) within H2 Habitat.

LOT 3 (MINOR CDP NO. RPPL2019000018): The proposed single-family residence on a 10.1-acre flag lot would have a floor area of 3,291 square feet with a 451-square-foot attached garage and a 938-square-foot covered patio on a building site area of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut and 2,215 CY fill, balanced on site) due to the need for soil recompaction. Development on Lot 3 would encroach into the protected zones of two on-site oak trees. As currently designed, development of the residence would result in 0.19 acres of direct development and 1.02 acres of fuel modification (0.48 acres irrigated [Zone B] and 0.54 acres non-irrigated [Zone C]) within H2 Habitat.

LOT 4 (MINOR CDP NO. RPPL2019000019): The proposed single-family residence on a 3.8-acre flag lot would have a floor area of 4,186 square feet with a 450-square-foot attached garage and a 760-square-foot covered patio on a building site area of 9,898 square feet. 4,850 CY of grading is proposed (2,717 CY cut and 2,133 CY fill, with 584 CY of export) due to the need for soil recompaction. Development on Lot 4 would encroach into the protected zones of three on-site oak trees and one off-site oak tree. As currently designed, development of the residence would result in no direct development within H2 Habitat, although there would be 0.54 acres of fuel modification, which would be all non-irrigated [Zone C].

The Project Site is immediately adjacent to Mulholland Highway, a designated scenic highway, to the south. An existing 20-foot-wide paved driveway accessing Lots 1 through 4 would have a Fire Department turnaround added to its northern terminus. Existing chain-link fencing, which does not comply with current Santa Monica Mountains Local Implementation Program ("LIP") fence requirements, would also be removed from the site perimeter to encourage wildlife movement. In total, the Project would encroach into the protected zones of 12 oak trees.

Per the requirements of the LIP, a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is required for any project that results in grading of more than 50 CY and less than 5,000 CY of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes an oak tree or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, four Minor CDPs are required to authorize all development associated with the

Project, as development on each parcel would result in between 50 and 5,000 CY of grading as well as oak tree encroachments.

The Project Site is 16.1 acres consisting of four separate parcels. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The topography is relatively gently sloping across the southern half, but rises steeply toward the north, becoming rocky as it increases in elevation. The Project Site consists of an existing 450-foot-long, 20-foot-wide paved driveway and turnaround accessing all four lots from Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south. Each lot contains an area cleared of vegetation on its eastern portion due to the presence of existing single-family residences to the east, as well as the shoulders of the existing driveway. The existing development on the Project Site was approved by CDP P-80-6480 in 1981 (Parcel Map No. 10857), which subdivided the Project Site into the four existing parcels. The remainder of the Project Site consists mainly of chaparral vegetation with some oak woodland on the southern, lower-elevation portion of the site. The northern portion of the Project Site consists of 12.1 acres that have been designated as restricted use areas and/or flood hazard areas as part of the underlying parcel map.

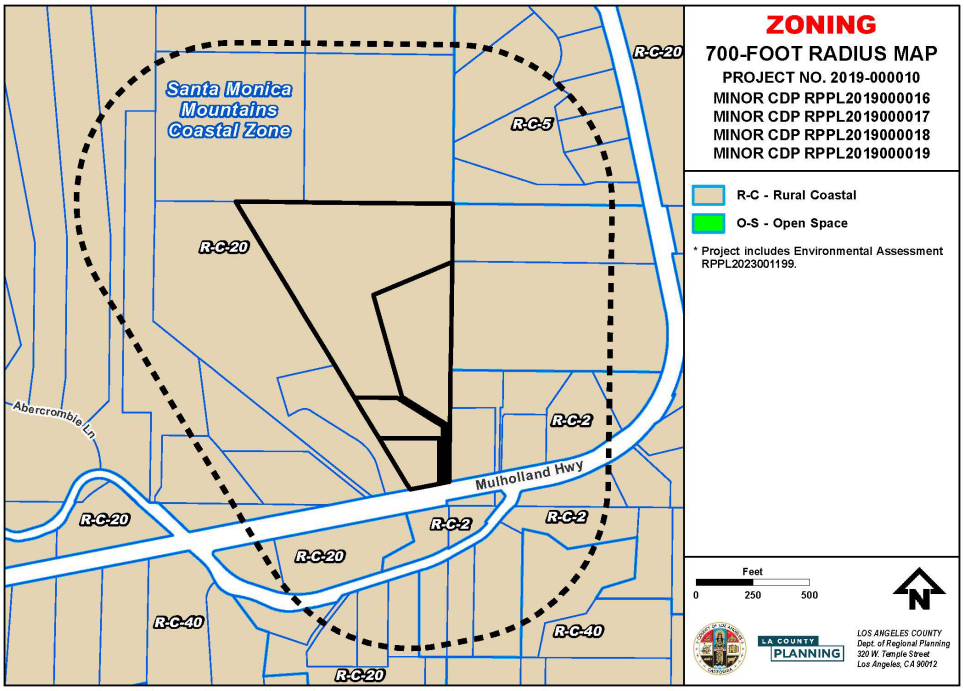
The previously cleared areas of the Project Site as well as the paved driveway—approximately 2.3 acres—are currently mapped as H3 Habitat within the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP"). The remaining 13.8 acres of the Project Site are designated as H2 Habitat. After site-specific surveys by the applicant's biologist and the LA County Planning Staff Biologist ("Staff Biologist"), the Environmental Review Board ("ERB") recommended that the on-site habitat be slightly remapped. The remapping would result in approximately 2.2 acres of H3 Habitat and 13.9 acres of H2 Habitat (Exhibit H – Informational Maps). Of the proposed disturbance of H2 Habitat, 0.43 acres would be from direct development, while 2.52 acres would be from fuel modification activities (1.21 acres irrigated [Zone B] and 1.31 acres non-irrigated [Zone C]).

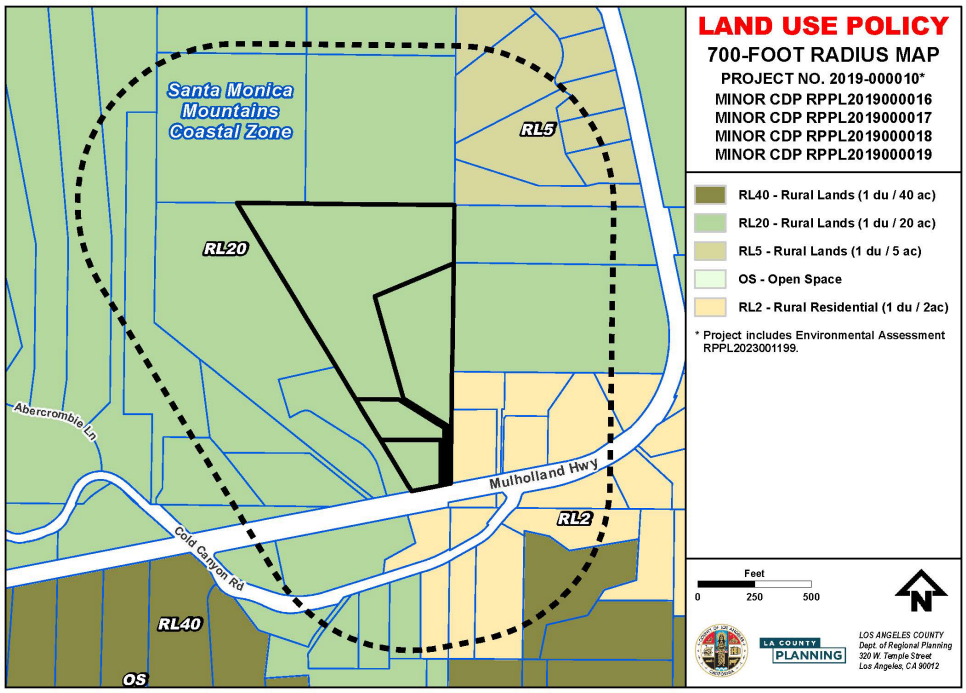
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20 (Rural Land 20—one dwelling unit per 20 acres maximum density)	R-C-20	Vacant land

NORTH	RL20	R-C-20	Open space
EAST	RL20, RL2 (Rural Land—one dwelling unit per two acres maximum density)	R-C-20, R-C-2 (Rural Coastal—2 Acre Minimum Required Lot Area)	Single-family residences
SOUTH	RL20, RL2	R-C-20, R-C-2	Single-family residences
WEST	RL20	R-C-20	Single-family residences





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7310	A-1-1 (Light Agricultural—1 Acre Minimum Required Lot Area)	3/11/1958
ZCO-20140055	R-C-20	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Parcel Map 10857 and CDP P-80-6480	Created four existing parcels, authorized driveway	Recorded 8/28/1981

ANALYSIS

A. Land Use Compatibility

The Project is a request to construct four new single-family residences in the Santa Monica Mountains Coastal Zone. As proposed, the Project would comply with all applicable development standards for residences in the LIP, including those related to OWTS standards, building site area, habitat categories, height restrictions, and native tree preservation. For further details on this compliance, see the "Zoning Ordinance

Consistency" section below or the attached Exhibits C1 through C4 – Findings. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable. The residences proposed by the Project are also substantially similar to other single-family residences in the immediate area. Therefore, the Project would be in conformity with the certified Local Coastal Program and are not expected to negatively affect the surrounding community.

B. Neighborhood Impact

The Project would consist of four single-family residences on four previously cleared parcels accessed by a paved driveway. The tallest portions of the structures would be 18 feet above grade. The Project is proposed mainly on existing disturbed areas on the southern portion of the Project Site, adjacent to the existing driveway and Mulholland Highway, which results in less grading and fewer visual impacts by avoiding the steep northern portions.

The four single-family residences proposed by the Project would be similar in character to other single-family residences in the vicinity and compare favorably to them in terms of height and bulk. Other nearby property owners already enjoy similar use of their properties, as there are 20 single-family residences developed on comparable pads within 700 feet to the south, east, and west. The proposed residences range from 3,291 square feet to 4,186 square feet in size and have one-story designs. The sizes of the proposed residences are comparable to the sizes of most other residences in the immediate vicinity, many of which have two stories.

The locations of the OWTS seepage pits for each residence avoid encroaching within 50 feet of native trees or within 150 feet of a stream, which is prohibited in the LIP (County Code Section 22.44.1340). Of the 12 oak trees that would have their protected zones encroached upon as part of the Project, 10 trees would have encroachments of less than 10 percent, which requires no specific mitigation in the LIP. Of these 10 trees, seven would be impacted solely by the removal of a chain-link fence on the Project Site's eastern boundary. Because this fence will be removed by cutting off the existing posts at ground level, impacts to these seven trees are likely to be minimal. Two protected coast live oaks—located on Lot 2 and Lot 3, respectively—would have encroachments of more than 10 percent. This would require the planting of mitigation trees at a 5:1 ratio, resulting in 10 mitigation oak trees. The applicant proposes 12 mitigation oak trees, which includes two contingency oak trees.

In addition to 12 oak tree encroachments, the Project would result in approximately 14,438 square feet of direct development within an oak woodland, as mapped per the County's methodology. While the area is mapped as H3 Habitat, development within any oak woodland requires a mitigation ratio of 2:1. This would be accomplished by designating 28,876 square feet of the Project Site for habitat restoration, which would entail removal

of non-native plants (eucalyptus and Peruvian pepper tree) and the planting of up to 75 scrub oak seedlings. Habitat restoration must be carried out in accordance with the plan approved by the ERB (Exhibit G – Habitat Restoration Plan).

As recommended by the Staff Biologist and the ERB, the specific locations of the proposed mitigation trees and scrub oak seedlings will be determined by the applicant's arborist of record during the landscaping process. This determination will occur through field sighting methods in consultation with Staff. Plantings must occur within specific areas of habitat restoration, as mapped on the landscape plans for Lots 1 through 4 (see Exhibits A-1 through A-4 – Site Plans). All on-site oak trees will be monitored for a period of 10 years in accordance with the recommended conditions of Project approval. If any encroached oak tree dies during that period, it must be replaced at a 10:1 ratio, and any mitigation oak tree that dies must be replaced.

The Project is also unlikely to result in a cumulative increase in development of the area. The Project Site is bordered to the south, east, and west by many existing single-family residences, and infrastructure could not be extended northward from the Project Site, as it would have to pass through dedicated restricted use areas. Thus, any infrastructure extensions for the Project would be minimal and unlikely to spur future development.

The building site area ("BSA") for each parcel is slightly less than maximum of 10,000 square feet (9,983 square feet for Lot 1, 9,540 square feet for Lot 2, 9,898 square feet for Lot 3, and 9,898 square feet for Lot 4, respectively), excluding the proposed driveway extensions and the new Fire Department turnaround. While 10,000 square feet is the maximum allowed BSA, the LIP states that other provisions of the LIP, which include provisions regarding the protection of sensitive habitat, may require a smaller BSA for any given Project (County Code Section 22.44.1910.I).

Reducing the BSA of Lot 1 or Lot 2 would have very minimal effects in reducing the impact to H2 Habitat. This is due to the smaller areas of the lots (1.0 acres and 1.2 acres, respectively). As a result, any residential development on either lot would require fuel modification of the entire lot, as the Fire Department requires a 200-foot fuel modification radius for habitable structures. Because all immediately adjacent properties to the east and west are mapped as H3 Habitat, this impact would not be increased by any off-site brush clearance. This means that a reduction in BSA would only have an impact on reducing direct development in H2 Habitat. Due to the placement of the residences partially within H3 Habitat, even a 50 percent reduction in BSA would reduce direct development of H2 Habitat by less than one-tenth of an acre for each lot.

Conversely, Lot 3 and Lot 4 are larger (10.1 acres and 3.8 acres, respectively) and include extensive areas of mapped H2 Habitat (9.8 acres and 2.7 acres, respectively). As a result,

the current design of the Lot 3 residence would result in 0.19 acres of direct development and 1.19 acres of fuel modification within H2 Habitat, while the current design of the Lot 4 residence would result in 0.54 acres of fuel modification within H2 Habitat. A further reduction in BSA for the residences on either Lot 3 or Lot 4 is not recommended. Such a reduction would result in a minimal change to the H2 Habitat impact from direct development, as the proposed direct development is already small (0.19 acres) on Lot 3 and is nonexistent on Lot 4. As a result, it is Staff's opinion that the proposed BSAs are appropriate and consistent with the LIP.

Due to the shape and topography of the Project Site, it is infeasible to locate the Lot 3 residence any further from H2 Habitat, which is located to the north. Instead, a reduction in H2 Habitat impact was achieved for Lot 3 by reducing the square footage of the residence by approximately 20 percent in comparison to the average square footage of the three other residences (3,291 square feet versus 4,146 square feet). This smaller footprint, which was proposed at the recommendation of Staff, results in a reduction in H2 Habitat fuel modification by 4,040 square feet (0.09 acres), or nine percent of the total. A reduction to irrigated fuel modification (3,098 square feet) was also achieved. This smaller structural footprint requires less fuel modification within H2 Habitat than would otherwise be required while still resulting in an economically feasible Project for the applicant. While further reduction may be possible, continuing to reduce the footprint of the residence would have increasingly diminishing returns for H2 Habitat preservation. For example, decreasing the area of the residence by a further 20 percent would yield an additional fuel modification reduction of 7.8 percent, while a 40 percent reduction would yield an additional fuel modification reduction of 12.8 percent. Thus, Staff believes that the proposed size of the residence represents a satisfactory balance between development and preservation.

The location of the proposed residence on the southeastern portion of Lot 4, which was also proposed at the recommendation of Staff, places it at the furthest possible location from H2 Habitat to the northwest. As a result, there is no direct development or irrigated fuel modification proposed within H2 Habitat. There would be a total of 0.55 acres of non-irrigated fuel modification within H2 Habitat required for development on Lot 4.

C. Design Compatibility

The Project Site is visible from Mulholland Highway, a designated scenic highway to the south. As a result, the Project Site is located within a Scenic Resource Area ("SRA") per County Code Section 22.44.2000. Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilization of materials and colors compatible with the surrounding landscape, the breaking up of structural mass, and the minimization of grading and retaining walls (County Code Section 22.44.2040). The design of the residences would meet these

standards, as indicated by the applicant's submitted elevations, story poles, and grading plans.

The Project proposes new hardscape and retaining walls. The proposed locations of the new hardscape and retaining walls on previously cleared areas that are accessed by an existing paved driveway would result in a more harmonious design with surrounding landforms by preserving the steeper portions of the Project Site. Habitat restoration is also proposed in the form of non-native plant removal, the planting of up to 75 scrub oak seedlings, and the removal of an existing chain-link perimeter fence. In addition, story poles indicating the elevation of all parts of the structures were erected on the Project Site pursuant to LIP requirements (County Code Section 22.44.1440 A). Photos of the story poles on the site (part of Exhibit I) demonstrate that the design is compatible with the Project Site's topography.

While the location of the residence proposed for Lot 4 is relatively close to an adjacent residence to the east, it would comply with the required side-yard setback for a flag lot (10 feet from the property line). This location was chosen by the applicant due to a restricted flood hazard zone that runs through the middle of Lot 4, which required the residence to be placed on either the eastern or western portion of the property. A residence on the western portion of the property would result in significantly more fuel modification within H2 Habitat. In addition, according to the applicant, soil percolation tests indicate that the OWTS could only be placed on the western portion of the property, which would further restrict the area available for a residence. Therefore, Staff believes that the southeastern portion of the property is the most appropriate location for a residence.

The Project Site and the areas of brush clearance located 200 feet in all directions are designated as H2 and H3 Habitat. While portions of all four residences are proposed in H3 Habitat, 3.1 acres of development is also proposed within H2 Habitat. Of the Project development within H2 Habitat, 0.43 acres would be from direct development, while 2.52 acres would be from fuel modification activities. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While each residence is proposed relatively close to the existing access driveway, the areas of H3 Habitat on Lots 1, 2, and 3 are not large enough to completely contain a single-family residence, necessitating direct development in H2 Habitat. In addition, the H3 Habitat areas are narrow, with H2 Habitat located less than 200 feet from all points within them. Because a 200-foot fuel modification radius for habitable structures is required by the Fire Department, fuel modification within some H2 Habitat is unavoidable for the development of any residence on the Project Site. A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions of approval, would be compatible with biological resources.

Greater detail on this review may be found in the "Environmental Review Board (ERB) Comments" section below.

As previously stated, the Project would result in direct development and fuel modification within the H2 Habitat. These impacts must be mitigated either through a habitat impact in-lieu fee or an on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a draft condition of Project approval requires any impact to H2 Habitat to be mitigated through payment of a habitat impact in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but prior to grading and construction.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains LUP. Consistency findings with these policies can be found in the attached Findings for each Minor CDP (Exhibits C1 through C4 – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings for each Minor CDP (Exhibits C1 through C4 – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.44.850. The Burdens of Proof for each permit with the applicant's responses are attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof for the Project.

ENVIRONMENTAL ANALYSIS

Staff recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the Environmental Document Reporting Procedures and Guidelines for the County. The Initial Study (Exhibit L – Environmental Determination) concluded that there is no evidence that the Project, with mitigation measures, will have a significant impact on the environment.

COMMENTS RECEIVED

A. Environmental Review Board (ERB) Comments and Recommendations

ERB review of the Project is required per County Code Section 22.44.1840 because the Project Site is located within 200 feet of H2 Habitat. The applicant's biological analysis was reviewed by the Staff Biologist, who then submitted a recommendation that the ERB find the Project, with modifications, consistent with local biological resources. These modifications included retaining a biological monitor, a habitat restoration plan, a best management practices plan, screening of the Project Site and staking of grading limits, preparing surveys and restoration plans for nesting birds and native trees, and runoff

control measures. The ERB also requested revised landscaping plans indicating that the exact location of all oak plantings would be determined via field sighting. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would not have an impact on biological resources. The ERB also recommended that on-site habitat be slightly remapped, resulting in 2.2 acres of H3 Habitat and 13.9 acres of H2 Habitat (Exhibit H – Informational Maps). The ERB's recommended modifications have been included in each Minor CDP's draft conditions of approval (Exhibits D1 through D4 – Conditions). The revised landscape plan was subsequently submitted to Staff and is attached (Exhibits A-1 through A-4 – Plans). The minutes from the February 28, 2022, ERB meeting are also attached (Exhibit F – ERB Minutes).

B. County Department Comments and Recommendations

1. The Department of Parks and Recreation, in four letters dated July 11, 2019, recommended that all four Minor CDPs proceed to a public hearing without conditions.
2. The Department of Public Health, in four letters dated July 29, 2019, recommended that all four Minor CDPs proceed to a public hearing with specific conditions of approval regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been added as draft conditions of approval for each Minor CDP (Exhibits D1 through D4 – Conditions)
3. The Fire Department, in four letters dated July 31, 2019, recommended that all four Minor CDPs proceed to a public hearing with a specific condition of approval requiring subsequent approval of all plans by the Fire Department Engineering Unit. This has been added as a draft condition of approval for each Minor CDP (Exhibits D1 through D4 – Conditions).
4. The Department of Public Works, in four letters dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions of approval regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been added as draft conditions of approval for each Minor CDP (Exhibits D1 through D4 – Conditions).

All of the letters cited above are attached to this report (Exhibit J – Agency Correspondence).

C. Other Agency Comments and Recommendations

Staff has received no other agency comments or recommendations at this time.

D. Public Comments

Staff has received four letters of opposition to the Project, including letters from an individual resident, a group of neighbors adjacent to the Project Site ("Mulholland Neighbors"), and the Cold Creek Community Council, a local homeowners' group. The

letters cite multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density. Two of the letters also request that the Lot 4 residence be moved to the west of the mapped flood hazard area, which would increase its distance from an existing adjacent residence. All letters are attached as Exhibit K – Public Correspondence.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBITS A-1 through A-4	Plans
EXHIBIT B	Project Summary Sheet
EXHIBITS C-1 through C-4	Findings
EXHIBITS D-1 through D-4	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	ERB Minutes (2/28/22)
EXHIBIT G	Habitat Restoration Plan (8/7/23)
EXHIBIT H	Informational Maps
EXHIBIT I	Photos
EXHIBIT J	Agency Correspondence
EXHIBIT K	Public Correspondence
EXHIBIT L	Environmental Determination (Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program)

LA COUNTY PLANNING

PROJECT SUMMARY

PROJECT NUMBER
2019-000010-(3)

HEARING DATE
January 21, 2025

REQUESTED ENTITLEMENTS
Minor Coastal Development Permit Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019
Environmental Assessment No. RPPL2023001199

OWNER / APPLICANT
Green Hills Associates, Inc. / Isaac Zachary

MAP/EXHIBIT DATE
December 7, 2018 (Revised November 11, 2024)

PROJECT OVERVIEW

The applicant proposes the construction of four new single-family residences on four adjacent parcels, which were created by Parcel Map 10857 in 1981. Each parcel—numbered Lots 1 through 4—would be developed with an 18-foot-tall single-family residence and an attached garage, as well as a new onsite wastewater treatment system ("OWTS") with seepage pits, a deck/patio, a swimming pool, retaining walls, and landscaping/hardscaping:

LOT 1 (RPPL2019000016): The proposed residence on a 1.0-acre lot would have 4,114 square feet with a 451-square-foot attached garage on a building site of 9,983 square feet. 4,338 cubic yards ("CY") of grading is proposed (2,169 CY cut and 2,169 CY fill, balanced on site) due to the need for soil recompaction.

LOT 2 (RPPL2019000017): The proposed residence on a 1.2-acre flag lot would have 4,138 square feet with a 427-square-foot attached garage on a building site of 9,540 square feet. 3,776 CY of grading is proposed (1,888 CY cut and 1,888 CY fill, balanced on site) due to the need for soil recompaction.

LOT 3 (RPPL2019000018): The proposed residence on a 10.1-acre flag lot would have 3,291 square feet with a 451-square-foot attached garage on a building site of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut and 2,215 CY fill, with 584 CY export) due to the need for soil recompaction.

LOT 4 (RPPL2019000019): The proposed residence on a 3.8-acre flag lot would have 4,186 square feet with a 450-square-foot attached garage on a building site of 9,898 square feet. 4,850 CY of grading is proposed (2,717 CY cut and 2,133 CY fill, balanced on site) due to the need for soil recompaction.

The Project Site is immediately adjacent to Mulholland Highway, a designated scenic highway, to the south. An existing 20-foot-wide 450-foot-long paved driveway accessing Lots 1 through 4 would have a Fire Department turnaround added to its northern terminus. Existing chain-link fencing would also be removed from the site perimeter to encourage wildlife movement. In total, development would encroach into the protected zones of 12 oak trees. The Project Site consists of habitats mapped as H2 and H3. Of the proposed new disturbance of H2 Habitat, 0.43 acres would be from direct development, while 2.67 acres would be from fuel modification activities.

LOCATION
24937 Mulholland Highway, Calabasas

ACCESS
Mulholland Highway, a 100-foot-wide public parkway to the south

ASSESSORS PARCEL NUMBER(S)
4455-019-044; 4455-019-045; 4455-019-046; 4455-019-047

SITE AREA
16.1 acres total (1.0 acres, 1.2 acres, 10.1 acres, and 3.8 acres, respectively)

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountains Local Coastal Program

PLANNING AREA
Santa Monica Mountains

LAND USE DESIGNATION
RL20 (Rural Land 20—1 dwelling unit per 20 acres maximum density)

ZONE
R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area)

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
4 dwelling units	4 dwelling unit	None

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
    - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
    - 22.44.1340.B (Santa Monica Mountains Local Implementation Program Standards for OWTS)
    - 22.44.1750 (R-C Zone Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Tyler Montgomery	(213) 974-0051	tmontgomery@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on January 21, 2025 in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000016 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. RPPL2019000017, RPPL2019000018, and RPPL2019000019.

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,114-square-foot single-family residence, a 451-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,338 cubic yards of grading ("Project") on a 1.0-acre property—also referred to as "Lot 1"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of three on-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill) and encroaches into the protected zones of three oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local

Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The 1.0-acre Project Site consists of terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located on its eastern boundary, accessing Mulholland Highway approximately 165 feet to the south. After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.5 acres of H3 Habitat, consisting of native and non-native grasses on the eastern portion of the Project Site, and 0.5 acres of H2 Habitat, consisting of chaparral. The eastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of existing single-family residences to the east. A small area of oak woodland is located on the eastern portion of the Project Site, within H3 Habitat.

B. Site Access

The Project Site is accessed by a 20-foot-wide, 165-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

C. Site Plan

The Permittee proposes construction of a new 4,114-square-foot single-family residence with a 451-square-foot attached garage. The residence would be located on the eastern portion of a 1.0-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southwest of the residence. An existing 20-foot-wide, 165-foot-long paved driveway provides access to the Project Site along its eastern boundary. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,983 square feet and 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three oak trees on the eastern portion of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** Staff has received four letters of opposition to the Project. The letters cite multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On April 18, 2024, a total of 57 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
    Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document

for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the western portion of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on

building site area, as the 9,983-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill) and encroaches into the protected zones of three oak trees.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

20. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended

ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Hearing Officer dated June 13, 2024).

21. **OAK TREE IMPACTS.** The Hearing Officer finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of three oak trees on the eastern portion of the Project Site. Both encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,338 cubic yards of grading, consisting of 2,169 cubic yards cut and 2,169 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur mostly within a level, previously cleared area, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,983 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While approximately half of the residence would be located in H3 Habitat, some fuel modification, grading, and the OWTS would be located within H2 Habitat. The proximity of existing H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.07 acres of direct development and 0.41 acres of fuel modification within the H2 Habitat (0.35 acres irrigated and 0.06 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

30. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

31. After consideration of the MND and MMRP, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Hearing Officer.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016** subject to the attached conditions.

ACTION DATE: January 21, 2025
MG:RG:TM
1/8/25
c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on January 21, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000017 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. RPPL2019000016, RPPL2019000018, and RPPL2019000019.

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,138-square-foot single-family residence, a 427-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 3,776 cubic yards of grading ("Project") on a 1.2-acre flag lot—also referred to as "Lot 2"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of one on-site oak tree and two off-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local

Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The 1.2-acre Project Site consists of a flag lot with terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located adjacent to its northeastern boundary, accessing Mulholland Highway approximately 380 feet to the south via the flag "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of native and non-native grasses on the eastern portion of the Project Site, and 0.9 acres of H2 Habitat, consisting of chaparral. The eastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located on the northern and eastern portions of the Project Site, within H3 Habitat.

B. Site Access

The Project Site is accessed by a 20-foot-wide, 380-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

C. Site Plan

The Permittee proposes construction of a new 4,138-square-foot single-family residence with a 427-square-foot attached garage. The residence would be located on the eastern portion of a 1.2-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southeast of the residence. An existing 20-foot-wide, 380-foot-long paved driveway provides access to the Project Site along its eastern boundary. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,540 square feet and 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three oak trees, which are two on-site trees on the eastern portion of the Project Site and one off-site tree just east of the Project Site. In accordance with the ERB's recommended remapping, the

proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On April 18, 2024, a total of 57 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
    Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA

Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the western portion of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the

proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,540-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

20. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also

designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Hearing Officer dated June 13, 2024).

21. **OAK TREE IMPACTS.** The Hearing Officer finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of two oak trees on the eastern portion of the Project Site and one oak tree just east of the Project Site. One of the on-site oak trees would have a protected zone encroachment of more than 10 percent, which requires mitigation at a 5:1 ratio. The Permittee's habitat restoration plan proposes that five mitigation oak trees and one contingency oak tree be planted, for a total of six trees. The other two oak tree encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 3,776 cubic yards of grading, consisting of 1,888 cubic yards cut and 1,888 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area close to the existing access driveway, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,540 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While a portion of the residence would be located in H3 Habitat, some direct development, fuel modification, grading, and the OWTS would be located within H2 Habitat. The narrow width of the H3 Habitat area adjacent to the existing driveway, the proximity of H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.17 acres of direct development and 0.55 acres of fuel modification within the H2 Habitat (0.38 acres irrigated and 0.17 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

30. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the**

coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

31. After consideration of the MND and MMRP, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Hearing Officer.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017** subject to the attached conditions.

ACTION DATE: January 21, 2025

MG:RG:TM
1/8/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on January 21, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000018 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. 2019000016, RPPL2019000017, and RPPL2019000019.

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,114-square-foot single-family residence, a 451-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,430 cubic yards of grading ("Project") on a 10.1-acre flag lot—also referred to as "Lot 3"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of two on-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,430 cubic yards of grading (2,215 cubic yards cut and 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local

Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The 10.1-acre Project Site consists of a flag lot with relatively gently sloping terrain across the southern portion, but rising steeply toward the north, becoming rocky as it increases in elevation. An existing 20-foot-wide paved driveway is located adjacent to its southeastern boundary, accessing Mulholland Highway approximately 450 feet to the south via the flag lot "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of native and non-native grasses on the southeastern portion of the Project Site, and 9.8 acres of H2 Habitat, consisting of chaparral and rock outcrops. The southeastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located within the southernmost portion of the Project Site (the flag lot "stem"), within H3 Habitat. The northern portion of the Project Site consists of 9.0 acres that have been designated restricted use areas and/or flood hazard areas as part of the underlying parcel map.

B. Site Access

The Project Site is accessed by a 20-foot-wide, 450-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

C. Site Plan

The Permittee proposes construction of a new 3,291-square-foot single-family residence with a 451-square-foot attached garage and 938-square-foot covered patio. The residence would be located on the southeastern portion of a 10.1-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southeast of the residence. An existing 20-foot-wide, 450-foot-long paved driveway provides access to the Project Site along its eastern boundary. A new paved circular turnaround would be added to the end of the driveway, partially located on the Project Site. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,898 square feet and 4,430 cubic yards of grading

(2,215 cubic yards cut and 2,215 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of two oak trees on the southern portion of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On April 18, 2024, a total of 57 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the northern and western portions of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,898-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,430 cubic yards of grading (2,215 cubic yards cut, 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

20. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with

these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Hearing Officer dated June 13, 2024).

21. **OAK TREE IMPACTS.** The Hearing Officer finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of two oak trees on the southern portion of the Project Site. One of the on-site oak trees would have a protected zone encroachment of more than 10 percent, which requires mitigation at a 5:1 ratio. The Permittee's habitat restoration plan proposes five mitigation trees and one contingency tree be planted, for a total of six trees. The second oak tree encroachment would extend into less than 10 percent of the protected zone, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,430 cubic yards of grading, consisting of 2,215 cubic yards cut and 2,215 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area close to the existing access driveway, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section

22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,898 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While a portion of the residence would be located in H3 Habitat, some direct development, fuel modification, and grading would be located within H2 Habitat. The narrow width and small area of the H3 Habitat area adjacent to the existing driveway, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.19 acres of direct development and 1.02 acres of fuel modification within the H2 Habitat (0.48 acres irrigated and 0.54 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or on-site or off-site mitigation. Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

30. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

31. After consideration of the MND and MMRP, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Hearing Officer.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018** subject to the attached conditions.

ACTION DATE: **January 21, 2025**

MG:RG:TM
1/8/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on June 25, 2024, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000019 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. 2019000016, RPPL2019000017, and RPPL2019000018.

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,186-square-foot single-family residence, a 450-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,758 cubic yards of grading ("Project") on a 3.8-acre flag lot—also referred to as "Lot 4"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of three on-site oak trees and one off-site oak tree. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,758 cubic yards of grading (2,379 cubic yards cut and 2,379 cubic yards fill) and encroaches into the protected zones of four oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local

Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The 3.8-acre Project Site consists of a flag lot with relatively gently sloping terrain across the southern portion, but rising steeply toward the north, becoming rocky as it increases in elevation. An existing 20-foot-wide paved driveway is located adjacent to its southwestern boundary, accessing Mulholland Highway approximately 450 feet to the south via the flag lot "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 1.1 acres of H3 Habitat, consisting of native and non-native grasses on the southeastern portion of the Project Site, and 2.7 acres of H2 Habitat, consisting of chaparral and rock outcrops. The southeastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located within the southernmost portion the Project Site (the flag lot "stem"), within H3 Habitat. The northern and central portions of the Project Site consist of 2.9 acres that have been designated restricted use areas and/or flood hazard areas as part of the underlying parcel map.

B. Site Access

The Project Site is accessed by a 20-foot-wide, 450-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

C. Site Plan

The Permittee proposes construction of a new 4,186-square-foot single-family residence with a 450-square-foot attached garage and a 760-square-foot covered patio. The residence would be located on the southeastern portion of a 3.8-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the west of the residence. An existing 20-foot-wide, 450-foot-long paved driveway provides access to the Project Site along its southwestern boundary. The Project proposes a new driveway running 95 feet to the northeast from this existing driveway. A new paved circular turnaround would be added to the end of the existing driveway, partially located on the Project Site. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the eastern boundary of the Project Site. The

Project would result in a total building site of 9,898 square feet and 4,850 cubic yards of grading (2,717 cubic yards cut, 2,133 cubic yards fill, 584 cubic yards export) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three on-site oak trees on the southern portion of the Project Site and one off-site oak tree. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats. While the residence is proposed outside of all restricted use areas, a portion of the driveway, hardscape, and swimming pool would be located within the designated flood hazard zone.

9. **PUBLIC COMMENTS.** LA County Planning Staff has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed and case materials were made available on LA County Planning's website. On April 18, 2024, a total of 57 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles

indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440).

12. **CEQA DETERMINATION.**
Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site. This will lessen the need to disturb natural vegetation and landforms on the northern and western portions of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,895-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,758 cubic yards of grading (2,379 cubic yards cut and 2,379 cubic yards fill) and encroaches into the protected zones of four oak trees.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 10-foot yard required in all directions for flag lots.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached two-car garage would be constructed as part of the Project.

20. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area is located entirely within the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Hearing Officer dated June 13, 2024).

21. **OAK TREE IMPACTS.** The Hearing Officer finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of three on-site oak trees on the southern portion of the Project Site and one off-site oak tree on the southern portion of the Project Site. All encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

22. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included within the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,758 cubic yards of grading, consisting of 2,379 cubic yards cut and 2,379 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area that has been previously cleared, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,898 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the entirety of the residence, OWTS, and all grading would be located in H3 Habitat, some fuel modification would be located within H2 Habitat. The relatively small area of the H3 Habitat area and the required fuel modification radius of 200 feet makes this encroachment unavoidable.

    The Project would result in no direct development within H2 Habitat, although there would be 0.54 acres of fuel modification, all non-irrigated. These impacts must be mitigated through a habitat impact in-lieu fee or through on-site or off-site restoration (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those

standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

30. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

31. After consideration of the MND and MMRP, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Hearing Officer.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect

on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019** subject to the attached conditions.

ACTION DATE: January 21, 2025

MG:RG:TM
1/8/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 1.0-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$441.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $441.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[February 4, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000017, RPPL2019000018, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **March 24, 2025**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,983 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of

prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that

they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-045; 4455-019-046; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring

period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the

surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife,

including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:

a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 1.2-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$441.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $441.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[February 4, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000018, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **March 24, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,540 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of

prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that

they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-046; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring

period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the

surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife,

including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:

a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 10.1-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$441.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $441.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[February 4, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000017, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **March 24, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,898 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of

prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that

they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-045; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring

period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the

surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife,

including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:

a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 3.8-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$441.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $441.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[February 4, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000017, and RPPL2019000018.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **March 24, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,898 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of

prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that

they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-045; and 4455-019-046) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring

period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the

surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife,

including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:

a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

Attachment A

Request for Discretionary Review

APN 4455-019-044

The vicinity of Mulholland Highway and Cold Canyon Road

Calabasas, CA 91302

THE REQUEST

The Applicant, Green Hills Associates Inc., requests approval of the following discretionary requests to permit the construction of a single-family residence in the Santa Monica Mountains Coastal Zone on residentially zoned property:

1) Pursuant to **Section 22.44.800 under Title 22 of the Los Angeles County Code,** the Applicant is requesting approval of a Coastal Development Permit for the development of a single-family residence on a parcel zoned R-C-20. Pursuant to **Section 22.44.810,** a Coastal Development Permit is required for any development in the Coastal Zone.
2) Pursuant to **Section 22.44.860.A.2**, the Applicant is requesting approval of a Minor Coastal Development Permit for the development of the principal permitted use of a single-family residence in the R-C-20 Zone where the provisions of subsection A of Section 22.44.940 do not apply.

PROJECT DESCRIPTION

The Applicant proposes to develop a single-family residence on the subject property in the neighborhood of properties in the R-C-20 zone that are similarly developed with single-family residences. The Project is proposed as part of a simultaneous application to develop four adjoining parcels with single-family residences. The four parcels were created by Parcel Map No. 10857. The subject property is currently vacant land that has never been developed, with the exception of a private driveway serving all four parcels based on a grading permit issued in 1983. The subject property contains 10 protected oak trees that are being retained. The location of some oak trees along a paved driveway are not being encroached. The development of the residence and landscaping does not encroach on the oak trees.

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single-family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to recognize and record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single-family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split-level dwelling, and (3) the upper level of the split-level dwelling. Useable outdoor decks are primarily located at the southeast side of the dwelling with a smaller outdoor deck located at the northwest side. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.\

Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster and wood siding in colors that coordinate with surrounding rock formations. The dwelling consists of two adjacent masses, one with a

sloped roof and other with a flat roof. The sloped roof portion of the dwelling faces the street and shared access driveway and mirrors the sloped topography of the site.

The proposed single-family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 ½ Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits. Minor lighting for the access driveway is mounted in the branches of the trees and shine only on the driveway to minimize light pollution.

Civil Engineering Design

The subject property was created as one of four lots in Parcel Map 10857, Book 144, Pages 41, 42 & 43. This parcel located on Mulholland highway east of Stunt Road. There is an existing reciprocal easement which was created for this and the other 3 lots for access as well as a fire lane. As such this parcel takes access from the reciprocal easement and fire lane and not from Mullholland highway. The access easement that was provided by the parcel map will be expanded to a slightly adjusted alignment that has been designed to protect existing trees, as a minimum 20-foot roadway from Mulholland to a 30-foot section of roadway where the proposed fire hydrant will be located and a cul-de-sac at the end of the roadway to provide better access to this and any other houses as well as better access for fire protection. The proposed home and related swimming pool area is located on property which is about 95% less than 15% grade with another 5% that is slightly over 15%. This is identified more accurately on Sheet No. 6 of the plan. There is also a small amount of grading on the south east side of the property to soften the appearance of the property from the access road as well as Mulholland highway.

The amount of grading for the building pad that is shown on sheet 1 for proposed home was very minimal, there is a total of 770 cubic yards of cut and fill combined. In addition to that, there will be removal and re-compaction of some of the soil underneath the house which may increase the amount of grading (cut and fill added together) to a maximum of 4,288 cubic yards.

There is small amount of additional grading for the driveway and access and fire lane easement which is not a part of building pad. The remainder of the lot remains in its existing natural condition with some added landscape (see Landscape Plans).

Drainage

Given the location of the property drainage for the most part goes away from the proposed home and would have very little effect on the natural drainage of this existing lot.

Fire Access

The existing fire lane will be somewhat upgraded and will provide access to the proposed home. The existing fire hydrant on Mulholland is approximately 190 ft. from the back of the proposed home, however the vehicular access by fire truck to the home would be approximately 280 ft. from the proposed fire hydrant. As such, we are proposing a new fire hydrant to be located just north of the proposed home which will be 280 ft. from the front door of the proposed home. Additionally, from the location where the fire truck can park at the proposed home, there is a 5 ft. minimum wide uncovered paved walk way not more than 150 ft. from each side of the fire truck., Las Virgenes Municipal Water District has an existing 10-inch waterline in Mulholland near the property. We would be adding a new water line in the driveway to the new fire hydrant. This line would extend from the 10-inch line in Mullholland to the location of the proposed new fire hydrant.

Square footage of non-exempt building area

On Sheet No. 7, we have identified the non-exempt square footage in red to show that the non-exempt portion of the building pad is 9,983 square feet. This is less than the maximum 10,000 square feet. The percentage of access easement, driveway easement, non-exempt building and open space is identified below.

Access Easement	69	SQ, FT.		0.16%
Driveway Easement	2005	SQ, FT.		4.56%
Non-Exempt Building	9983	SQ, FT.		22.69%
Open Space	31938.6	SQ, FT.		72.59%
Total	43995.6	SQ, FT.		100.00%

Landscape Design

The subject lot is located close to Mulholland Highway and contains 10 protected oak trees, all being retained. Some of the oak trees occur along a paved driveway which is being retained intact so there will be no encroachment or trauma to the trees and their roots. House and landscape development will not encroach on any protected oak trees. The landscape for the house will be concentrated in the immediate vicinity of the pad development and will provide for soil stability and beautification of the site post construction. The plants to be used include several varieties native to Santa Monica Mountains and most of the balance are native to California. Plants are selected to provide color that integrates with the existing flora. Plants chosen provide food sources for insects, butterflies, moths, bees, birds and other native wildlife.

Fuel modification and limitation of planted areas was paramount in design decisions. Existing chaparral vegetation will be removed within 20’ of the developed site which represents Fuel modification zone A and in the area between the subject house and the proposed house on the adjacent Lot 2 which is in Fuel Modification zone B. All new planting will occur in Fuel modification zone A. Plants to be selected are chosen from Los Angeles Fire Department fire resistant plants permittable in Zone A. Zone B will remain unplanted except for two drought tolerant and fire-resistant trees designed to augment the native Oaks along the entry driveway. Trees and native vegetation shall be evaluated to determine the type of necessary irrigation to

maintain vegetation in a healthy condition for fire safety. Fuel modification requires native vegetation to be thinned and flammable native plants will be removed. This lot doesn't extend to Zone C fuel modification zone.

Septic System Design

The single-family dwellings proposed for all four lots will have the same non-conventional onsite wastewater treatment system design. Each proposed single-family dwelling will be served by a MicroSepTec ES12 Treatment Tank with Disinfection Option connected through a distribution box to two seepage pits 6 feet in diameter, 25 feet deep below the inlet, and capped 5 feet below grade. Each property will also have a dedicated area reserved for future seepage pits of the same dimensions, as required by the Los Angeles County Uniform Plumbing Code, Appendix H, §H101.6.

Data Table

The following table summarizes the key project information:

Lot Area	43,996 SF (1.01 acres)
Floor Area	5,503 SF (FAR .125 to 1)
Setback – Front Yard	Required = 20 feet Provided = 68 feet 6 inches
Setback – Side Yard (east)	Required = 5 feet Provided = 31 feet
Setback – Side Yard (west)	Required = 5 feet Provided = 50 feet 10 inches
Setback – Rear Yard	Required = 15 feet Provided = 42 feet 1 inch
Height	Permitted = 18 feet (per Section 22.44.2040 CSD) Proposed = 18 feet
Parking	Required = 2 covered spaces Provided = 2 covered spaces

PROPERTY BACKGROUND

The subject property is vacant land, which has no street address according to the records of the Assessor's Office and the Department of Regional Planning. The subject property was created in Parcel Map No. 10857 in the subdivision of a portion of the Northwest Quarter of the Northeast Quarter of Section 9, Township 1 South, Range 17 West, San Bernardino Meridian. The subdivision in Parcel Map No. 10857 was approved by the County Engineer on August 28, 1981.

CONSISTENCY WITH SCENIC RESOURCE AREAS DEVELOPMENT STANDARDS

The subject property is located in a Scenic Resource Area along Mulholland Highway. The Project will follow the development standards of the Scenic Resource Area, pursuant to Section 22.44.2040.A. 1-13:

A.1: Due to the existing trees and brush along the side of Mulholland Hwy in front of this property, the proposed residence will not be visible from Mulholland Hwy. Public views within the Scenic Resource Area are protected and adverse impacts are minimized.

A.2: Landscaping will be concentrated in the immediate vicinity of the pad development. All new planting will occur in Fuel Modification Zone A. The proposed residence is being sited and designed to avoid impacts to scenic resources.

A.3: The proposed residence will incorporate colors and exterior materials that are compatible with the surrounding landscape. Solar panels and devices are not being installed as either roof-mounted or ground-mounted systems.

A.4: Within the project there are no bridges and only one culvert under the driveway for Lot 4 (APN 4455-019-047). Retaining walls around portions of the building site are up to 6 feet in height, they are not visible from Mulholland Hwy and for the most part are in the back of the proposed homes where they would also not be visible from the access road for the proposed four homes (including Lots 2, 3, and 4).

A.5: Power lines and communication lines along Mulholland Hwy are all on power poles. It is our intent to run new lines to the proposed house, down the power poles and go underground throughout this proposed four lot development (Lots 1, 2, 3 and 4).

A.6: The existing access road and driveways through all four lots will be paved with asphalt with no curbs, the same as Mulholland Hwy.

A.7: All fences or gates would be either wood, wire or wrought iron open type fences throughout the project.

A.8: Outdoor lighting is proposed to be minimal. Exterior lighting has been located to minimize the impact on surrounding homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits. Lighting along the access driveway is designed to minimize the impact on surrounding areas by downlighting only onto the driveway.

A.9: Fences, gates, walls and landscaping are designed to minimize impacts to public views of scenic areas and are compatible with the character of the area. Fences are limited to the following two areas: (1) the side yard along the northwest side of the proposed home and (2) around the swimming pool deck as required by relevant codes. Proposed landscaping will buffer around the perimeter of the developed site area is intended to screen and soften the appearance of perimeter fencing and retaining walls. Landscape in general is low profile, below roof height to allow for public viewshed wherever that is a potential. The plants used on this lot are a combination of locally native species, California native species and drought and fire-resistant plants that are designed to be compatible with the character of the area.

A.10: The only sign proposed is located on the main vehicular entry gate identifying the name of the small group of homes of which this will a part. Any utility equipment such as transformers, if needed, will be located behind trees and bushes so as to be not visible from Mulholland Hwy.

A.11: Grading for this project will be limited to the lowermost, least-steep slopes of the property, centered around an existing (paved) driveway. The houses largely occupied areas currently cleared of native chaparral vegetation, and many are located within existing fuel modification zones of houses located on adjacent properties.

Grading for the project, for the most part, will be removal and re-compaction under the home, patio and swimming pool as directed by the soils engineer and will not be in any way visible after home construction. There are a few areas where there is proposed grading of slopes in front of the home in order to eliminate retaining walls and soften the appearance of the home from the front. Graded slopes do not exceed 5 feet in height and will conform to landform grading requirements. The length of grading is 130 feet with a maximum height of 5 feet. The home is located on property which is 20% or less grade (See Sheet 6 of the Civil Engineering plan).

A.12: Both individual oaks and clusters of scrub oaks were avoided in the design of this project. All coast live oaks present will be retained in place. No other native tree species (e.g., walnut, sycamore) are on the property.

A.13: The proposed project, including 3 additional proposed homes on adjacent parcels, clusters four houses along the center of the lowermost portion of the property, utilizing an existing (paved) driveway, and avoids pushing high up onto slopes to the north. It also maintains open wildlife movement routes through the eastern and western edges of the development, to allow species like mule deer to pass through the property and south into the Cold Creek drainage.

Section 22.44.2040.B:

There are no significant ridgelines in the area where the home is to be constructed. There is a significant ridgeline at the most northerly portions of adjacent Lots 3 and 4, far away from any proposed construction.

The highest point of construction of the entire project (Lots 1, 2, 3 and 4) would be approximately 227 feet below the ridgeline.

SITE LOCATION

The subject property consists of 1.01 acres and is currently vacant land. The subject property is accessed by a private driveway that enters the site from the north side of Mulholland Highway in the vicinity of Cold Canyon Road.

SITE DESIGNATIONS

The subject property is zoned R-C-20 in the Santa Monica Mountains Coastal Zone. A single-family residence is the principal permitted use in the R-C Zone. Uses and structures accessory to the principal permitted use include, but not limited to, access road, garage, carport, patio/deck, swimming pool and/or spa, and landscaping features and gardens.

The site is located within the Santa Monica Mountains Local Coastal Plan (LCP). The subject property is designated "Rural Lands" under the land use category of the LCP. On the land use map of the Santa Monica Mountains Land Use Plan, the subject property is designated "Rural Lands 20 (RL 20)," a designation of maximum residential density not to exceed one dwelling unit per 20 acres.

The subject property is located in a Scenic Resource Area. On the Map 3 in the Santa Monica Mountains Land Use Plan, Mulholland Highway is designated as the Mulholland Scenic Corridor and County Scenic Highway. The development standards of the Scenic Resource Areas apply to the subject property.

The site is not located within a Community Standards District. The subject property is located in a Very High Fire Severity Zone.

According to the Los Angeles County Tax Assessor records, the site includes the following Assessor Parcel Numbers and property addresses:

APN	ADDRESS
4455-019-044	No street address

STREETS AND CIRCULATION

The subject property is accessed from a private driveway from Mulholland Highway. On the County's Master Plan of Highways, Mulholland Highway is designated as a Parkway, which is described in the County's General Plan: "This classification includes urban and rural routes that have park-like features either within or adjacent to the roadway. The right-of-way width required varies as necessary to incorporate these features, typically with a minimum of 80 feet. Roadway improvements vary depending on the composition and volume of traffic carried."

SURROUNDING USES

The developments on the adjacent geographical directions to the north, east, south and west are described below:

North: To the north, the property is zoned R-C-20 and consists of vacant land. A significant ridgeline is located to the north on vacant land that would not be developed.

East: To the east, the properties on the north side of Mulholland Highway are large parcels of varying size in the R-C 2 Zone developed with single-family residences.

South: The properties immediately adjacent to the south across Mulholland Highway are large parcels of varying size in the R-C 2 Zone and developed with single-family residences.

West: To the west, the properties on the north side of Mulholland Highway are large parcels of varying size in the R-C 20 Zone and are developed with single-family residences.

PREVIOUS CASES (project site)

Grading Permit: On March 17, 1983, Building and Safety issued a Grading Permit for the property located at 24937 Mulholland Highway (the only known address for the project site) to permit a multiple access private driveway and fire lane. The driveway remains on the site and would access all four parcels approved in the subdivision granted in Parcel Map No. 10857.

PREVIOUS CASES (adjacent property)

According to the Department of Regional Planning's GIS-NET 3 mapping system, the following previous cases were identified to include the subject property. A review of case files determined these cases apply to the property to the west at 24969 Mulholland Highway.

PP 45773: Plot Plan Review for the adjoining property to the west does not include the subject property. Case files contain permits for retaining walls, 3 car garage, swimming pool, and family room addition.

PM 25251: On October 5, 1999, the Hearing Officer approved Vesting Tentative Parcel Map No. 25251 for the property located at 24969 Mulholland Highway.

PM 98-090: An email dated April 23, 2018 from Lynda Hikichi at the Department of Regional Planning indicated that PM 98-090 was the project number for PM 25251.

COASTAL DEVELOPMENT PERMIT
BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.850, the applicant shall substantiate to the following:

A. That the proposed development is in conformity with the certified local coastal program.

The Applicant is requesting approval of a Coastal Development Permit for the development of a single-family residence on a parcel zoned R-C-20. The Applicant is also requesting approval of a Minor Coastal Development Permit for the development of the principal permitted use of a single-family residence in the R-C-20 Zone where the provisions of subsection A of Section 22.44.940 do not apply. A Minor Coastal Development Permit is required for any project where the amount of grading on site exceeds 50 cubic yards up to 5,000 cubic yards of total cut plus total fill material. The Project proposes 2,169 cubic yards of cut and 2,119 cubic yards of fill grading for the residence and the access road and driveway.

The subject property is zoned R-C-20 in the Santa Monica Mountains Coastal Zone. A single-family residence is the principal permitted use in the R-C Zone. Uses and structures accessory to the principal permitted use include, but not limited to, access road, garage, carport, patio/deck, swimming pool and/or spa, and landscaping features and gardens. The Applicant proposes the residence to include the permitted use and accessory structures. The residential property will be developed with landscaping features and gardens, a swimming pool and patio/deck. The subject property has an existing access road to serve the parcel and the three other parcels created a parcel map subdivision.

The site is located within the Santa Monica Mountains Local Coastal Plan (LCP). The subject property is designated “Rural Lands” under the land use category of the LCP. On the land use map of the Santa Monica Mountains Land Use Plan, the subject property is designated “Rural Lands 20 (RL 20),” a designation of maximum residential density not to exceed one dwelling unit per 20 acres.

The Santa Monica Mountains Land Use Plan defines “Rural Lands” as consisting “of rolling hills, steep slopes, and remote mountain lands with difficult or no access. Rural Lands

also include areas that are only accessible via narrow, winding roads that cannot accommodate substantial increases in traffic volume. Parcels are remotely located having, for the most part, no public services and no physical access to the few public roads. While there are concentrations of development in these lands, there are also large areas undisturbed by development activity." The LUP notes the principal permitted use in "Rural Lands" is single-family homes.

Neighboring properties immediately adjacent to the east and south of the project site are in fact zone R-C 2 with a land use designation of RL2. The RL2 designation is defined as lands that are located "in areas consistent with existing parcel sizes, typically adjoining higher-density residential areas and/or in areas served by higher-capacity public roads." It should be noted that the subject property adjoins Mulholland Highway which is a higher-capacity public road. The properties to the north of the Lot 2 (adjoining the subject property and proposed to be developed with a single family residence) are zoned R-C 20 and consist of vacant land that is and would remain undisturbed by development activity. The developed properties adjoining the subject property to the west and adjoining Mulholland Highway on the north side are zoned R-C 20 with a RL20 land use designation. These properties and the subject site are consistent with the RL2 designation in terms of the size of the parcels and their adjacency to higher-density residential areas and in areas served by the higher-capacity public road of Mulholland Highway.

The distinction for the RL2 properties is that they have the land use designation of "Rural Residential" which is defined as: "The lands in these categories are typically located in the few scattered clusters of estate-sized lots that exist throughout the Mountains. These lands are appropriate in areas with slopes of less than 25 percent. The properties have domestic water but no other services. The principal permitted use in the Rural Residential categories is low-density single-family detached homes in a setting consistent with this LUP's definition of "rural" area. Clustering may be useful in providing community open space and protecting natural resources." The proposed single-family residence is to be located where the slope does not exceed 25%. Sheet 6 of the Civil Engineering Plans indicate that no building is on a slope steeper than 15%.

Notwithstanding that the properties within the Parcel Map 10857, which includes the subject site, have hillside designations, the subject property and the other three parcels would be developed with a clustering to mitigate proximity to H2 Habitat and to minimize fuel modification. The proposed clustering would also locate the developments in proximity to the

private driveway. The property would be developed to respect the "rural" aspect of the neighborhood and to protect scenic views.

The Land Use and Housing Element of the Santa Monica Mountains Land Use Plan contain the following goals and policies that apply to the subject property:

Development and Environmental Resources Goals and Policies

Goal LU-1: Land uses that reflect and are compatible with existing environmental resources and community character.

Policy LU-1: New residential, commercial, or industrial development shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The subject property would be developed with a single-family residence on a vacant parcel of land already surrounded by single-family residences existing on property in the Rural Lands and Rural Residential designations. The subject property and the existing residences are oriented to Mulholland Highway, which is designated as a Parkway on the County's Master Plan of Highways and that serves other residential developments and provides residents easy access to public services and commercial amenities. There will be no significant adverse effects on coastal resources.

Policy LU-2: Retain the area's natural setting, rural and semi-rural character, and scenic features.

This property is located along a stretch of Mulholland Highway which already features large houses, horse properties, hobby vineyards, and other local residential development. The property is not visible from Mulholland Highway, the main road through the area, nor from other streets in the area, but is blocked by a "wall" of scrub oak and chaparral (which would be retained in place with the proposed development). Thus, the Applicant anticipates minimal degradation of scenic features with this development. The footprint of the development is

currently a mix of disked “fields” and strips of chamise-dominated chaparral. This chaparral is very widespread off the property, and is more diverse on slopes to the north (properties immediately to the east and west are already developed, and Mulholland Highway borders the property to the south).

The proposed home, and the proposed adjacent homes, have been located to create buffering separations between the homes to maintain the semi-rural character of the surrounding neighborhood. New planting will tightly surround each home allowing natural vegetation to buffer in-between the homes.

The proposed home, and the proposed adjacent homes, are located on gently sloping land south of the higher slopes and scenic ridge to the north of the property. At this location, the proposed home, and proposed adjacent homes, will not be visible from Mulholland Highway preserving the view to the higher slopes and ridgeline to the North.

The development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a split-level pad for the proposed home. The roof forms of the proposed home are varied to break up the mass of the home and include a sloping roof plane that parallels the slope of the natural grade to reflect the natural topography of the site.

Policy LU-4: Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.

The topography of the subject property would not be appreciably altered with the proposed development. The notable feature of the area is a steep, east-west-trending slope to the north, several hundred meters from the edge of the houses/landscaping. This would not be affected by the project, and would comprise the “large, undeveloped area” referred to in Policy LU-4. This property is currently a small gap in the development north of Mulholland Hwy., but as it is not visible from the road, the addition of four houses should not alter the vistas in the area.

An existing low gully area on the project site, marked as a “flood hazard area” but not an obvious stream, would be retained in place and crossed by a culvert beneath a proposed driveway, which would allow water (present during exceptional rain events only) to continue to

flow through the site naturally. Small gullies flowing south from the steeper slopes to the north would be retained and unaltered.

Policy LU-5: Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.

The Project is not located on a significant ridgeline. Any significant ridgeline on the parcel is located in an area of steep slopes where development would not be feasible.

Pattern and Character of Development Goals and Policies

Goal LU-2: A pattern of land use that promotes social, environmental, and economic wellbeing while preserving the environmental resources and unique character of the land within the Santa Monica Mountains.

The proposed project retains the natural chaparral-covered slopes north of the development, and retains natural features such as mature coast live oaks and patches of chamise chaparral around the individual houses. The pattern of development, featuring a mix of houses, natural open space, and native floristic elements incorporated into developments, would be retained by this development.

Policy LU-29: Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:

• Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;

The grading is limited to the houses and the driveways to the houses there is some minor grading at some of the houses so as to eliminate some retaining walls. The developed site area consists of a series of stepped terraces, and is not a single flat pad (see paragraph below for additional information).

• Protecting natural vegetation, natural environmental features, and streams;

There are no streams on the property. There are two flood plain areas that have only about 1 or 2 feet of water during a 100-year storm. Rather than creating a single flat pad for the proposed home, the development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a split-level pad for the proposed home. The roof forms of the proposed home are varied to break up the mass of the home and include a sloping roof plane that parallels the slope of the natural grade to reflect the natural topography of the site. Proposed planted landscaping areas tightly hug the developed lot area allowing natural vegetation to expand between the home and the proposed adjacent homes, creating a natural buffer between the widely spaced homes. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Landscaping with locally-indigenous species outside of Fuel Modification Zone A;

The project does not propose any new landscaping outside of Zone A except for new drought tolerant and fire resistant olive trees which are not locally-indigenous; olive planting will be limited to alongside driveways and other highly-disturbed areas.

• Maintaining rural road sections without curbs, gutters, streetlights, or sidewalks;

The existing access road and driveways through the four parcels will be paved with asphalt with no curbs the same as Mulholland Highway.

• Maintaining a natural physical setting comprised of large areas of undisturbed hillsides, oak woodlands, canyons, and riparian areas, and a visual character dominated by natural environmental features;

The physical setting would continue to have large areas of undisturbed hillsides, with a visual character dominated by natural environmental features. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Preserving the openness and scenic beauty of the area's natural environment;

Given the change in grade and existing dense vegetation to be maintained, the proposed single-family residence will not be seen from Mulholland Highway, thereby preserving the openness and scenic beauty of the area's natural environment. The grading is limited to the residence and the driveway.

• Preserving significant environmental features and requiring the dedication of open spaces in new development;

The hillside remains largely undisturbed so that significant environmental features are preserved.

Lot 1		
Access Easement	69 SQ FT.	0.16%
Driveway Easement	2.005 SQ FT	4.56%
Non Exempt Building	9,983 SQ FT.	22.69%
Open Space & Storm drain	31.938.6 SQ FT.	72.59%
TOTAL	43.995.6 SQ FT.	100.00%

• Requiring hillside residential development designs that feature natural rather than manufactured forms and emphasize using custom foundations;

The extensive use of sloping roof forms that parallel the slope of the natural grade serve to respect and reflect the gently sloping character of the surrounding topography. The use of continuous outdoor covered spaces with expansive sliding glass doors creates an Indoor-outdoor relationship that blurs the line between interior and exterior and softens the appearance of the home so it does not appear as a closed box. The use of colors and materials that reflect the soft grays, beiges and natural wood colors of the surrounding rock formations and vegetation creates a harmony with the surrounding environment. Most of the project site would be undeveloped and remain natural.

• Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;

The proposed home, and the adjacent proposed homes, are mid-sized at under 4,300 square feet. The home is one story in height (split-level) and is no taller than the height limit of eighteen feet. Paved areas are limited to either stepped terraces surrounding the home as described in Item "A" above or to the minimum access driveways required for Fire Department access.

• Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;

All proposed improvements are substantially below the ridgeline and steeper slopes leading to the ridgeline.

• Minimizing disturbance of landforms and biological resources by requiring buildings on hillsides to be constructed on multilevel pads where appropriate; and

Multi-level pads are proposed to minimize disturbance of landforms and biological resources. Rather than creating a single flat pad for the proposed home, the development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a several stepped pads for the proposed home. The roof form of the proposed home consists primarily of a continuous sloping plane that parallels the slope of the natural grade to reflect the natural topography of the site. Proposed planted landscaping areas tightly hug the developed lot area allowing natural vegetation to expand between the home and the proposed adjacent homes, creating a natural buffer between the widely spaced homes. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Providing greater protection to coastal resources than the minimum required by this LCP by offering incentives for limited types of proposed development. In order to encourage the concentration of development and the retirement of buildable parcels Santa Monica Mountains Local Coastal Program 109 February 2018 Land Use Plan for the permanent protection of their habitat and open space values, the maximum approvable

building site for development permitted in H2 or H3 habitat areas may be increased from 10,000-square feet to 15,000-square-feet if an applicant voluntarily proposes and implements the retirement of all development rights on one or more lawfully-created, buildable parcel(s) located in the Santa Monica Mountains Coastal Zone that is at least 5 acres in size and contains habitat designated as H2 (may also contain H1 habitat but shall primarily contain H2 habitat).

Not applicable to the subject property.

Policy LU-33: Require that new development be compatible with the rural character of the area and the surrounding natural environment.

The development of a single-family residence is compatible with the rural character of the neighborhood where existing single-family residences are built on large parcels with vast amounts of open space. The Project would be compatible with the natural environment by clustering the development of the single-family residence with the other parcels that the Applicant intends to develop with residences, resulting in much of the land to remain in its natural environment.

Policy LU-34: Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features;

The subject property is located adjacent to the scenic corridor of Mulholland Highway and would be developed to be consistent with the development standards of the Scenic Resources Areas. The single-family residence would be developed as a single-story structure not to exceed the 18-foot height limit, and coupled with the existing change in elevation and existing dense vegetation to remain along Mulholland Highway, would preserve views from the public roadway. The subject site is not located adjacent to any parks or public open space; however, views of the vacant land to the north, which would not be developed, includes a significant ridgeline, the view of which would not be adversely affected by the proposed development.

Policy LU-36: Development on parcels must be clustered and concentrated in one building site area, particularly within lands designated either Rural Lands or Rural Residential, to facilitate fire protection and to preserve and minimize impacts to coastal resources and the area of disturbance. Areas surrounding the approved building site area shall be required to be dedicated as open space in perpetuity.

The subject property would be developed in conjunction with the three other parcels that are part of the properties created by Parcel Map No. 10857, and as a result, the single-family residences would be clustered and concentrated so that all four properties would be proximate to the private driveway and fire lane to facilitate fire protection and to minimize any impact to the natural habitat.

Policy LU-38: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The subject site is located in the Scenic Resources Areas which imposes a height limit of 18 feet to ensure protection of scenic resources. The single-family residence would adhere to this requirement, thereby offering protection that does not apply to already existing developments in the area that predate the adoption of the Land Use Plan. The Project would be compatible with similar new developments in order to create compatibility with surrounding settings.

Policy LU-39: Limit the length of private access roads to the minimum necessary to provide access to the approved building site of a legal parcel. Temporary roads approved for preliminary hydrologic or geologic testing shall be restored and not be considered an existing access road for subsequent development proposals.

The subject property and the other three parcels are accessed by a private driveway and fire lane that have the minimum length necessary to provide access to the proposed building sites of each parcel. The subject property and the other parcels would be clustered in proximity to the existing driveway to limit the length of the private access road to its current development that was built in conjunction with a grading permit issued by the Department of Building and Safety on March 17, 1983.

The existing driveway is proposed to be slightly realigned in limited areas to protect existing trees. Expanding the driveway near the end of the cul-de-sac will be necessary to satisfy the Fire Department, and at one location the driveway will be need to be widened to accommodate the parking of a fire truck and the installation of a fire hydrant.

Policy LU-40: Site and design development so as to: protect life and property; protect public lands, H1 and H2 habitat areas, dedicated open space, streams, scenic resources, public views, and other natural features and resources; maximize open space areas; and, minimize the overall vegetation clearance needed for fire protection.

The subject property currently consists of H2 habitat and H3/disturbed areas that are disked for weed abatement. Roughly half of the parcel – including much of the proposed house footprint – lies within an existing fuel modification zone (from the neighboring house to the east). The project design retains the H2 habitat across the parcel where feasible (some H2 will be displaced by the proposed house and associated yard). The strip of chaparral along the western edge of the parcel will also be left in a relatively undisturbed state, with only minimal thinning done as required by fuel modification/fire protection.

There are no public views of the site's natural areas that are visible from any road in the vicinity of the site, so this development would not degrade these.

Policy LU-42: Require open space areas in individual developments to connect trails, open space, and wildlife corridors wherever possible.

The proposed development would retain an open, unfenced corridor of habitat along the western fenceline, for use as a wildlife corridor for mammals moving south from the upper slopes, across Mulholland Hwy., and south into the Cold Creek drainage. A band of natural chaparral vegetation would be retained in place along the southern edge of the subject property, and the existing fences along the southern and western edges of the subject property would be removed, improving permeability for wildlife movement.

Policy LU-43: Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize

sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.

Exterior lighting in the developed area immediately surrounding the home and attached to the home consists of primarily of downward focusing recessed lights in exterior soffits, low level step lights directing light downwards to stairs or walking paths or downward focusing wall mounted sconces. Downward focusing lights will minimize glare and sky glow. Lights have been spaced to minimize the volume of light in the developed area of the property. Central access road lighting would be added by downlighting from new trees added along the road. Downlighting adds a subtle naturalistic method of lighting the areas that require additional illumination without causing light pollution to the area.

Policy LU-44: Require the use of low-volume irrigation and locally-indigenous and drought-tolerant plant species in all development projects. Require the use of smart irrigation systems, and require the rapid repair of broken sprinkler systems. Prohibit the use of invasive species in all landscaping projects.

All new planting to be irrigated using drip irrigation and smart irrigation controllers. Specifications for the systems to require prompt repair of broken irrigation systems. No invasive species will be used in new planting and invasive species found existing will be removed.

Policy LU-51: Solar energy devices/panels shall be sited on the rooftops of permitted structures, where feasible. If roof-mounted systems are infeasible, ground-mounted systems may be allowed only if sited within the building site area of permitted development. Wind energy systems are prohibited.

Solar device/panels are not proposed for the project

B. That any development located between the nearest public road and the sea or shoreline of any body of water located in the Coastal Zone is also in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Chapter 3 of Division 20 of the Public Resources Code seeks to provide public access to the sea from the nearest public roadway to the shoreline and to protect the water-oriented recreational activities in the coastal areas. The project site is not located in the vicinity of any coastal area.

COASTAL DEVELOPMENT PERMIT

IN BIOLOGICAL RESOURCE AREAS

BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.1850.I.3.a, the applicant must substantiate the following:

A. That the requested development is sited and designed to avoid H1 Habitat and areas within 100 feet of H1 Habitat except as permitted by Sections 22.44.1800 through 22.44.1950; and

The Biological Assessment (Oct. 25, 2018) documented no H1 habitat or H1 buffer within the subject property or on adjacent parcels.

B. That the requested development is sited and designed to avoid the 100-foot Quiet Zone except as set forth herein; and

The Biological Assessment documented no Quiet Zone areas overlapping the subject property.

C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habitat to the maximum extent feasible. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize and mitigate significant adverse impacts in conformance with policies and provisions of the LCP; and

The H2 habitat present is chamise-dominated chaparral, which extends across the western half of the subject property, within a "tongue" of habitat running down the western edge of the four adjacent undeveloped parcels being reviewed (see Figure 9b in the Biological Assessment). The eastern half of subject property is disked annually for fuel modification, and provides little habitat value. The proposed house on subject property is located roughly 50% in H2 and 50% in H3 habitat, with the driveway and pool entirely within H3.

D. That the requested development is sited and designed to avoid wildlife movement corridors (migratory paths) to the maximum extent feasible to ensure these areas are left in an undisturbed and natural state. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize significant adverse impacts in conformance with the policies and provisions of the LCP; and

The proposed house is situated within an existing disked area, or within the southernmost "tongue" of chaparral, rather than within the large, intact block of (H2) chaparral to the north. It was not feasible to cluster all four houses only within already disked areas due to lack of space. However, this current design represents the minimal impact to the large block of H2 on the property.

Wildlife likely moves on and off the property via the cement culvert at the southern edge along Mulholland Hwy. (see Figures 10a, 10b in the Biological Assessment), the fence along the southern boundary of Lot 1 will be removed as part of the project, as will the fence along the western edge of Lot 1 (as well as the portion of the fence that extends up to Lot 2). Wildlife could also easily move down the driveway after construction, as it probably does today; there will be no interior fences that would block this movement.

E. That roads and utilities serving the proposed development are located and designed so as to avoid H1 Habitat, H1 buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny," and H2 Habitat, and migratory paths.

The driveway to the proposed house on subject property will originate from an existing paved driveway that runs through the four subject properties, and that passes through H3 habitat exclusively. Existing large coast live oaks onsite would be retained for use by wildlife, including resident and migratory birds. Additional (native) landscaping will also be suitable for local wildlife as well. Proposed swimming pools will be fenced to preclude their serving as magnets for wildlife, which could then become dependent on these artificial water sources, or drown. Irrigated areas are limited to Fuel Modification Zone A as required for fire safety and to maintain fire resistant planting in a healthy manner. Limited capacity for irrigation in Fuel Modification will be maintained but used sparingly to maintain natural plants in a healthy manner for fire safety.

Even though the project is not located in a Sensitive Environmental Resource Area, the proposed development of the single-family residence is consistent with policies in the Conservation and Open Space Element of the Santa Monica Mountains Land Use Plan. Policy CO-76 proposes that "All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body." As noted in the burden of proof for the Coastal Development Permit, the development of a new single-family residence is sited and designed so as to minimize any adverse impacts enumerated in Policy CO-76.

Policy CO-80 proposes that "New development shall be sited and designed to minimize the amount of grading, consistent with the grading requirements of the LCP. Cut and fill slopes shall be minimized by the use of retaining walls, where consistent with all other provisions of the LCP." Grading for this project will be limited to the lowermost, least-steep slopes of the property, centered around an existing (paved) driveway. The houses largely occupied areas currently cleared of native chaparral vegetation, and many are located within existing fuel modification zones of houses located on adjacent properties.

Grading for the project, for the most part, will be removal and re-compaction under the home, patio and swimming pool as directed by the soils engineer and will not be in any way visible after home construction. There are a few areas where we are showing grading of slopes in front of the home in order to eliminate retaining walls and soften the appearance of the home from the front. Graded slopes do not exceed 15 feet in height and will conform to landform grading requirements. The length of grading and maximum height of grading is 130 feet in length with a maximum height of 5 feet. The home is located on property which is 15% or less grade (See Sheet 6 of the Civil Engineering plan).

Attachment A

Request for Discretionary Review

APN 4455-019-045

The vicinity of Mulholland Highway and Cold Canyon Road

Calabasas, CA 91302

THE REQUEST

The Applicant, Green Hills Associates Inc., requests approval of the following discretionary requests to permit the construction of a single-family residence in the Santa Monica Mountains Coastal Zone on residentially zoned property:

1) Pursuant to **Section 22.44.800 under Title 22 of the Los Angeles County Code,** the Applicant is requesting approval of a Coastal Development Permit for the development of a single-family residence on a parcel zoned R-C-20. Pursuant to **Section 22.44.810,** a Coastal Development Permit is required for any development in the Coastal Zone.
2) Pursuant to **Section 22.44.860.A.2**, the Applicant is requesting approval of a Minor Coastal Development Permit for the development of the principal permitted use of a single-family residence in the R-C-20 Zone where the provisions of subsection A of Section 22.44.940 do not apply.

PROJECT DESCRIPTION

The Applicant proposes to develop a single-family residence on the subject property in the neighborhood of properties in the R-C-20 zone that are similarly developed with single-family residences. The Project is proposed as part of a simultaneous application to develop four adjoining parcels with single-family residences (See separate applications for the 3 adjacent parcels. The four parcels were created by Parcel Map No. 10857. The subject property is currently vacant land that has never been developed, with the exception of a private driveway serving all four parcels based on a grading permit issued in 1983. The subject property contains two protected oak trees that will be retained intact. One oak tree is along a paved driveway. There will be no encroachment to either tree.

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single-family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to recognize and record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single-family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split-level dwelling, and (3) the upper level of the split-level dwelling. Most of the useable outdoor decks are located at the southeast side of the dwelling, with a small useable deck area at the northwest side of the dwelling. A 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster and wood siding with some limited stone cladding at the entry façade in colors that coordinate with surrounding rock formations.

The proposed single-family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 ½ Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward. In keeping with the terraced configuration of the home, the garage is located on a level slightly above the 2 living levels of the home.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single-family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surrounding homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits. Minor lighting for the access driveway is mounted in the branches of the trees and shine only on the driveway to minimize light pollution.

Civil Engineering Design

The subject property was created as one of four lots in Parcel Map 10857, Book 144, Pages 41, 42 & 43. This parcel located on Mulholland highway east of Stunt Road. There is an existing reciprocal easement which was created for this and the other 3 lots for access as well as a fire lane. As such this parcel is accessed from the reciprocal easement and fire lane and not from Mulholland highway. The access easement that was provided by the parcel map will be expanded to a slightly adjusted alignment that has been designed to protect existing trees, to accommodate a minimum 20-foot. roadway from Mulholland, a 30-foot section of roadway where the proposed fire hydrant will be located and a cul-de-sac at the end of the roadway to provide better access to this and any other houses as well as required turnaround maneuvering clearance for fire protection. The proposed home and related swimming pool area is located on property which is 100 % less than 15% grade, This is identified more accurately on Sheet No. 6 of the plan. There is also a small amount of grading on the south east side of the property to soften the appearance of the property from the access road.

The amount of grading for the building pad that is shown on sheet 1 for proposed home was very minimal, there is a total of 821 cubic yards of cut and fill combined. In addition to that, there will be removal and re-compaction of some of the soil underneath the house which may increase the amount of grading (cut and fill added together) to a maximum of 4,353 cubic yards. There is small amount of additional grading for the driveway and access and fire lane easement which is not a part of building pad. The remainder of the lot remains in its existing natural condition with some added landscape (see Landscape Plans).

Drainage

Given the location of the property drainage for the most part goes away from the proposed home and would have very little effect on the natural drainage of this existing lot.

Fire Access

The existing fire lane will be somewhat upgraded and will provide access to the proposed home. The existing fire hydrant on Mulholland is approximately 270 ft. from the back of the proposed home, however the vehicular access by fire truck to the home would be approximately 88 ft. from the proposed fire hydrant. As such, we are proposing a new fire hydrant to be located just north of the proposed home which will be 88 ft. from the front door of the proposed home. Additionally, from the location where the fire truck can park at the proposed home, there is a 5 ft. minimum wide uncovered paved walk way not more than 150 ft. from each side of the fire truck. Las Virgenes Municipal Water District has an existing 10-inch waterline in Mulholland near the property. We would be adding a new water line in the driveway to the new fire hydrant. This line would extend from the 10-inch line in Mullholland to the location of the proposed new fire hydrant.

Square footage of non-exempt building area

On Sheet No. 7, we have identified the non-exempt square footage to show that the non-exempt portion of the building pad is 9,983 square feet. This is less than the maximum 10,000 square feet. The percentage of access easement, driveway easement, nonexempt building and open space is identified below.

Access Easement	5730	SQ, FT.		11.44%
Driveway Easement	528	SQ, FT.		1.05%
Non-Exempt Building	9540	SQ, FT.		19.04%
Open Space	34296	SQ, FT.		68.46%
Total	50094	SQ, FT.		100.00%

Landscape Design

The subject lot contains 2 protected oak trees, both being retained. One oak tree occurs along a paved driveway which is being retained intact so there will be no encroachment or trauma to the tree and its roots. House and landscape development will not encroach on either protected oak tree. The landscape for the house will be concentrated in the immediate vicinity of the pad development and will provide for soil stability and beautification of the site post construction. The plants to be used are primarily native to Santa Monica Mountains except for only a few varieties derived from Mediterranean climates. Plants are selected to provide color that integrates with the existing flora. Plants chosen provide food sources for insects, butterflies, moths, bees, birds and other native wildlife.

Fuel modification and limitation of planted areas was paramount in design decisions. Existing chaparral vegetation will be removed within 20 feet of the developed site which represents Fuel modification zone A and in the area between the subject house and the proposed houses on the adjacent Lots 1 and 3 which is in Fuel Modification zone B. All new planting will occur in Fuel modification zone A. Plants to be selected are chosen from Los Angeles Fire Department fire resistant plants permittable in Zone A. Zone B will remain unplanted except for four drought tolerant and fire-resistant trees designed to augment the native Oaks along the entry driveway. Trees and native vegetation shall be evaluated to determine the type of necessary irrigation to maintain vegetation in a healthy condition for fire

safety. Fuel modification requires native vegetation to be thinned and flammable native plants will be removed. This lot doesn't extend to Zone C fuel modification zone.

Septic System Design

This single-family dwelling, like the other adjacent proposed single-family dwellings, will have a non-conventional onsite wastewater treatment system design. The proposed single family dwelling will be served by a MicroSepTec ES12 Treatment Tank with Disinfection Option connected through a distribution box to two seepage pits 6 feet in diameter, 25 feet deep below the inlet, and capped 5 feet below grade. The property will also have a dedicated area reserved for future seepage pits of the same dimensions, as required by the Los Angeles County Uniform Plumbing Code, Appendix H, §H101.6.

Data Table

The following table summarizes the key project information:

Lot Area	50,094 SF (1.15 acres)
Floor Area	5,503 SF (FAR .110 to 1)
Setback – Front Yard	Required = 10 feet Provided = 11 feet 10 inches
Setback – Side Yard (east)	Required = 10 feet Provided = 126 feet 3 inches
Setback – Side Yard (west)	Required = 10 feet Provided = 73 feet 3 inches
Setback – Rear Yard	Required = 10 feet Provided = 30 feet 7 inches
Height	Permitted = 18 feet (per Section 22.44.2040 CSD) Proposed = 18 feet
Parking	Required = 2 covered spaces Provided = 2 covered spaces

Note: This parcel is a flag lot and the required setbacks are 10 feet from each property line.

PROPERTY BACKGROUND

The subject property is vacant land, which has no street address according to the records of the Assessor's Office and the Department of Regional Planning. The subject property was created in Parcel Map No. 10857 in the subdivision of a portion of the Northwest Quarter of the Northeast Quarter of Section 9, Township 1 South, Range 17 West, San Bernardino Meridian. The subdivision in Parcel Map No. 10857 was approved by the County Engineer on August 28, 1981.

CONSISTENCY WITH SCENIC RESOURCE AREAS DEVELOPMENT STANDARDS

The subject property is located in a Scenic Resource Area along Mulholland Highway. The Project will follow the development standards of the Scenic Resource Area, pursuant to Section 22.44.2040.A. 1-13:

A.1: Due to the existing trees and brush along the side of Mulholland Hwy in front of this property, the proposed residence will not be visible from Mulholland Hwy. Public views within the Scenic Resource Area are protected and adverse impacts are minimized.

A.2: Landscaping will be concentrated in the immediate vicinity of the pad development. All new planting will occur in Fuel Modification Zone A. The proposed residence is being sited and designed to avoid impacts to scenic resources.

A.3: The proposed residence will incorporate colors and exterior materials that are compatible with the surrounding landscape. Solar panels and devices are not being installed as either roof-mounted or ground-mounted systems.

A.4: Within the project there are no bridges and only one culvert under the driveway for Lot 4 (APN 4455-019-047). (Information regarding the proposed culvert and single family home for Lot 4 is contained in a separate application). Retaining walls around portions of the building site are no higher than 6 feet in height, and they are not visible from Mulholland Hwy.

A.5: Power lines and communication lines along Mulholland Hwy are all on power poles. It is our intent to run new lines to the proposed house, down the power poles and go underground throughout this proposed four lot development (Lots 1, 2, 3 and 4).

A.6: The existing access road and driveways through all four lots will be paved with asphalt with no curbs, the same as Mulholland Hwy.

A.7: All fences or gates would be either wood, wire or wrought iron open type fences throughout the project.

A.8: Outdoor lighting is proposed to be minimal. Exterior lighting has been located to minimize the impact on surrounding homes and properties. Predominate light fixtures include shielded recessed step lights, and recessed downlights in exterior soffits. Lighting along the access driveway is designed to minimize the impact on surrounding areas by downlighting only onto the driveway.

A.9: Fences, gates, walls and landscaping are designed to minimize impacts to public views of scenic areas and are compatible with the character of the area. Fences are limited to the following two areas: (1) the side yard along the northwest side of the proposed home and (2) around the swimming pool deck as required by relevant codes. Proposed landscaping will buffer around the perimeter of the developed site area and is intended to screen and soften the appearance of perimeter fencing and retaining walls. Landscape in general is low profile, below roof height to allow for public viewshed wherever that is a potential. The plants used on this lot are a combination of locally native species, California native species and drought and fire-resistant plants that are designed to be compatible with the character of the area.

A.10: The only sign proposed is located on the main vehicular entry gate identifying the name of the small group of homes of which this proposed home will a part. Any utility equipment such as transformers, if needed, will be located behind trees and bushes so as to be not visible from Mulholland Hwy.

A.11: Grading for this project will be limited to the least-steep slopes of the property, centered around an existing (paved) driveway. The proposed home is located such that a portion of the developed lot area will require clearance of existing chaparral vegetation. Grading for the project, for the most part, will include removal and re-compaction under the home, patio and swimming pool as directed by the soils engineer and will not be in any way visible after home construction. There are a few areas where there is proposed grading of slopes in front of the home in order to reduce the height of retaining walls and soften the appearance of the home from the front along the access road. Graded slopes do not exceed 15 feet in height and will conform to landform grading requirements. The length of grading and maximum height of grading is 90 feet in length with a maximum height of 3 feet. The home is located on property which is 15% or less grade (See Sheet 6 of the Civil Engineering plan).

A.12: Both individual oaks and clusters of scrub oaks were avoided in the design of this project. All coast live oaks present will be retained in place. No other native tree species (e.g., walnut, sycamore) are on the property.

A.13: The proposed project, including 3 additional proposed homes on adjacent parcels, clusters four houses along the center of the lowermost portion of the combined 4 adjacent properties, utilizing an existing (paved) driveway, and avoids pushing high up onto slopes to the north. It also maintains open wildlife movement routes through the eastern and western edges of the development, to allow species like mule deer to pass through the property and south into the Cold Creek drainage.

Section 22.44.2040.B:

There are no significant ridgelines in the area where the home is to be constructed. There is a significant ridgeline at the most northerly portions of adjacent Lots 3 and 4, far away from any proposed construction.
The highest point of construction of the entire project (Lots 1, 2, 3 and 4) would be approximately 227 feet below the ridgeline.

SITE LOCATION

The subject property consists of 1.15 acres and is currently vacant land. The subject property is accessed by a private driveway that enters the site from the north side of Mulholland Highway in the vicinity of Cold Canyon Road.

SITE DESIGNATIONS

The subject property is zoned R-C-20 in the Santa Monica Mountains Coastal Zone. A single-family residence is the principal permitted use in the R-C Zone. Uses and structures accessory to the principal permitted use include, but are not limited to, access road, garage, carport, patio/deck, swimming pool and/or spa, and landscaping features and gardens.

The site is located within the Santa Monica Mountains Local Coastal Plan (LCP). The subject property is designated "Rural Lands" under the land use category of the LCP. On the land use map of the Santa Monica Mountains Land Use Plan, the subject property is designated "Rural Lands 20 (RL 20)," a designation of maximum residential density not to exceed one dwelling unit per 20 acres.

The subject property is located in a Scenic Resource Area. On the Map 3 in the Santa Monica Mountains Land Use Plan, Mulholland Highway is designated as the Mulholland Scenic Corridor and County Scenic Highway. The development standards of the Scenic Resource Areas apply to the subject property.

The site is not located within a Community Standards District. The subject property is located in a Very High Fire Severity Zone.

According to the Los Angeles County Tax Assessor records, the site includes the following Assessor Parcel Numbers and property addresses:

APN	ADDRESS
4455-019-045	No street address

STREETS AND CIRCULATION

The subject property is accessed from a private driveway from Mulholland Highway. On the County's Master Plan of Highways, Mulholland Highway is designated as a Parkway, which

is described in the County's General Plan: "This classification includes urban and rural routes that have park-like features either within or adjacent to the roadway. The right-of-way width required varies as necessary to incorporate these features, typically with a minimum of 80 feet. Roadway improvements vary depending on the composition and volume of traffic carried."

SURROUNDING USES

The developments on the adjacent geographical directions to the north, east, south and west are described below:

North: To the immediate north, the property is zoned R-C-20 and consists of vacant land proposed to be developed with a single family residence. Farther north, a significant ridgeline is located to the north on vacant land that would not be developed.

East: To the east, the properties on the north side of Mulholland Highway are large parcels of varying size in the R-C 2 Zone developed with single-family residences.

South: The properties to the south across Mulholland Highway are large parcels of varying size in the R-C 2 Zone and developed with single-family residences.

West: To the west, the properties on the north side of Mulholland Highway are large parcels of varying size in the R-C 20 Zone and are developed with single-family residences.

PREVIOUS CASES (project site)

Grading Permit: On March 17, 1983, Building and Safety issued a Grading Permit for the property located at 24937 Mulholland Highway (the only known address for the project site) to permit a multiple access private driveway and fire lane. The driveway remains on the site and would access all four parcels approved in the subdivision granted in Parcel Map No. 10857.

PREVIOUS CASES (adjacent property)

According to the Department of Regional Planning's GIS-NET 3 mapping system, the following previous cases were identified to include the subject property. A review of case files determined these cases apply to the property to the west at 24969 Mulholland Highway.

PP 45773: Plot Plan Review for the adjoining property to the west does not include the subject property. Case files contain permits for retaining walls, 3 car garage, swimming pool, and family room addition.

PM 25251: On October 5, 1999, the Hearing Officer approved Vesting Tentative Parcel Map No. 25251 for the property located at 24969 Mulholland Highway.

PM 98-090: An email dated April 23, 2018 from Lynda Hikichi at the Department of Regional Planning indicated that PM 98-090 was the project number for PM 25251.

COASTAL DEVELOPMENT PERMIT
BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.850, the applicant shall substantiate to the following:

A. That the proposed development is in conformity with the certified local coastal program.

The Applicant is requesting approval of a Coastal Development Permit for the development of a single-family residence on a parcel zoned R-C-20. The Applicant is also requesting approval of a Minor Coastal Development Permit for the development of the principal permitted use of a single-family residence in the R-C-20 Zone where the provisions of subsection A of Section 22.44.940 do not apply. A Minor Coastal Development Permit is required for any project where the amount of grading on site exceeds 50 cubic yards up to 5,000 cubic yards of total cut plus total fill material. The Project proposes 1,888 cubic yards of cut and 2,465 cubic yards of fill grading for the residence and the access road and driveway.

The subject property is zoned R-C-20 in the Santa Monica Mountains Coastal Zone. A single-family residence is the principal permitted use in the R-C Zone. Uses and structures accessory to the principal permitted use include, but not limited to, access road, garage, carport, patio/deck, swimming pool and/or spa, and landscaping features and gardens. The Applicant proposes the residence to include the permitted use and accessory structures. The residential property will be developed with landscaping features and gardens, a swimming pool and patio/deck. The subject property has an existing access road to serve the subject parcel and three other adjacent parcels, all of which were created as part of a previous parcel map subdivision.

The site is located within the Santa Monica Mountains Local Coastal Plan (LCP). The subject property is designated “Rural Lands” under the land use category of the LCP. On the land use map of the Santa Monica Mountains Land Use Plan, the subject property is designated “Rural Lands 20 (RL 20),” a designation of maximum residential density not to exceed one dwelling unit per 20 acres.

The Santa Monica Mountains Land Use Plan defines “Rural Lands” as consisting “of rolling hills, steep slopes, and remote mountain lands with difficult or no access. Rural Lands also include areas that are only accessible via narrow, winding roads that cannot accommodate substantial increases in traffic volume. Parcels are remotely located having, for the most part, no public services and no physical access to the few public roads. While there are concentrations of development in these lands, there are also large areas undisturbed by development activity.” The LUP notes the principal permitted use in “Rural Lands” is single-family homes.

Neighboring properties immediately adjacent to the east and south of the project site (adjacent properties that are vacant and proposed to be developed with single family residences) are in fact zone R-C 20 with a land use designation of RL2. To the south across Mulholland Highway, the properties are zoned R-C 2 and developed with single family residences. The RL2 designation is defined as lands that are located “in areas consistent with existing parcel sizes, typically adjoining higher-density residential areas and/or in areas served by higher-capacity public roads.” It should be noted that the subject property adjoins Mulholland Highway, by way of a shared access driveway, which is a higher-capacity public road. The property to the north of the project site are zoned R-C 20 and consists of vacant land that is proposed to be developed with a single family residence, and farther north is property zoned R-C 20 that will remain vacant land. The developed properties adjoining the subject property to the west and adjoining Mulholland Highway on the north side are zoned R-C 20 with a RL20 land use designation. These properties and the subject site are consistent with the RL2 designation in terms of the size of the parcels and their adjacency to higher-density residential areas and in areas served by the higher-capacity public road of Mulholland Highway.

The distinction for the RL2 properties is that they have the land use designation of “Rural Residential” which is defined as: “The lands in these categories are typically located in the few scattered clusters of estate-sized lots that exist throughout the Mountains. These lands are appropriate in areas with slopes of less than 25 percent. The properties have domestic water but no other services. The principal permitted use in the Rural Residential categories is low-density single-family detached homes in a setting consistent with this LUP’s definition of “rural” area. Clustering may be useful in providing community open space and protecting natural resources.” The proposed single-family residence is to be located where the slope does not

exceed 25%. Sheet 6 of the Civil Engineering Plans indicate that no building is on a slope steeper than 15%.

Notwithstanding that the properties within the Parcel Map 10857, which includes the subject site, have hillside designations, the subject property and the other three parcels would be developed with a clustering to mitigate proximity to H2 Habitat and to minimize fuel modification. The proposed clustering would also locate the developments in proximity to the private driveway. The property would be developed to respect the "rural" aspect of the neighborhood and to protect scenic views.

The Land Use and Housing Element of the Santa Monica Mountains Land Use Plan contain the following goals and policies that apply to the subject property:

Development and Environmental Resources Goals and Policies

Goal LU-1: Land uses that reflect and are compatible with existing environmental resources and community character.

Policy LU-1: New residential, commercial, or industrial development shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The subject property would be developed with a single-family residence on a vacant parcel of land already surrounded by single-family residences existing on property in the Rural Lands and Rural Residential designations. The subject property and the existing residences are oriented to Mulholland Highway, which is designated as a Parkway on the County's Master Plan of Highways and that serves other residential developments and provides residents easy access to public services and commercial amenities. There will be no significant adverse effects on coastal resources.

Policy LU-2: Retain the area's natural setting, rural and semi-rural character, and scenic features.

This property is located along a stretch of Mulholland Highway which already features large houses, horse properties, hobby vineyards, and other local residential development. The property is not visible from Mulholland Highway, the main road through the area, nor from other streets in the area, but is blocked by a "wall" of steeply upsloping hill topped by scrub oak and chaparral (which would be retained in place with the proposed development). Thus, the Applicant anticipates minimal degradation of scenic features with this development. The footprint of the development is currently a mix of disked "fields" and strips of chamise-dominated chaparral. This chaparral is very widespread off the property, and is more diverse on slopes to the north (properties immediately to the east and west are already developed, and Mulholland Highway borders the property to the south).

The proposed home, and the proposed adjacent homes, have been located to create buffering separations between the homes to maintain the semi-rural character of the surrounding neighborhood. New planting will tightly surround each home allowing natural vegetation to buffer in-between the homes.

The proposed home, and the proposed adjacent homes, are located on gently sloping land south of the higher slopes and scenic ridge to the north of the property. At this location, the proposed home, and proposed adjacent homes, will not be visible from Mulholland Highway preserving the view to the higher slopes and ridgeline to the North.

The development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a split-level pad for the proposed home.

Policy LU-4: Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.

The topography of the subject property would not be appreciably altered with the proposed development. The notable feature of the area is a steep, east-west-trending slope to the north, several hundred meters from the edge of the houses/landscaping. This would not be affected by the project, and would comprise the "large, undeveloped area" referred to in Policy

LU-4. This property is currently a small gap in the development north of Mulholland Hwy., but as it is not visible from the road, the addition of four houses should not alter the vistas in the area.

On the adjacent Lot 4 (not a part of the subject property),an existing low gully area on the project site, marked as a “flood hazard area” but not an obvious stream, would be retained in place and crossed by a culvert beneath a proposed driveway, which would allow water (present during exceptional rain events only) to continue to flow through the site naturally. Small gullies flowing south from the steeper slopes to the north would be retained and unaltered.

Policy LU-5: Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.

The Project is not located on a significant ridgeline. Any significant ridgeline on the parcel is located in an area of steep slopes where development would not be feasible.

Pattern and Character of Development Goals and Policies

Goal LU-2: A pattern of land use that promotes social, environmental, and economic wellbeing while preserving the environmental resources and unique character of the land within the Santa Monica Mountains.

The proposed project retains the natural chaparral-covered slopes north of the development and retains natural features such as mature coast live oaks and patches of chamise chaparral around the individual houses. The pattern of development, featuring a mix of houses, natural open space, and native floristic elements incorporated into developments, would be retained by this development.

Policy LU-29: Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:

• Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;

The grading is primarily limited to the area of the house footprint, immediately surrounding decks and required driveways. In addition, there is some minor grading at the frontages which are more visible from the access road so as to soften the appearance of and reduce the height

of some retaining walls. The developed site area consists of a series of stepped terraces, and is not a single flat pad (see paragraph below for additional information).

• Protecting natural vegetation, natural environmental features, and streams;

There are no streams on the property. There are two flood plain areas that have only about 1 or 2 feet of water during a 100-year storm. Rather than creating a single flat pad for the proposed home, the development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a split-level pad for the proposed home. Proposed planted landscaping areas tightly hug the developed lot area allowing natural vegetation to expand between the home and the proposed adjacent homes, creating a natural buffer between the widely spaced homes. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Landscaping with locally-indigenous species outside of Fuel Modification Zone A;

The project does not propose any new landscaping outside of Zone A except for new drought tolerant and fire-resistant olive trees which are not locally-indigenous.

• Maintaining rural road sections without curbs, gutters, streetlights, or sidewalks;

The existing access road and driveways through the four adjacent parcels will be paved with asphalt with no curbs the same as Mulholland Highway.

• Maintaining a natural physical setting comprised of large areas of undisturbed hillsides, oak woodlands, canyons, and riparian areas, and a visual character dominated by natural environmental features;

The physical setting would continue to have large areas of undisturbed hillsides, with a visual character dominated by natural environmental features. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the

north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Preserving the openness and scenic beauty of the area's natural environment;

Given the change in grade and existing dense vegetation to be maintained, the proposed single-family residence will not be seen from Mulholland Highway, thereby preserving the openness and scenic beauty of the area's natural environment. The grading is limited, as described further above, to the residence and the driveway.

• Preserving significant environmental features and requiring the dedication of open spaces in new development;

The hillside remains largely undisturbed so that significant environmental features are preserved.

Lot 2		
Access Easement	5,730 SQ FT.	11.44%
Driveway Easement	528 SQ FT	1.05%
Non Exempt Building	9,540 SQ FT.	19.04%
Open Space & Storm drain	34,296 SQ FT.	68.46%
TOTAL	50,094 SQ FT.	100.00%

• Requiring hillside residential development designs that feature natural rather than manufactured forms and emphasize using custom foundations;

The use of continuous outdoor covered spaces with expansive sliding glass doors creates an Indoor-outdoor relationship that blurs the line between interior and exterior and softens the appearance of the home so it does not appear as a closed box. The use of colors and materials that reflect the soft grays, beiges and natural wood colors of the surrounding rock formations and vegetation creates a harmony with the surrounding environment. Most of the project site would be undeveloped and remain natural.

• Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;

The proposed home, and the adjacent proposed homes, are mid-sized at under 4,300 square feet. The home is one story in height (split-level) and is no taller than the height limit of eighteen feet. Paved areas are limited to either stepped terraces surrounding the home (as described further in other responses both above and below) or to the minimum access driveways required for Fire Department access.

• Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;

All proposed improvements are substantially below the ridgeline and steeper slopes leading to the ridgeline.

• Minimizing disturbance of landforms and biological resources by requiring buildings on hillsides to be constructed on multilevel pads where appropriate; and

Multi-level pads are proposed to minimize disturbance of landforms and biological resources. Rather than creating a single flat pad for the proposed home, the development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a several stepped pads for the proposed home. Proposed planted landscaping areas tightly hug the developed lot area allowing natural vegetation to expand between the home and the proposed adjacent homes, creating a natural buffer between the widely spaced homes. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Providing greater protection to coastal resources than the minimum required by this LCP by offering incentives for limited types of proposed development. In order to encourage the concentration of development and the retirement of buildable parcels Santa Monica Mountains Local Coastal Program 109 February 2018 Land Use Plan for the

permanent protection of their habitat and open space values, the maximum approvable building site for development permitted in H2 or H3 habitat areas may be increased from 10,000-square feet to 15,000-square-feet if an applicant voluntarily proposes and implements the retirement of all development rights on one or more lawfully-created, buildable parcel(s) located in the Santa Monica Mountains Coastal Zone that is at least 5 acres in size and contains habitat designated as H2 (may also contain H1 habitat but shall primarily contain H2 habitat).

Not applicable to the subject property.

Policy LU-33: Require that new development be compatible with the rural character of the area and the surrounding natural environment.

The development of a single-family residence is compatible with the rural character of the neighborhood where existing single-family residences are built on large parcels with vast amounts of open space. The Project would be compatible with the natural environment by clustering the development of the single-family residence with the other parcels that the Applicant intends to develop with residences, resulting in much of the land to remain in its natural environment, yet developing adequate separation between the developed lot areas to the maintain the rural character of the area

Policy LU-34: Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features;

The subject property is located adjacent to the scenic corridor of Mulholland Highway and would be developed to be consistent with the development standards of the Scenic Resources Areas. The single-family residence would be developed as a single-story structure not to exceed the 18-foot height limit, and coupled with the existing change in elevation and existing dense vegetation to remain along Mulholland Highway, would preserve views from the public roadway. The subject site is not located adjacent to any parks or public open space; however,

views of the vacant land to the north, which would not be developed, includes a significant ridgeline, the view

Policy LU-36: Development on parcels must be clustered and concentrated in one building site area, particularly within lands designated either Rural Lands or Rural Residential, to facilitate fire protection and to preserve and minimize impacts to coastal resources and the area of disturbance. Areas surrounding the approved building site area shall be required to be dedicated as open space in perpetuity.

The subject property would be developed in conjunction with the three other parcels (each contained in separate applications) that are part of the properties created by Parcel Map No. 10857, and as a result, the single-family residences would be clustered and concentrated so that all four properties would be proximate to the private driveway and fire lane to facilitate fire protection and to minimize any impact to the natural habitat.

Policy LU-38: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The subject site is located in the Scenic Resources Areas which imposes a height limit of 18 feet to ensure protection of scenic resources. The single-family residence would adhere to this requirement, thereby offering protection that does not apply to already existing developments in the area that predate the adoption of the Land Use Plan. The Project would be compatible with similar new developments in order to create compatibility with surrounding settings.

Policy LU-39: Limit the length of private access roads to the minimum necessary to provide access to the approved building site of a legal parcel. Temporary roads approved for preliminary hydrologic or geologic testing shall be restored and not be considered an existing access road for subsequent development proposals.

The subject property and the other three parcels are accessed by a private driveway and fire lane that have the minimum length necessary to provide access to the proposed building sites of each parcel. The subject property and the other parcels would be clustered in proximity

to the existing driveway to limit the length of the private access road to its current development that was built in conjunction with a grading permit issued by the Department of Building and Safety on March 17, 1983.

The existing driveway is proposed to be slightly realigned in limited areas to protect existing trees and accommodate fire department access requirements. Expanding the driveway near the end of the cul-de-sac will be necessary to satisfy the Fire Department turnaround requirements, and at one location the driveway will be need to be widened to accommodate the parking of a fire truck and the installation of a fire hydrant.

Policy LU-40: Site and design development so as to: protect life and property; protect public lands, H1 and H2 habitat areas, dedicated open space, streams, scenic resources, public views, and other natural features and resources; maximize open space areas; and, minimize the overall vegetation clearance needed for fire protection.

There is no H1 habitat on or adjacent to the subject property. The subject property currently consists of H2 habitat and H3/disturbed areas that are disked for weed abatement. Roughly 1/3 of the parcel lies within an existing fuel modification zone (from the neighboring house to the east). The project design retains a portion of H2 habitat across the western 1/3 of the parcel (the remainder of H2 will be displaced by the proposed house and associated yard). The strip of chaparral along the western edge of the parcel will also be left in a relatively undisturbed state, with only minimal thinning done as required by fuel modification/fire protection.

There are no public views of the site's natural areas that are visible from any road in the vicinity of the site, so this development would not degrade these.

Policy LU-42: Require open space areas in individual developments to connect trails, open space, and wildlife corridors wherever possible.

The proposed development would retain an open, unfenced corridor of habitat along the western fence line of the subject property, for use as a wildlife corridor for mammals moving south from the upper slopes, across Mulholland Hwy., and south into the Cold Creek drainage.

The existing fences along the western edge of subject property would be removed, improving permeability for wildlife movement.

Policy LU-43: Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.

Exterior lighting in the developed area immediately surrounding the home and attached to the home consists of primarily of downward focusing recessed lights in exterior soffits, low level step lights directing light downwards to stairs or walking paths or downward focusing wall mounted sconces. Downward focusing lights will minimize glare and sky glow. Lights have been spaced to minimize the volume of light in the developed area of the property. Central access road lighting would be added by downlighting from the branches of new trees added along the road. Downlighting adds a subtle naturalistic method of lighting the areas that require additional illumination without causing light pollution to the area.

Policy LU-44: Require the use of low-volume irrigation and locally-indigenous and drought-tolerant plant species in all development projects. Require the use of smart irrigation systems, and require the rapid repair of broken sprinkler systems. Prohibit the use of invasive species in all landscaping projects.

All new planting to be irrigated using drip irrigation and smart irrigation controllers. Specifications for the systems to require prompt repair of broken irrigation systems. No invasive species will be used in new planting and invasive species found existing will be removed.

Policy LU-51: Solar energy devices/panels shall be sited on the rooftops of permitted structures, where feasible. If roof-mounted systems are infeasible, ground-mounted systems may be allowed only if sited within the building site area of permitted development. Wind energy systems are prohibited.

Solar device/panels are not proposed for the project

B. That any development located between the nearest public road and the sea or shoreline of any body of water located in the Coastal Zone is also in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Chapter 3 of Division 20 of the Public Resources Code seeks to provide public access to the sea from the nearest public roadway to the shoreline and to protect the water-oriented recreational activities in the coastal areas. The project site is not located in the vicinity of any coastal area.

COASTAL DEVELOPMENT PERMIT

IN BIOLOGICAL RESOURCE AREAS

BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.1850.I.3.a, the applicant must substantiate the following:

A. That the requested development is sited and designed to avoid H1 Habitat and areas within 100 feet of H1 Habitat except as permitted by Sections 22.44.1800 through 22.44.1950

The Biological Assessment (Oct. 25, 2018) documented no H1 habitat or H1 buffer within the subject property or on adjacent parcels.

B. That the requested development is sited and designed to avoid the 100-foot Quiet Zone except as set forth herein

The Biological Assessment documented no Quiet Zone areas overlapping the subject property.

C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habitat to the maximum extent feasible. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize and mitigate significant adverse impacts in conformance with policies and provisions of the LCP

The H2 habitat present is chamise-dominated chaparral, which extends across the western portion of subject property, within a "tongue" of habitat running down the western edge of the four adjacent undeveloped parcels being reviewed (see Figure 9b in the Biological Assessment). The eastern portion of subject property is disked annually for fuel modification, and provides little habitat value. The proposed house and associated yard on subject property is located mostly in H2 habitat, but site constraints prohibit moving the house closer to the existing driveway.

D. That the requested development is sited and designed to avoid wildlife movement corridors (migratory paths) to the maximum extent feasible to ensure these areas are left in an undisturbed and natural state. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize significant adverse impacts in conformance with the policies and provisions of the LCP

The proposed house is situated within an existing disked area, or within the southernmost "tongue" of chaparral, rather than within the large, intact block of (H2) chaparral to the north. It was not feasible to cluster all four houses only within already disked areas due to lack of space. However, this current design represents the minimal impact to the large block of H2 on the property.

Wildlife likely moves on and off the property via the cement culvert at the southern edge along Mulholland Hwy. (see Figures 10a, 10b in the Biological Assessment); the proposed house on subject property should not block this movement, as habitat along the western edge of the parcel will remain intact (aside from required thinning for fuel modification). Wildlife could also easily move down the driveway after construction, as it probably does today; there will be no interior fences that would block this movement.

E. That roads and utilities serving the proposed development are located and designed so as to avoid H1 Habitat, H1 buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny," and H2 Habitat, and migratory paths.

The proposed house on subject property utilizes an existing paved driveway that runs through the four subject properties, and that passes through H3 habitat exclusively. Existing large coast live oaks onsite would be retained for use by wildlife, including resident and migratory birds. Additional (native) landscaping will also be suitable for local wildlife as well. Proposed swimming pools will be fenced to preclude their serving as magnets for wildlife, which could then become dependent on these artificial water sources, or drown. Irrigated areas are limited to Fuel Modification Zone A as required for fire safety and to maintain fire resistant planting in a healthy manner. Limited capacity for irrigation in Fuel Modification will be maintained but used sparingly to maintain natural plants in a healthy manner for fire safety.

Even though the project is not located in a Sensitive Environmental Resource Area, the proposed development of the single-family residence is consistent with policies in the Conservation and Open Space Element of the Santa Monica Mountains Land Use Plan. Policy CO-76 proposes that "All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body." As noted in the burden of proof for the Coastal Development Permit, the development of a new single-family residence is sited and designed so as to minimize any adverse impacts enumerated in Policy CO-76.

Policy CO-80 proposes that "New development shall be sited and designed to minimize the amount of grading, consistent with the grading requirements of the LCP. Cut and fill slopes shall be minimized by the use of retaining walls, where consistent with all other provisions of the LCP." Grading for this project will be limited to the lowermost, least-steep slopes of the property, centered around an existing (paved) driveway. The houses largely occupied areas currently cleared of native chaparral vegetation, and many are located within existing fuel modification zones of houses located on adjacent properties.

Grading for the project, for the most part, will be removal and re-compaction under the home, patio and swimming pool as directed by the soils engineer and will not be in any way visible after home construction. There are a few areas where we are showing grading of slopes in front of the home in order to eliminate retaining walls and soften the appearance of the home from the front. Graded slopes do not exceed 15 feet in height and will conform to landform grading requirements. The length of grading and maximum height of grading is 90 feet in length with a maximum height of 3 feet. The home is located on property which is 15% or less grade (See Sheet 6 of the Civil Engineering plan).

Attachment A

Request for Discretionary Review

APN 4455-019-046

The vicinity of Mulholland Highway and Cold Canyon Road

Calabasas, CA 91302

THE REQUEST

The Applicant, Green Hills Associates Inc., requests approval of the following discretionary requests to permit the construction of a single-family residence in the Santa Monica Mountains Coastal Zone on residentially zoned property:

1) Pursuant to **Section 22.44.800 under Title 22 of the Los Angeles County Code,** the Applicant is requesting approval of a Coastal Development Permit for the development of a single-family residence on a parcel zoned R-C-20. Pursuant to **Section 22.44.810,** a Coastal Development Permit is required for any development in the Coastal Zone.
2) Pursuant to **Section 22.44.860.A.2**, the Applicant is requesting approval of a Minor Coastal Development Permit for the development of the principal permitted use of a single-family residence in the R-C-20 Zone where the provisions of subsection A of Section 22.44.940 do not apply.

PROJECT DESCRIPTION

The Applicant proposes to develop a single-family residence on the subject property in the neighborhood of properties in the R-C-20 zone that are similarly developed with single-family residences. The Project is proposed as part of a simultaneous application to develop four adjoining parcels with single-family residences (See separate applications for the 3 adjacent parcels). The four parcels were created by Parcel Map No. 10857. The subject property is currently vacant land that has never been developed, with the exception of a private driveway serving all four parcels based on a grading permit issued in 1983. The subject lot contains six protected oak trees that are being retained and protected. The development of the residence and landscaping will not encroach on any protected oak trees.

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single-family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to recognize and record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single-family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split-level dwelling, and (3) the upper level of the split-level dwelling. Useable outdoor decks are located at the south and north sides of the dwelling. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks. At the north side of the dwelling, the required retaining wall is located, as required by the California Building Code, a minimum of 15 feet from the perimeter of the proposed dwelling.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and

beiges. The house is clad in integrally colored plaster and wood siding in colors that coordinate with surrounding rock formations. The dwelling consists of two adjacent masses, one with a sloped roof and other with a flat roof. The sloped roof portion of the dwelling faces the street and shared access driveway and mirrors the sloped topography of the site.

The proposed single-family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 ½ Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single-family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surrounding homes and properties. Predominate light fixtures include shielded recessed step lights, and recessed downlights in exterior soffits. Minor lighting for the access driveway is mounted in the branches of the trees and shine only on the driveway to minimize light pollution.

Civil Engineering Design

The subject property was created as one of four lots in Parcel Map 10857, Book 144, Pages 41, 42 & 43. This parcel is located on Mulholland highway east of Stunt Road. There is an existing reciprocal easement which was created for this and the other 3 lots for access as well as a fire lane. As such this parcel is accessed from the reciprocal easement and fire lane and not from Mulholland highway. The access easement that was provided by the parcel map will be expanded to a slightly adjusted alignment that has been designed to protect existing trees, to accommodate a minimum 20-foot roadway from Mulholland, a 30-foot section of roadway where the proposed fire hydrant will be located and a cul-de-sac at the end of the roadway to provide better access to this and any other houses as well as required turnaround maneuvering clearance for fire protection. The proposed home and related swimming pool area is located on property which is 90 % less than 15% grade with another 10% that is slightly over 15%. This is

identified more accurately on Sheet No. 6 of the plan. There is also a small amount of grading on the east side of the property to soften the appearance of the property from the access road as well as Mullholland highway. There is also a small amount of grading on the Northwest portion of the property to reduce the size of a retaining wall.

The amount of grading for the building pad that is shown on sheet 1 for proposed home was very minimal, there is a total of 1,357 cubic yards of cut and fill combined. In addition to that, there will be removal and re-compaction of some of the soil underneath the house which may increase the amount of grading (cut and fill added together) to a maximum of 4,357 cubic yards. There is small amount of additional grading for the driveway and access and fire lane easement which is not a part of building pad. The remainder of the lot remains in its existing natural condition with some added landscape (see Landscape Plans).

Drainage

Given the location of the property drainage for the most part goes away from the proposed home and would have very little effect on the natural drainage of this existing lot.

Fire Access

The existing fire lane will be somewhat upgraded and will provide access to the proposed home. The existing fire hydrant on Mulholland is approximately 440 ft. from the back of the proposed home, however the vehicular access by fire truck to the home would be approximately 142 ft. from the proposed fire hydrant. As such, we are proposing a new fire hydrant to be located just south east of the proposed home which will be 142 ft. from the front door of the proposed home. Additionally, from the location where the fire truck can park at the proposed home, there is a 5 ft. minimum wide uncovered paved walk way not more than 150 ft. from each side of the fire truck., Las Virgenes Municipal Water District has an existing 10-inch waterline in Mulholland near the property. We would be adding a new water line in the driveway to the new fire hydrant. This line would extend from the 10-inch line in Mullholland to the location of the proposed new fire hydrant.

Square footage of non-exempt building area

On Sheet No. 7, we have identified the non-exempt square footage to show that the non-exempt portion of the building pad is 9,982 square feet. This is less than the maximum 10,000 square feet. The percentage of access easement, driveway easement, non-exempt building and open space is identified below.

Access Easement	7398	SQ, FT.		1.67%
Driveway Easement	761	SQ, FT.		0.17%
Non-Exempt Building	9682	SQ, FT.		2.19%
Open Space & Storm Drain	424293	SQ, FT.		95.96%
Total	442134	SQ, FT.		100.00%

Landscape Design

The subject lot contains six protected oak trees, being retained and protected. House and landscape development will not encroach on any protected oak trees. The landscape for the house will be concentrated in the immediate vicinity of the pad development and will provide for soil stability and beautification of the site post construction. The plants to be used are primarily native to Santa Monica Mountains except for only a few varieties derived from Mediterranean climates. Plants are selected to provide color that integrates with the existing flora and maintains a low profile to resemble native plantings. Plants chosen provide food sources for insects, butterflies, moths, bees, birds and other native wildlife.

Fuel modification and limitation of planted areas was paramount in design decisions. Existing chaparral vegetation will be removed within 20 feet of the developed site which represents Fuel modification zone A and in the area between the subject house and the proposed house on the adjacent Lot 2 which is in Fuel Modification zone B. All new planting will

occur in Fuel modification zone A. Plants to be selected are chosen from Los Angeles Fire Department fire resistant plants permittable in Zone A. Zone B will remain unplanted except for four drought tolerant and fire-resistant trees designed to augment the native Oaks along the entry driveway. Trees and native vegetation shall be evaluated to determine the type of necessary irrigation to maintain vegetation in a healthy condition for fire safety. Fuel modification requires native vegetation to be thinned and flammable native plants will be removed. Zone C will remain unplanted and native vegetation shall be thinned as required for fuel modification. No additional irrigation will be employed in this zone

Septic System Design

This single-family dwelling,, like the other adjacent proposed single-family dwellings, will have a non-conventional onsite wastewater treatment system design. The proposed single-family dwelling will be served by a MicroSepTec ES12 Treatment Tank with Disinfection Option connected through a distribution box to two seepage pits 6 feet in diameter, 25 feet deep below the inlet, and capped 5 feet below grade. The property will also have a dedicated area reserved for future seepage pits of the same dimensions, as required by the Los Angeles County Uniform Plumbing Code, Appendix H, §H101.6.

Data Table

The following table summarizes the key project information:

Lot Area	442,134 SF (10.15 acres)
Floor Area	5,503 SF (FAR 0.012 to 1)
Setback – Front Yard	Required = 10 feet Provided = 12 feet 8 inches (eave projects into setback 2'-6" as allowed by Zoning Code)
Setback – Side Yard (east)	Required = 10 feet Provided = 13 feet 4 inches
Setback – Side Yard (west)	Required = 10 feet Provided = 89 feet 10 inches

Setback – Rear Yard	Required = 10 feet Provided = 748 feet 6 inches
Height	Permitted = 18 feet (per Section 22.44.2040 CSD) Proposed = 18 feet
Parking	Required = 2 covered spaces Provided = 2 covered spaces

Note: This parcel is a flag lot and the required setbacks are 10 feet from all property lines.

PROPERTY BACKGROUND

The subject property is vacant land, which has no street address according to the records of the Assessor's Office and the Department of Regional Planning. The subject property was created in Parcel Map No. 10857 in the subdivision of a portion of the Northwest Quarter of the Northeast Quarter of Section 9, Township 1 South, Range 17 West, San Bernardino Meridian. The subdivision in Parcel Map No. 10857 was approved by the County Engineer on August 28, 1981.

CONSISTENCY WITH SCENIC RESOURCE AREAS DEVELOPMENT STANDARDS

The subject property is located in a Scenic Resource Area along Mulholland Highway. The Project will follow the development standards of the Scenic Resource Area, pursuant to Section 22.44.2040.A.1-13:

A.1: Due to the existing trees and brush along the side of Mulholland Hwy in front of this property, the proposed residence will not be visible from Mulholland Hwy. Public views within the Scenic Resource Area are protected and adverse impacts are minimized.

A.2: Landscaping will be concentrated in the immediate vicinity of the pad development. All new planting will occur in Fuel Modification Zone A. The proposed residence is being sited and designed to avoid impacts to scenic resources.

A.3: The proposed residence will incorporate colors and exterior materials that are compatible with the surrounding landscape. Solar panels and devices are not being installed as either roof-mounted or ground-mounted systems.

A.4: Within the project there are no bridges and only one culvert under the driveway for Lot 4 (APN 4455-019-047) (Information regarding the proposed culvert and single family home for Lot 4 is contained in a separate application). Retaining walls around portions of the building site are no higher than 6 feet in height, and they are not visible from Mulholland Hwy.

A.5: Power lines and communication lines along Mulholland Hwy are all on power poles. It is our intent to run new lines to the proposed house, down the power poles and go underground throughout this proposed four lot development (Lots 1, 2, 3 and 4).

A.6: The existing access road and driveways through all four lots will be paved with asphalt with no curbs, the same as Mulholland Hwy.

A.7: All fences or gates would be either wood, wire or wrought iron open type fences throughout the project.

A.8: Outdoor lighting is proposed to be minimal. Exterior lighting has been located to minimize the impact on surrounding homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits. Lighting along the access driveway is designed to minimize the impact on surrounding areas by downlighting only onto the driveway.

A.9: Fences, gates, walls and landscaping are designed to minimize impacts to public views of scenic areas and are compatible with the character of the area. Fences are limited to the following two areas: (1) the side yard along the northeast side of the proposed home and (2) around the swimming pool deck as required by relevant codes. Proposed landscaping will buffer around the perimeter of the developed site area and is intended to screen and soften the appearance of perimeter fencing and retaining walls. Landscape in general is low profile, below

roof height to allow for public viewshed wherever that is a potential. The plants used on this lot are a combination of locally native species, California native species and drought and fire-resistant plants that are designed to be compatible with the character of the area.

A.10: The only sign proposed is located on the main vehicular entry gate identifying the name of the small group of homes of which this proposed home will a part. Any utility equipment such as transformers, if needed, will be located behind trees and bushes so as to be not visible from Mulholland Hwy.

A.11: Grading for this project will be limited to the lowermost, least-steep slopes of the property, centered around an existing (paved) driveway. The proposed home is located such that a portion of the developed lot area will require clearance of existing chaparral vegetation. Grading for the project, for the most part, will include removal and re-compaction under the home, patio and swimming pool as directed by the soils engineer and will not be in any way visible after home construction. There are a few areas where there is proposed grading of slopes in front of the home in order to reduce the height of retaining walls and soften the appearance of the home from the front along the access road. Graded slopes do not exceed 15 feet in height and will conform to landform grading requirements. The length of grading and maximum height of grading is 40 feet in length with a maximum height of 4 feet. The home is located on property which is 15% or less grade (See Sheet 6 of the Civil Engineering plan).

A.12: Both individual oaks and clusters of scrub oaks were avoided in the design of this project.. All coast live oaks present will be retained in place. No other native tree species (e.g., walnut, sycamore) are on the property.

A.13: The proposed project, including 3 additional proposed homes on adjacent parcels, clusters four houses along the center of the lowermost portion of the combined 4 adjacent properties, utilizing an existing (paved) driveway, and avoids pushing high up onto slopes to the north. It also maintains open wildlife movement routes through the eastern and western edges of the development, to allow species like mule deer to pass through the property and south into the Cold Creek drainage.

Section 22.44.2040.B:

There are no significant ridgelines in the area where the home is to be constructed. There is a significant ridgeline at the most northerly portion of the subject property, far away from any proposed construction.
The highest point of construction of the entire project (Lots 1, 2, 3 and 4) would be approximately 227 feet below the ridgeline.

SITE LOCATION

The subject property consists of 10.15 acres and is currently vacant land. The subject property is accessed by a private driveway that enters the site from the north side of Mulholland Highway in the vicinity of Cold Canyon Road.

SITE DESIGNATIONS

The subject property is zoned R-C-20 in the Santa Monica Mountains Coastal Zone. A single-family residence is the principal permitted use in the R-C Zone. Uses and structures accessory to the principal permitted use include, but are not limited to, access road, garage, carport, patio/deck, swimming pool and/or spa, and landscaping features and gardens.

The site is located within the Santa Monica Mountains Local Coastal Plan (LCP). The subject property is designated “Rural Lands” under the land use category of the LCP. On the land use map of the Santa Monica Mountains Land Use Plan, the subject property is designated “Rural Lands 20 (RL 20),” a designation of maximum residential density not to exceed one dwelling unit per 20 acres.

The subject property is located in a Scenic Resource Area. On the Map 3 in the Santa Monica Mountains Land Use Plan, Mulholland Highway is designated as the Mulholland Scenic Corridor and County Scenic Highway. The development standards of the Scenic Resource Areas apply to the subject property.

The site is not located within a Community Standards District. The subject property is located in a Very High Fire Severity Zone.

According to the Los Angeles County Tax Assessor records, the site includes the following Assessor Parcel Numbers and property addresses:

APN	ADDRESS
4455-019-046	No street address

STREETS AND CIRCULATION

The subject property is accessed from a private driveway from Mulholland Highway. On the County's Master Plan of Highways, Mulholland Highway is designated as a Parkway, which is described in the County's General Plan: "This classification includes urban and rural routes that have park-like features either within or adjacent to the roadway. The right-of-way width required varies as necessary to incorporate these features, typically with a minimum of 80 feet. Roadway improvements vary depending on the composition and volume of traffic carried."

SURROUNDING USES

The developments on the adjacent geographical directions to the north, east, south and west are described below:

North: To the north, the property is zoned R-C-20 and consists of vacant land. A significant ridgeline is located to the north on vacant land that would not be developed.

East: To the east, the properties on the north side of Mulholland Highway are large parcels of varying size in the R-C 2 Zone developed with single-family residences.

South: The properties immediately adjacent to the south across Mulholland Highway are large parcels of varying size in the R-C 2 Zone and developed with single-family residences.

West: To the west, the properties on the north side of Mulholland Highway are large parcels of varying size in the R-C 20 Zone and are developed with single-family residences.

PREVIOUS CASES (project site)

Grading Permit: On March 17, 1983, Building and Safety issued a Grading Permit for the property located at 24937 Mulholland Highway (the only known address for the project site) to permit a multiple access private driveway and fire lane. The driveway remains on the site and would access all four parcels approved in the subdivision granted in Parcel Map No. 10857.

PREVIOUS CASES (adjacent property)

According to the Department of Regional Planning's GIS-NET 3 mapping system, the following previous cases were identified to include the subject property. A review of case files determined these cases apply to the property to the west at 24969 Mulholland Highway.

PP 45773: Plot Plan Review for the adjoining property to the west does not include the subject property. Case files contain permits for retaining walls, 3 car garage, swimming pool, and family room addition.

PM 25251: On October 5, 1999, the Hearing Officer approved Vesting Tentative Parcel Map No. 25251 for the property located at 24969 Mulholland Highway.

PM 98-090: An email dated April 23, 2018 from Lynda Hikichi at the Department of Regional Planning indicated that PM 98-090 was the project number for PM 25251.

COASTAL DEVELOPMENT PERMIT
BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.850, the applicant shall substantiate to the following:

A. That the proposed development is in conformity with the certified local coastal program.

The Applicant is requesting approval of a Coastal Development Permit for the development of a single-family residence on a parcel zoned R-C-20. The Applicant is also requesting approval of a Minor Coastal Development Permit for the development of the principal permitted use of a single-family residence in the R-C-20 Zone where the provisions of subsection A of Section 22.44.940 do not apply. A Minor Coastal Development Permit is required for any project where the amount of grading on site exceeds 50 cubic yards up to 5,000 cubic yards of total cut plus total fill material. The Project proposes 2,142 cubic yards of cut and 2,215 cubic yards of fill grading for the residence and the access road and driveway.

The subject property is zoned R-C-20 in the Santa Monica Mountains Coastal Zone. A single-family residence is the principal permitted use in the R-C Zone. Uses and structures accessory to the principal permitted use include, but not limited to, access road, garage, carport, patio/deck, swimming pool and/or spa, and landscaping features and gardens. The Applicant proposes the residence to include the permitted use and accessory structures. The residential property will be developed with landscaping features and gardens, a swimming pool and patio/deck. The subject property has an existing access road to serve the parcel and the three other parcels created a parcel map subdivision.

The site is located within the Santa Monica Mountains Local Coastal Plan (LCP). The subject property is designated “Rural Lands” under the land use category of the LCP. On the land use map of the Santa Monica Mountains Land Use Plan, the subject property is designated “Rural Lands 20 (RL 20),” a designation of maximum residential density not to exceed one dwelling unit per 20 acres.

The Santa Monica Mountains Land Use Plan defines “Rural Lands” as consisting “of rolling hills, steep slopes, and remote mountain lands with difficult or no access. Rural Lands

also include areas that are only accessible via narrow, winding roads that cannot accommodate substantial increases in traffic volume. Parcels are remotely located having, for the most part, no public services and no physical access to the few public roads. While there are concentrations of development in these lands, there are also large areas undisturbed by development activity." The LUP notes the principal permitted use in "Rural Lands" is single-family homes.

Neighboring properties immediately adjacent to the east and south of the project site are in fact zone R-C 20 with a land use designation of RL2. The RL2 designation is defined as lands that are located "in areas consistent with existing parcel sizes, typically adjoining higher-density residential areas and/or in areas served by higher-capacity public roads." It should be noted that the subject property adjoins Mulholland Highway, by way of a shared access driveway, which is a higher-capacity public road. The properties to the north of the project site are zoned R-C 20 and consist of vacant land that is and would remain undisturbed by development activity. The developed properties adjoining the subject property to the west and adjoining Mulholland Highway on the north side are zoned R-C 20 with a RL20 land use designation. These properties and the subject site are consistent with the RL2 designation in terms of the size of the parcels and their adjacency to higher-density residential areas and in areas served by the higher-capacity public road of Mulholland Highway.

The distinction for the RL2 properties is that they have the land use designation of "Rural Residential" which is defined as: "The lands in these categories are typically located in the few scattered clusters of estate-sized lots that exist throughout the Mountains. These lands are appropriate in areas with slopes of less than 25 percent. The properties have domestic water but no other services. The principal permitted use in the Rural Residential categories is low-density single-family detached homes in a setting consistent with this LUP's definition of "rural" area. Clustering may be useful in providing community open space and protecting natural resources." The proposed single-family residence is to be located where the slope does not exceed 25%. Sheet 6 of the Civil Engineering Plans indicate that no building is on a slope steeper than 15%.

Notwithstanding that the properties within the Parcel Map 10857, which includes the subject site, have hillside designations, the subject property and the other three parcels would be developed with a clustering to mitigate proximity to H2 Habitat and to minimize fuel modification. The proposed clustering would also locate the developments in proximity to the

private driveway. The property would be developed to respect the "rural" aspect of the neighborhood and to protect scenic views.

The Land Use and Housing Element of the Santa Monica Mountains Land Use Plan contain the following goals and policies that apply to the subject property:

Development and Environmental Resources Goals and Policies

Goal LU-1: Land uses that reflect and are compatible with existing environmental resources and community character.

Policy LU-1: New residential, commercial, or industrial development shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The subject property would be developed with a single-family residence on a vacant parcel of land already surrounded by single-family residences existing on property in the Rural Lands and Rural Residential designations. The subject property and the existing residences are oriented to Mulholland Highway, which is designated as a Parkway on the County's Master Plan of Highways and that serves other residential developments and provides residents easy access to public services and commercial amenities. There will be no significant adverse effects on coastal resources.

Policy LU-2: Retain the area's natural setting, rural and semi-rural character, and scenic features.

This property is located along a stretch of Mulholland Highway which already features large houses, horse properties, hobby vineyards, and other local residential development. The property is not visible from Mulholland Highway, the main road through the area, nor from other streets in the area, but is blocked by a "wall" of scrub oak and chaparral (which would be

retained in place with the proposed development). Thus, the Applicant anticipates minimal degradation of scenic features with this development. The footprint of the development is currently a mix of disked “fields” and strips of chamise-dominated chaparral. This chaparral is very widespread off the property and more diverse on slopes to the north (properties immediately to the east and west are already developed, and Mulholland Highway borders the property to the south).

The proposed home, and the proposed adjacent homes, have been located to create buffering separations between the homes to maintain the semi-rural character of the surrounding neighborhood. New planting will tightly surround each home allowing natural vegetation to buffer in-between the homes.

The proposed home, and the proposed adjacent homes, are located on gently sloping land south of the higher slopes and scenic ridge to the north of the property. At this location, the proposed home, and proposed adjacent homes, will not be visible from Mulholland Highway preserving the view to the higher slopes and ridgeline to the North.

The development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a split-level pad for the proposed home. The roof forms of the proposed home are varied to break up the mass of the home and include a sloping roof plane that parallels the slope of the natural grade to reflect the natural topography of the site.

Policy LU-4: Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.

The topography of the subject property would not be appreciably altered with the proposed development. The notable feature of the area is a steep, east-west-trending slope to the north, several hundred meters from the edge of the houses/landscaping. This would not be affected by the project, and would comprise the “large, undeveloped area” referred to in Policy LU-4. This property is currently a small gap in the development north of Mulholland Hwy., but as it is not visible from the road, the addition of four houses should not alter the vistas in the area.

An existing low gully area on the project site, marked as a “flood hazard area” but not an obvious stream, would be retained in place and crossed by a culvert beneath a proposed

driveway, which would allow water (present during exceptional rain events only) to continue to flow through the site naturally. Small gullies flowing south from the steeper slopes to the north would be retained and unaltered.

Policy LU-5: Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.

The Project is not located on a significant ridgeline. Any significant ridgeline on the parcel is located in an area of steep slopes where development would not be feasible.

Pattern and Character of Development Goals and Policies

Goal LU-2: A pattern of land use that promotes social, environmental, and economic wellbeing while preserving the environmental resources and unique character of the land within the Santa Monica Mountains.

The proposed project retains the natural chaparral-covered slopes north of the development and retains natural features such as mature coast live oaks and patches of chamise chaparral around the individual houses. The pattern of development, featuring a mix of houses, natural open space, and native floristic elements incorporated into developments, would be retained by this development.

Policy LU-29: Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:

• Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;

The grading is limited to the houses and the driveways to the houses there is some minor grading at some of the houses so as to eliminate some retaining walls. The developed site area consists of a series of stepped terraces and is not a single flat pad (see paragraph below for additional information).

• Protecting natural vegetation, natural environmental features, and streams;

There are no streams on the property. There are two flood plain areas that have only about 1 or 2 feet of water during a 100-year storm. Rather than creating a single flat pad for the proposed home, the development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a split-level pad for the proposed home. The roof forms of the proposed home are varied to break up the mass of the home and include a sloping roof plane that parallels the slope of the natural grade to reflect the natural topography of the site. Proposed planted landscaping areas tightly hug the developed lot area allowing natural vegetation to expand between the home and the proposed adjacent homes, creating a natural buffer between the widely spaced homes. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Landscaping with locally-indigenous species outside of Fuel Modification Zone A;

The project does not propose any new landscaping outside of Zone A except for new drought tolerant and fire-resistant olive trees which are not locally-indigenous.

• Maintaining rural road sections without curbs, gutters, streetlights, or sidewalks;

The existing access road and driveways through the four parcels will be paved with asphalt with no curbs the same as Mulholland Highway.

• Maintaining a natural physical setting comprised of large areas of undisturbed hillsides, oak woodlands, canyons, and riparian areas, and a visual character dominated by natural environmental features;

The physical setting would continue to have large areas of undisturbed hillsides, with a visual character dominated by natural environmental features. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Preserving the openness and scenic beauty of the area's natural environment;

Given the change in grade and existing dense vegetation to be maintained, the proposed single-family residence will not be seen from Mulholland Highway, thereby preserving the openness and scenic beauty of the area's natural environment. The grading is limited to the residence and the driveway.

• Preserving significant environmental features and requiring the dedication of open spaces in new development;

The hillside remains largely undisturbed so that significant environmental features are preserved.

Lot 3		
Access Easement	7,398 SQ FT.	1.67%
Driveway Easement	761 SQ FT.	0.17%
Non Exempt Building	9,682 SQ FT.	2.19%
Open Space & Storm drain	424,293 SQ FT.	95.96%
TOTAL	442,134 SQ FT.	100.00%

• Requiring hillside residential development designs that feature natural rather than manufactured forms and emphasize using custom foundations;

The extensive use of sloping roof forms that parallel the slope of the natural grade serve to respect and reflect the gently sloping character of the surrounding topography. The use of continuous outdoor covered spaces with expansive sliding glass doors creates an Indoor-outdoor relationship that blurs the line between interior and exterior and softens the appearance of the home so it does Not appear as a closed box. The use of colors and materials that reflect the soft grays, beiges and natural wood colors of the surrounding rock formations and vegetation creates a harmony with the surrounding environment. Most of the project site would be undeveloped and remain natural.

• Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;

The proposed home, and the adjacent proposed homes, are mid-sized at under 4,300 square feet. The home is one story in height (split-level) and is no taller than the height limit of eighteen feet. Paved areas are limited to either stepped terraces surrounding the home as described in Item "A" above or to the minimum access driveways required for Fire Department access.

• Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;

All proposed improvements are substantially below the ridgeline and steeper slopes leading to the ridgeline.

• Minimizing disturbance of landforms and biological resources by requiring buildings on hillsides to be constructed on multilevel pads where appropriate; and

Multi-level pads are proposed to minimize disturbance of landforms and biological resources. Rather than creating a single flat pad for the proposed home, the development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a several stepped pads for the proposed home. The roof form of the proposed home consists primarily of a continuous sloping plane that parallels the slope of the natural grade to reflect the natural topography of the site. Proposed planted landscaping areas tightly hug the developed lot area allowing natural vegetation to expand between the home and the proposed adjacent homes, creating a natural buffer between the widely spaced homes. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Providing greater protection to coastal resources than the minimum required by this LCP by offering incentives for limited types of proposed development. In order to encourage the concentration of development and the retirement of buildable parcels Santa Monica Mountains Local Coastal Program 109 February 2018 Land Use Plan for the permanent protection of their habitat and open space values, the maximum approvable

building site for development permitted in H2 or H3 habitat areas may be increased from 10,000-square feet to 15,000-square-feet if an applicant voluntarily proposes and implements the retirement of all development rights on one or more lawfully-created, buildable parcel(s) located in the Santa Monica Mountains Coastal Zone that is at least 5 acres in size and contains habitat designated as H2 (may also contain H1 habitat but shall primarily contain H2 habitat).

Not applicable to the subject property.

Policy LU-33: Require that new development be compatible with the rural character of the area and the surrounding natural environment.

The development of a single-family residence is compatible with the rural character of the neighborhood where existing single-family residences are built on large parcels with vast amounts of open space. The Project would be compatible with the natural environment by clustering the development of the single-family residence with the other parcels that the Applicant intends to develop with residences, resulting in much of the land to remain in its natural environment.

Policy LU-34: Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features;

The subject property is located adjacent to the scenic corridor of Mulholland Highway and would be developed to be consistent with the development standards of the Scenic Resources Areas. The single-family residence would be developed as a single-story structure not to exceed the 18-foot height limit, and coupled with the existing change in elevation and existing dense vegetation to remain along Mulholland Highway, would preserve views from the public roadway. The subject site is not located adjacent to any parks or public open space; however, views of the vacant land to the north, which would not be developed, includes a significant ridgeline, the view of which would not be adversely affected by the proposed development.

Policy LU-36: Development on parcels must be clustered and concentrated in one building site area, particularly within lands designated either Rural Lands or Rural Residential, to facilitate fire protection and to preserve and minimize impacts to coastal resources and the area of disturbance. Areas surrounding the approved building site area shall be required to be dedicated as open space in perpetuity.

The subject property would be developed in conjunction with the three other parcels that are part of the properties created by Parcel Map No. 10857, and as a result, the single-family residences would be clustered and concentrated so that all four properties would be proximate to the private driveway and fire lane to facilitate fire protection and to minimize any impact to the natural habitat.

Policy LU-38: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The subject site is located in the Scenic Resources Areas which imposes a height limit of 18 feet to ensure protection of scenic resources. The single-family residence would adhere to this requirement, thereby offering protection that does not apply to already existing developments in the area that predate the adoption of the Land Use Plan. The Project would be compatible with similar new developments in order to create compatibility with surrounding settings.

Policy LU-39: Limit the length of private access roads to the minimum necessary to provide access to the approved building site of a legal parcel. Temporary roads approved for preliminary hydrologic or geologic testing shall be restored and not be considered an existing access road for subsequent development proposals.

The subject property and the other three parcels are accessed by a private driveway and fire lane that have the minimum length necessary to provide access to the proposed building sites of each parcel. The subject property and the other parcels would be clustered in proximity to the existing driveway to limit the length of the private access road to its current development that was built in conjunction with a grading permit issued by the Department of Building and Safety on March 17, 1983.

The existing driveway is proposed to be slightly realigned in limited areas to protect existing trees. Expanding the driveway near the end of the cul-de-sac will be necessary to satisfy the Fire Department, and at one location the driveway will be need to be widened to accommodate the parking of a fire truck and the installation of a fire hydrant.

Policy LU-40: Site and design development so as to: protect life and property; protect public lands, H1 and H2 habitat areas, dedicated open space, streams, scenic resources, public views, and other natural features and resources; maximize open space areas; and, minimize the overall vegetation clearance needed for fire protection.

There is no H1 habitat on or adjacent to subject property. The subject property currently consists of H2 habitat and H3/disturbed areas that are disked for weed abatement. As this is one of the largest parcel of the four subject lots, only a small amount is disturbed (the existing paved driveway lies largely in the subject property). The project design retains the vast majority of habitat (H2) as-is, with a small amount lost at the base of a steep slope which rises to the north. This slope will be otherwise untouched during and after development (aside from required fuel modification).

There are no public views of the site's natural areas that are visible from any road in the vicinity of the site, so this development would not degrade these.

Policy LU-42: Require open space areas in individual developments to connect trails, open space, and wildlife corridors wherever possible.

The majority of the subject property will be left as-is, with the H2 habitat intact. No fencing is proposed for the subject property, meaning that wildlife will continue to be able to move laterally, east-west across the slope, as well as north and south through the property. Here the proposed development would retain an open, unfenced corridor of habitat along the western fence line of subject property, for use as a wildlife corridor for mammals moving south from the upper slopes, across Mulholland Hwy., and south into the Cold Creek drainage. The existing fences along the western edge of subject property would be removed, improving permeability for wildlife movement.

Policy LU-43: Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.

Exterior lighting in the developed area immediately surrounding the home and attached to the home consists of primarily of downward focusing recessed lights in exterior soffits, low level step lights directing light downwards to stairs or walking paths or downward focusing wall mounted sconces. Downward focusing lights will minimize glare and sky glow. Lights have been spaced to minimize the volume of light in the developed area of the property. Central access road lighting would be added by downlighting from new trees added along the road. Downlighting adds a subtle naturalistic method of lighting the areas that require additional illumination without causing light pollution to the area.

Policy LU-44: Require the use of low-volume irrigation and locally-indigenous and drought-tolerant plant species in all development projects. Require the use of smart irrigation systems, and require the rapid repair of broken sprinkler systems. Prohibit the use of invasive species in all landscaping projects.

All new planting is to be irrigated using drip irrigation and smart irrigation controllers. Specifications for the systems to require prompt repair of broken irrigation systems. No invasive species will be used in new planting and invasive species found existing will be removed.

Policy LU-51: Solar energy devices/panels shall be sited on the rooftops of permitted structures, where feasible. If roof-mounted systems are infeasible, ground-mounted systems may be allowed only if sited within the building site area of permitted development. Wind energy systems are prohibited.

Solar device/panels are not proposed for the project

B. That any development located between the nearest public road and the sea or shoreline of any body of water located in the Coastal Zone is also in conformity with the

public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Chapter 3 of Division 20 of the Public Resources Code seeks to provide public access to the sea from the nearest public roadway to the shoreline and to protect the water-oriented recreational activities in the coastal areas. The project site is not located in the vicinity of any coastal area.

COASTAL DEVELOPMENT PERMIT

IN BIOLOGICAL RESOURCE AREAS

BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.1850.I.3.a, the applicant must substantiate the following:

A. That the requested development is sited and designed to avoid H1 Habitat and areas within 100 feet of H1 Habitat except as permitted by Sections 22.44.1800 through 22.44.1950

The Biological Assessment (Oct. 25, 2018) documented no H1 habitat or H1 buffer within subject property or on adjacent parcels.

B. That the requested development is sited and designed to avoid the 100-foot Quiet Zone except as set forth herein

The Biological Assessment documented no Quiet Zone areas overlapping subject property.

C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habitat to the maximum extent feasible. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize and mitigate significant adverse impacts in conformance with policies and provisions of the LCP

The H2 habitat present is chamise-dominated chaparral, which extends across the entire upper portion of subject property; the lower portion of subject property consists of a paved driveway and is highly disturbed (see Figure 9b in the Biological Assessment). A small amount of subject property is disked annually for fuel modification, and provides little habitat value. The proposed house and associated yard on subject property is located within this disturbed area, but extends somewhat into the H2 habitat present on the lot. Site constraints (narrowness of the lot) prohibit moving the house downslope and closer to the existing driveway.

D. That the requested development is sited and designed to avoid wildlife movement corridors (migratory paths) to the maximum extent feasible to ensure these areas are left in an undisturbed and natural state. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize significant adverse impacts in conformance with the policies and provisions of the LCP

The proposed house is situated within an existing disked area, or within the southernmost "tongue" of chaparral, rather than within the large, intact block of (H2) chaparral to the north. It was not feasible to cluster all four houses only within already disked areas due to lack of space. However, this current design represents the minimal impact to the large block of H2 on the property.

Wildlife likely moves on and off the property via the cement culvert at the southern edge along Mulholland Hwy. (see Figures 10a, 10b in the Biological Assessment), and would not be impeded by the site design, which proposes a strip of open habitat along the western fence line to remain intact, and proposes removing the fence along the western boundary of Lot 3 to be removed as part of the project, further facilitating wildlife movement. Wildlife could also easily move down the driveway after construction, as it probably does today; there will be no interior fences that would block this movement.

E. That roads and utilities serving the proposed development are located and designed so as to avoid H1 Habitat, H1 buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny," and H2 Habitat, and migratory paths.

The proposed house on subject property utilizes an existing paved driveway that runs through the four subject properties, and that passes through H3 habitat exclusively. Existing large coast live oaks onsite would be retained for use by wildlife, including resident and migratory birds. Additional (native) landscaping will also be suitable for local wildlife as well. Proposed swimming pools will be fenced to preclude their serving as magnets for wildlife, which could then become dependent on these artificial water sources, or drown. Irrigated areas are limited to Fuel Modification Zone A as required for fire safety and to maintain fire resistant planting in a healthy manner. Limited capacity for irrigation in Fuel Modification will

be maintained but used sparingly to maintain natural plants in a healthy manner for fire safety.

Even though the project is not located in a Sensitive Environmental Resource Area, the proposed development of the single-family residence is consistent with policies in the Conservation and Open Space Element of the Santa Monica Mountains Land Use Plan. Policy CO-76 proposes that "All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body." As noted in the burden of proof for the Coastal Development Permit, the development of a new single-family residence is sited and designed so as to minimize any adverse impacts enumerated in Policy CO-76.

Policy CO-80 proposes that "New development shall be sited and designed to minimize the amount of grading, consistent with the grading requirements of the LCP. Cut and fill slopes shall be minimized by the use of retaining walls, where consistent with all other provisions of the LCP." Grading for this project will be limited to the lowermost, least-steep slopes of the property, centered around an existing (paved) driveway. The houses largely occupied areas currently cleared of native chaparral vegetation, and many are located within existing fuel modification zones of houses located on adjacent properties.

Grading for the project, for the most part, will be removal and re-compaction under the home, patio and swimming pool as directed by the soils engineer and will not be in any way visible after home construction. There are a few areas where we are showing grading of slopes in front of the home in order to eliminate retaining walls and soften the appearance of the home from the front. Graded slopes do not exceed 15 feet in height and will conform to landform grading requirements. The length of grading and maximum height of grading is 40 feet in length with a maximum height of 4 feet. The home is located on property which is 15% or less grade (See Sheet 6 of the Civil Engineering plan).

Attachment A

Request for Discretionary Review

APN 4455-019-047

The vicinity of Mulholland Highway and Cold Canyon Road

Calabasas, CA 91302

THE REQUEST

The Applicant, Green Hills Associates Inc., requests approval of the following discretionary requests to permit the construction of a single-family residence in the Santa Monica Mountains Coastal Zone on residentially zoned property:

1) Pursuant to **Section 22.44.800 under Title 22 of the Los Angeles County Code,** the Applicant is requesting approval of a Coastal Development Permit for the development of a single-family residence on a parcel zoned R-C-20. Pursuant to **Section 22.44.810,** a Coastal Development Permit is required for any development in the Coastal Zone.
2) Pursuant to **Section 22.44.860.A.2**, the Applicant is requesting approval of a Minor Coastal Development Permit for the development of the principal permitted use of a single-family residence in the R-C-20 Zone where the provisions of subsection A of Section 22.44.940 do not apply.
3) Pursuant to **Section 22.44.950,** the Applicant is requesting approval of a Coastal Development Permit-oak tree (CDP-OT), for the removal of one oak tree and the appropriate mitigation measure of the replacement onsite of ten oak trees of the same variety.

PROJECT DESCRIPTION

The Applicant proposes to develop a single-family residence on the subject property in the neighborhood of properties in the R-C-20 zone that are similarly developed with single-family residences. The Project is proposed as part of a simultaneous application to develop four adjoining parcels with single-family residences. The four parcels were created by Parcel Map No. 10857. The subject property is currently vacant land that has never been developed, with

the exception of a private driveway serving all four parcels based on a grading permit issued in 1983. The subject property contains seven protected oak trees, one of which will be removed to grade the pad for the new residence. Oak trees that occur along a paved driveway will remain intact and there will be no encroachment upon the oak trees and their roots. The development of the residence and landscaping will not encroach on the other six protected oak trees. Pursuant to the Santa Monica Mountains Land Use Plan (Table 1. Native Tree Mitigation), ten oak trees of the same variety have been sited on the subject property as mitigation for the removal of one oak tree.

This project includes the development of a new, one-story/split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single-family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to recognize and record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single-family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 5 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 5 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the attached 2-car garage, (3) Level 1 of the split-level dwelling, (4) Level 2 of the split-level dwelling and (5) Level 3 of the split-level dwelling. Useable outdoor decks are located at the south and north sides of the dwelling. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks. At the north side of

the dwelling, the required retaining wall is located, as required by the California Building Code, a minimum of 15 feet from the perimeter of the proposed dwelling.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

The massing of the proposed dwelling has been developed with a continuously sloping roof that parallels the gently sloping topography of the site. Under this continuously sloping roof, the 3 terraced floor levels of the home step up also paralleling the existing topography. Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster, along with accents of stone and wood siding in colors that coordinate with surrounding rock formations

The proposed single-family dwelling is one-story in height (stepping up on 3 levels) and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 ½ Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. The split-level design allows the roof of the garage to be used as a deck outside the master bedroom. A portion of the garage roof will also be developed as a “green roof” consisting of a continuous covering of vegetation contained in modular trays.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single-family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits. Minor lighting for the access driveway is mounted in the branches of the trees and shine only on the driveway to minimize light pollution.

Civil Engineering Design

The subject property was created as one of four lots in Parcel Map 10857, Book 144, Pages 41, 42 & 43. This parcel located on Mulholland highway east of Stunt Road. There is an existing reciprocal easement which was created for this and the other 3 lots for access as well as a fire lane. As such this parcel takes access from the reciprocal easement and fire lane and not from Mulholland highway. The access easement that was provided by the parcel map will be expanded to a slightly adjusted alignment that has been designed to protect existing trees, as a minimum 20-foot roadway from Mulholland to a 30-foot section of roadway where the proposed fire hydrant will be located and a cul-de-sac at the end of the roadway to provide better access to this and any other houses as well as better access for fire protection. The proposed home and related swimming pool area is located on property which is 10% less than 15% grade with another 90% that is slightly over 15%. This is identified more accurately on Sheet No. 6 of the plan. There is also a small amount of grading on the south east side of the property to soften the appearance of the property from the access road as well as Mulholland highway and the adjacent neighboring homes.

The amount of grading for the building pad that is shown on sheet 1 for proposed home was very minimal, there is a total of 1,473 cubic yards of cut and fill combined. In addition to that, there will be removal and re-compaction of some of the soil underneath the house which may increase the amount of grading (cut and fill added together) to a maximum of 4,263 cubic yards. There is small amount of additional grading for the driveway and access and fire lane easement which is not a part of building pad. The remainder of the lot remains in its existing natural condition with some added landscape (see Landscape Plans).

Drainage

Given the location of the property, drainage for the most part goes away from the proposed home toward the existing drainage channel. This drainage channel has been computed to flow no more than 2 feet in depth in a 100-year storm. As such a 100-year storm will not have an adverse effect on the proposed home. There will be a retaining wall on the side of the house that near the water course. There will also be a retaining wall on both sides of the

driveway and a 24-inch storm drain pipe under the driveway that will let the eater flow past the home and to the storm drain inlet that will direct the water into a storm drain channel.

Fire Access

The existing fire lane will be somewhat upgraded and will provide access to the proposed home. The existing fire hydrant on Mulholland is approximately 520 ft. from the front of the proposed home, however the vehicular access by fire truck to the home would be approximately 180 ft. from the proposed fire hydrant. As such, we are proposing a new fire hydrant to be located just south west of the proposed home which will be 142 ft. from the front door of the proposed home. Additionally, from the location where the fire truck can park at the proposed home, there is a 5 ft. minimum wide uncovered paved walk way not more than 150 ft. from each side of the fire truck. Las Virgenes Municipal Water District has an existing 10-inch waterline in Mulholland near the property. We would be adding a new water line in the driveway to the new fire hydrant. This line would extend from the 10-inch line in Mullholland to the location of the proposed new fire hydrant.

Square footage of non-exempt building area

On Sheet No. 7, we have identified the non-exempt square footage in red to show that the non-exempt portion of the building pad is 9,898 square feet. This is less than the maximum 10,000 square feet. The percentage of access easement, driveway easement, non-exempt building and open space is identified below.

Access	3013	SQ, FT.		1.81%
Driveway Easement	3070	SQ, FT.		1.84%
Non-Exempt Building	9898	SQ, FT.		5.93%

Open Space & Storm Drain	150853.8	SQ, FT.		90.42%
Total	166834.8	SQ, FT.		100.00%

Landscape Design

The subject lot contains seven protected oak trees one of which will be removed to grade the pad for the new residence. Some of the oak trees occur along a paved driveway which is being retained intact so there will be no encroachment or trauma to the trees and their roots. House and landscape development will not encroach on the other six protected oak trees. Ten oak trees of the same variety have been sited on the lot as mitigation for the one removal. The balance of the developed landscape will be concentrated in the immediate vicinity of the pad development and will provide for soil stability and beautification of the site post construction. The plants to be used include several varieties native to Santa Monica Mountains and the balance are native to California or derived from Mediterranean climates. Plants are selected to provide color that integrates with the existing flora and maintains a low profile to resemble native plantings. Plants chosen provide food sources for insects, butterflies, moths, bees, birds and other native wildlife.

Fuel modification and limitation of planted areas was paramount in design decisions. Existing chaparral vegetation will be removed within 20’ of the developed site which represents Fuel modification zone A. All new planting will occur in Fuel modification zone A. Plants selected are chosen from Los Angeles Fire Department fire resistant plants permittable in Zone A. Zone A will receive irrigation to maintain new planting in a healthy condition. Zone B will remain unplanted except for nine drought tolerant and fire-resistant trees designed to augment the native Oaks along the entry driveway. Trees and native vegetation shall be evaluated to determine the type of necessary irrigation to maintain vegetation in a healthy condition for fire safety. Fuel modification requires native vegetation to be thinned and flammable native plants will be removed. Zone C will remain unplanted and native vegetation shall be thinned as required for fuel modification. No additional irrigation will be employed in this zone.

Septic System Design

The single-family dwellings proposed for all four lots will have the same non-conventional onsite wastewater treatment system design. Each proposed single-family dwelling will be served by a MicroSepTec ES12 Treatment Tank with Disinfection Option connected through a distribution box to two seepage pits 6 feet in diameter, 25 feet deep below the inlet, and capped 5 feet below grade. Each property will also have a dedicated area reserved for future seepage pits of the same dimensions, as required by the Los Angeles County Uniform Plumbing Code, Appendix H, §H101.6.

Data Table

The following table summarizes the key project information:

Lot Area	166,935 SF (3.83 acres)
Floor Area	5,503 SF (FAR 0.032 to 1)
Setback – Front Yard	Required = 10 feet Provided = 106 feet 10 inches
Setback – Side Yard (east)	Required = 10 feet Provided = 11 feet 3 inches
Setback – Side Yard (west)	Required = 10 feet Provided = 144 feet 1 inch
Setback – Rear Yard	Required = 10 feet Provided = 392 feet 10 inches
Height	Permitted = 18 feet (per Section 22.44.2040 CSD) Proposed = 18 feet
Parking	Required = 2 covered spaces Provided = 2 covered spaces

Note: This parcel is a flag lot and the required setbacks are 10 feet.

PROPERTY BACKGROUND

The subject property is vacant land, which has no street address according to the records of the Assessor's Office and the Department of Regional Planning. The subject property was created in Parcel Map No. 10857 in the subdivision of a portion of the Northwest Quarter of the Northeast Quarter of Section 9, Township 1 South, Range 17 West, San Bernardino Meridian. The subdivision in Parcel Map No. 10857 was approved by the County Engineer on August 28, 1981.

CONSISTENCY WITH SCENIC RESOURCE AREAS DEVELOPMENT STANDARDS

The subject property is located in a Scenic Resource Area along Mulholland Highway. The Project will follow the development standards of the Scenic Resource Area, pursuant to Section 22.44.2040.A. 1-13:

A.1: Due to the existing trees and brush along the side of Mulholland Hwy in front of this property, the proposed residence will not be visible from Mulholland Hwy. Public views within the Scenic Resource Area are protected and adverse impacts are minimized.

A.2: Landscaping will be concentrated in the immediate vicinity of the pad development. All new planting will occur in Fuel Modification Zone A. The proposed residence is being sited and designed to avoid impacts to scenic resources.

A.3: The proposed residence will incorporate colors and exterior materials that are compatible with the surrounding landscape. Solar panels and devices are not being installed as either roof-mounted or ground-mounted systems.

A.4: Within the project there are no bridges and only one culvert under the driveway for Lot 4 (APN 4455-019-047). Retaining walls around portions of the building site are up to 6 feet in height, they are not visible from Mulholland Hwy and are for the most part in the back of the proposed homes where they would also not be visible from the access road for the proposed four homes (including Lots 2, 3, and 4).

A.5: Power lines and communication lines along Mulholland Hwy are all on power poles. It is our intent to run new lines to the proposed house, down the power poles and go underground throughout this proposed four lot development (Lots 1, 2, 3 and 4).

A.6: The existing access road and driveways through all four lots will be paved with asphalt with no curbs, the same as Mulholland Hwy.

A.7: All fences or gates would be either wood, wire or wrought iron open type fences throughout the project.

A.8: Outdoor lighting is proposed to be minimal. Exterior lighting has been located to minimize the impact on surrounding homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits. Lighting along the access driveway is designed to minimize the impact on surrounding areas by downlighting only onto the driveway.

A.9: Fences, gates, walls and landscaping are designed to minimize impacts to public views of scenic areas and are compatible with the character of the area. Fences are limited to the following two areas: (1) the rear yard along the north side of the proposed home and (2) around the swimming pool deck as required by relevant codes. Proposed landscaping will buffer around the perimeter of the developed site area is intended to screen and soften the appearance of perimeter fencing and retaining walls. Landscape in general is low profile, below roof height to allow for public viewshed wherever that is a potential. The plants used on this lot are a combination of locally native species, California native species and drought and fire-resistant plants that are designed to be compatible with the character of the area.

A.10: The only sign proposed is located on the main vehicular entry gate identifying the name of the small group of homes of which this will a part. Any utility equipment such as transformers, if needed, will be located behind trees and bushes so as to be not visible from Mulholland Hwy.

A.11: Grading for this project will be limited to the lowermost, least-steep slopes of the property, centered around an existing (paved) driveway. The houses largely occupied areas currently cleared of native chaparral vegetation, and many are located within existing fuel modification zones of houses located on adjacent properties.

Grading for the project, for the most part, will be removal and re-compaction under the home, patio and swimming pool as directed by the soils engineer and will not be in any way visible after home construction. There are a few areas where we are showing grading of slopes in front of the home in order to eliminate retaining walls and soften the appearance of the home from the front. Graded slopes do not exceed 15 feet in height and will conform to landform grading requirements. The length of grading and maximum height of grading is 130 feet in length with a maximum height of 5 feet. The home is located on property which is 15% or less grade (See Sheet 6 of the Civil Engineering plan).

A.12: Both individual oaks and clusters of scrub oaks were avoided in the design of this project, and the only tree proposed for removal is a small scrub oak, already isolated from the existing expanse of chaparral. All coast live oaks present will be retained in place. No other native tree species (e.g., walnut, sycamore) are on the property.

A.13: The proposed project, including 3 additional proposed homes on adjacent parcels, clusters four houses along the center of the lowermost portion of the property, utilizing an existing (paved) driveway, and avoids pushing high up onto slopes to the north. It also maintains open wildlife movement routes through the eastern and western edges of the development, to allow species like mule deer to pass through the property and south into the Cold Creek drainage.

Section 22.44.2040.B:

There are no significant ridgelines in the area where the home is to be constructed. There is a significant ridgeline at the most northerly portions of the subject property and Lot 3, far away from any proposed construction.

The highest point of construction of the entire project (Lots 1, 2, 3 and 4) would be approximately 227 feet below the ridgeline.

SITE LOCATION

The subject property consists of 3.83 acres and is currently vacant land. The subject property is accessed by a private driveway that enters the site from the north side of Mulholland Highway in the vicinity of Cold Canyon Road.

SITE DESIGNATIONS

The subject property is zoned R-C-20 in the Santa Monica Mountains Coastal Zone. A single-family residence is the principal permitted use in the R-C Zone. Uses and structures accessory to the principal permitted use include, but not limited to, access road, garage, carport, patio/deck, swimming pool and/or spa, and landscaping features and gardens.

The site is located within the Santa Monica Mountains Local Coastal Plan (LCP). The subject property is designated "Rural Lands" under the land use category of the LCP. On the land use map of the Santa Monica Mountains Land Use Plan, the subject property is designated "Rural Lands 20 (RL 20)," a designation of maximum residential density not to exceed one dwelling unit per 20 acres.

The subject property is located in a Scenic Resource Area. On the Map 3 in the Santa Monica Mountains Land Use Plan, Mulholland Highway is designated as the Mulholland Scenic Corridor and County Scenic Highway. The development standards of the Scenic Resource Areas apply to the subject property.

The site is not located within a Community Standards District. The subject property is located in a Very High Fire Severity Zone.

According to the Los Angeles County Tax Assessor records, the site includes the following Assessor Parcel Numbers and property addresses:

APN	ADDRESS
4455-019-047	No street address

STREETS AND CIRCULATION

The subject property is accessed from a private driveway from Mulholland Highway. On the County's Master Plan of Highways, Mulholland Highway is designated as a Parkway, which is described in the County's General Plan: "This classification includes urban and rural routes that have park-like features either within or adjacent to the roadway. The right-of-way width required varies as necessary to incorporate these features, typically with a minimum of 80 feet. Roadway improvements vary depending on the composition and volume of traffic carried."

SURROUNDING USES

The developments on the adjacent geographical directions to the north, east, south and west are described below:

North: To the north, the property is zoned R-C-20 and consists of vacant land. A significant ridgeline is located to the north on vacant land that would not be developed.

East: To the east, the properties on the north side of Mulholland Highway are large parcels of varying size in the R-C 2 Zone developed with single-family residences.

South: The properties immediately adjacent to the south across Mulholland Highway are large parcels of varying size in the R-C 2 Zone and developed with single-family residences.

West: To the west, the properties on the north side of Mulholland Highway are large parcels of varying size in the R-C 20 Zone and are developed with single-family residences.

PREVIOUS CASES (project site)

Grading Permit: On March 17, 1983, Building and Safety issued a Grading Permit for the property located at 24937 Mulholland Highway (the only known address for the project site) to permit a multiple access private driveway and fire lane. The driveway remains on the site and would access all four parcels approved in the subdivision granted in Parcel Map No. 10857.

PREVIOUS CASES (adjacent property)

According to the Department of Regional Planning's GIS-NET 3 mapping system, the following previous cases were identified to include the subject property. A review of case files determined these cases apply to the property to the west at 24969 Mulholland Highway.

PP 45773: Plot Plan Review for the adjoining property to the west does not include the subject property. Case files contain permits for retaining walls, 3 car garage, swimming pool, and family room addition.

PM 25251: On October 5, 1999, the Hearing Officer approved Vesting Tentative Parcel Map No. 25251 for the property located at 24969 Mulholland Highway.

PM 98-090: An email dated April 23, 2018 from Lynda Hikichi at the Department of Regional Planning indicated that PM 98-090 was the project number for PM 25251.

COASTAL DEVELOPMENT PERMIT
BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.850, the applicant shall substantiate to the following:

A. That the proposed development is in conformity with the certified local coastal program.

The Applicant is requesting approval of a Coastal Development Permit for the development of a single-family residence on a parcel zoned R-C-20. The Applicant is also requesting approval of a Minor Coastal Development Permit for the development of the principal permitted use of a single-family residence in the R-C-20 Zone where the provisions of subsection A of Section 22.44.940 do not apply. A Minor Coastal Development Permit is required for any project where the amount of grading on site exceeds 50 cubic yards up to 5,000 cubic yards of total cut plus total fill material. The Project proposes 2,379 cubic yards of cut and 1,884 cubic yards of fill grading for the residence and the access road and driveway.

The subject property is zoned R-C-20 in the Santa Monica Mountains Coastal Zone. A single-family residence is the principal permitted use in the R-C Zone. Uses and structures accessory to the principal permitted use include, but not limited to, access road, garage, carport, patio/deck, swimming pool and/or spa, and landscaping features and gardens. The Applicant proposes the residence to include the permitted use and accessory structures. The residential property will be developed with landscaping features and gardens, a swimming pool and patio/deck. The subject property has an existing access road to serve the parcel and the three other parcels created a parcel map subdivision.

The site is located within the Santa Monica Mountains Local Coastal Plan (LCP). The subject property is designated “Rural Lands” under the land use category of the LCP. On the land use map of the Santa Monica Mountains Land Use Plan, the subject property is designated “Rural Lands 20 (RL 20),” a designation of maximum residential density not to exceed one dwelling unit per 20 acres.

The Santa Monica Mountains Land Use Plan defines “Rural Lands” as consisting “of rolling hills, steep slopes, and remote mountain lands with difficult or no access. Rural Lands

also include areas that are only accessible via narrow, winding roads that cannot accommodate substantial increases in traffic volume. Parcels are remotely located having, for the most part, no public services and no physical access to the few public roads. While there are concentrations of development in these lands, there are also large areas undisturbed by development activity." The LUP notes the principal permitted use in "Rural Lands" is single-family homes.

Neighboring properties immediately adjacent to the east of the project site are in fact zone R-C 20 and R-C 2 with a land use designation of RL2. The RL2 designation is defined as lands that are located "in areas consistent with existing parcel sizes, typically adjoining higher-density residential areas and/or in areas served by higher-capacity public roads." It should be noted that the subject property adjoins Mulholland Highway, by way of an access driveway, which is a higher-capacity public road. The properties to the north of the project site are zoned R-C 20 and consist of vacant land that is and would remain undisturbed by development activity. The developed property immediately adjoining the subject property to the west is vacant proposed to be developed with a single family residence and further west and adjoining Mulholland Highway on the north side are properties zoned R-C 20 with a RL20 land use designation. The properties to the south include sites with R-C 20 zoning and proposed to be developed with single family residences, and to the south across Mulholland Highway are properties zoned R-C 2 and developed with single family residences. These properties and the subject site are consistent with the RL2 designation in terms of the size of the parcels and their adjacency to higher-density residential areas and in areas served by the higher-capacity public road of Mulholland Highway.

The distinction for the RL2 properties is that they have the land use designation of "Rural Residential" which is defined as: "The lands in these categories are typically located in the few scattered clusters of estate-sized lots that exist throughout the Mountains. These lands are appropriate in areas with slopes of less than 25 percent. The properties have domestic water but no other services. The principal permitted use in the Rural Residential categories is low-density single-family detached homes in a setting consistent with this LUP's definition of "rural" area. Clustering may be useful in providing community open space and protecting natural resources." The proposed single-family residence is to be located where the slope does not exceed 25%. Sheet 6 of the Civil Engineering Plans indicate that no building is on a slope steeper than 15%.

Notwithstanding that the properties within the Parcel Map 10857, which includes the subject site, have hillside designations, the subject property and the other three parcels would be developed with a clustering to mitigate proximity to H2 Habitat and to minimize fuel modification. The proposed clustering would also locate the developments in proximity to the private driveway. The property would be developed to respect the "rural" aspect of the neighborhood and to protect scenic views.

The Land Use and Housing Element of the Santa Monica Mountains Land Use Plan contain the following goals and policies that apply to the subject property:

Development and Environmental Resources Goals and Policies

Goal LU-1: Land uses that reflect and are compatible with existing environmental resources and community character.

Policy LU-1: New residential, commercial, or industrial development shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The subject property would be developed with a single-family residence on a vacant parcel of land already surrounded by single-family residences existing on property in the Rural Lands and Rural Residential designations. The subject property and the existing residences are oriented to Mulholland Highway, which is designated as a Parkway on the County's Master Plan of Highways and that serves other residential developments and provides residents easy access to public services and commercial amenities. There will be no significant adverse effects on coastal resources.

Policy LU-2: Retain the area's natural setting, rural and semi-rural character, and scenic features.

This property is located along a stretch of Mulholland Highway which already features large houses, horse properties, hobby vineyards, and other local residential development. The

property is not visible from Mulholland Highway, the main road through the area, nor from other streets in the area, but is blocked by a “wall” of scrub oak and chaparral (which would be retained in place with the proposed development). Thus, the Applicant anticipates minimal degradation of scenic features with this development. The footprint of the development is currently a mix of disked “fields” and strips of chamise-dominated chaparral. This chaparral is very widespread off the property, and is more diverse on slopes to the north (properties immediately to the east and west are already developed, and Mulholland Highway borders the property to the south).

The proposed home, and the proposed adjacent homes, have been located to create buffering separations between the homes to maintain the semi-rural character of the surrounding neighborhood. New planting will tightly surround each home allowing natural vegetation to buffer in-between the homes.

The proposed home, and the proposed adjacent homes, are located on gently sloping land south of the higher slopes and scenic ridge to the north of the property. At this location, the proposed home, and proposed adjacent homes, will not be visible from Mulholland Highway preserving the view to the higher slopes and ridgeline to the North.

The development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a several stepped pads for the proposed home. The roof form of the proposed home consists primarily of a continuous sloping plane that parallels the slope of the natural grade to reflect the natural topography of the site.

Policy LU-4: Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.

The topography of the subject property would not be appreciably altered with the proposed development. The notable feature of the area is a steep, east-west-trending slope to the north, several hundred meters from the edge of the houses/landscaping. This would not be affected by the project, and would comprise the “large, undeveloped area” referred to in Policy LU-4. This property is currently a small gap in the development north of Mulholland Hwy., but as it is not visible from the road, the addition of four houses should not alter the vistas in the area.

An existing low gully area on the project site, marked as a “flood hazard area” but not an obvious stream, would be retained in place and crossed by a culvert beneath a proposed driveway, which would allow water (present during exceptional rain events only) to continue to flow through the site naturally. Small gullies flowing south from the steeper slopes to the north would be retained and unaltered.

Policy LU-5: Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.

The Project is not located on a significant ridgeline. Any significant ridgeline on the parcel is located in an area of steep slopes where development would not be feasible.

Pattern and Character of Development Goals and Policies

Goal LU-2: A pattern of land use that promotes social, environmental, and economic wellbeing while preserving the environmental resources and unique character of the land within the Santa Monica Mountains.

The proposed project retains the natural chaparral-covered slopes north of the development, and retains natural features such as mature coast live oaks and patches of chamise chaparral around the individual houses. The pattern of development, featuring a mix of houses, natural open space, and native floristic elements incorporated into developments, would be retained by this development.

Policy LU-29: Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:

• Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;

The grading is limited to the houses and the driveways to the houses there is some minor grading at some of the houses so as to eliminate some retaining walls. The developed site area consists of a series of stepped terraces, and is not a single flat pad (see paragraph below for additional information).

• Protecting natural vegetation, natural environmental features, and streams;

There are no streams on the property. There are two flood plain areas that have only about 1 or 2 feet of water during a 100-year storm. Rather than creating a single flat pad for the proposed home, the development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a several stepped pads for the proposed home. The roof form of the proposed home consists primarily of a continuous sloping plane that parallels the slope of the natural grade to reflect the natural topography of the site. Proposed planted landscaping areas tightly hug the developed lot area allowing natural vegetation to expand between the home and the proposed adjacent homes, creating a natural buffer between the widely spaced homes. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Landscaping with locally-indigenous species outside of Fuel Modification Zone A;

The project does not propose any new landscaping outside of Zone A except for new drought tolerant and fire-resistant olive trees which are not locally-indigenous.

• Maintaining rural road sections without curbs, gutters, streetlights, or sidewalks;

The existing access road and driveways through the four parcels will be paved with asphalt with no curbs the same as Mulholland Highway.

• Maintaining a natural physical setting comprised of large areas of undisturbed hillsides, oak woodlands, canyons, and riparian areas, and a visual character dominated by natural environmental features;

The physical setting would continue to have large areas of undisturbed hillsides, with a visual character dominated by natural environmental features. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Preserving the openness and scenic beauty of the area's natural environment;

Given the change in grade and existing dense vegetation to be maintained, the proposed single-family residence will not be seen from Mulholland Highway, thereby preserving the openness and scenic beauty of the area's natural environment. The grading is limited to the residence and the driveway.

• Preserving significant environmental features and requiring the dedication of open spaces in new development;

The hillside remains largely undisturbed so that significant environmental features are preserved.

Lot 4		
Access Easement	3,013 SQ FT.	1.81%
Driveway Easement	3,070 SQ FT.	1.84%
Non Exempt Building	9,898 SQ FT.	5.93%
Open Space & Storm drain	150,853.8 SQ FT.	90.42%
TOTAL	166,834.8 SQ FT.	100.00%

• Requiring hillside residential development designs that feature natural rather than manufactured forms and emphasize using custom foundations;

The extensive use of sloping roof forms that parallel the slope of the natural grade serve to respect and reflect the gently sloping character of the surrounding topography. The use of continuous outdoor covered spaces with expansive sliding glass doors creates an Indoor-outdoor relationship that blurs the line between interior and exterior and softens the appearance of the home so it does not appear as a closed box. The use of colors and materials that reflect the soft grays, beiges and natural wood colors of the surrounding rock formations and vegetation creates a harmony with the surrounding environment. Most of the project site would be undeveloped and remain natural.

• Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;

The proposed home, and the adjacent proposed homes, are mid-sized at under 4,300 square feet. The home is one story in height (split-level) and is no taller than the height limit of

eighteen feet. Paved areas are limited to either stepped terraces surrounding the home as described in Item “A” above or to the minimum access driveways required for Fire Department access.

• Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;

All proposed improvements are substantially below the ridgeline and steeper slopes leading to the ridgeline.

• Minimizing disturbance of landforms and biological resources by requiring buildings on hillsides to be constructed on multilevel pads where appropriate; and

Multi-level pads are proposed to minimize disturbance of landforms and biological resources. Rather than creating a single flat pad for the proposed home, the development of the property consists of a series of stepped terraces working with the gentle slope and minimizing required grading and retaining wall heights. The terraces include a lower level pool terrace and a several stepped pads for the proposed home. The roof form of the proposed home consists primarily of a continuous sloping plane that parallels the slope of the natural grade to reflect the natural topography of the site. Proposed planted landscaping areas tightly hug the developed lot area allowing natural vegetation to expand between the home and the proposed adjacent homes, creating a natural buffer between the widely spaced homes. The more visible and dramatic portions of the nearby terrain, the steeply sloping areas to the north and the ridgeline to the north, will be untouched and will remain visible from Mulholland Highway and surrounding properties.

• Providing greater protection to coastal resources than the minimum required by this LCP by offering incentives for limited types of proposed development. In order to encourage the concentration of development and the retirement of buildable parcels Santa Monica Mountains Local Coastal Program 109 February 2018 Land Use Plan for the permanent protection of their habitat and open space values, the maximum approvable building site for development permitted in H2 or H3 habitat areas may be increased from 10,000-square feet to 15,000-square-feet if an applicant voluntarily proposes and

implements the retirement of all development rights on one or more lawfully-created, buildable parcel(s) located in the Santa Monica Mountains Coastal Zone that is at least 5 acres in size and contains habitat designated as H2 (may also contain H1 habitat but shall primarily contain H2 habitat).

Not applicable to the subject property.

Policy LU-33: Require that new development be compatible with the rural character of the area and the surrounding natural environment.

The development of a single-family residence is compatible with the rural character of the neighborhood where existing single-family residences are built on large parcels with vast amounts of open space. The Project would be compatible with the natural environment by clustering the development of the single-family residence with the other parcels that the Applicant intends to develop with residences, resulting in much of the land to remain in its natural environment.

Policy LU-34: Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features;

The subject property is located adjacent to the scenic corridor of Mulholland Highway and would be developed to be consistent with the development standards of the Scenic Resources Areas. The single-family residence would be developed as a single-story structure not to exceed the 18-foot height limit, and coupled with the existing change in elevation and existing dense vegetation to remain along Mulholland Highway, would preserve views from the public roadway. The subject site is not located adjacent to any parks or public open space; however, views of the vacant land to the north, which would not be developed, includes a significant ridgeline, the view of which would not be adversely affected by the proposed development.

Policy LU-36: Development on parcels must be clustered and concentrated in one building site area, particularly within lands designated either Rural Lands or Rural

Residential, to facilitate fire protection and to preserve and minimize impacts to coastal resources and the area of disturbance. Areas surrounding the approved building site area shall be required to be dedicated as open space in perpetuity.

The subject property would be developed in conjunction with the three other parcels that are part of the properties created by Parcel Map No. 10857, and as a result, the single-family residences would be clustered and concentrated so that all four properties would be proximate to the private driveway and fire lane to facilitate fire protection and to minimize any impact to the natural habitat.

Policy LU-38: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The subject site is located in the Scenic Resources Areas which imposes a height limit of 18 feet to ensure protection of scenic resources. The single-family residence would adhere to this requirement, thereby offering protection that does not apply to already existing developments in the area that predate the adoption of the Land Use Plan. The Project would be compatible with similar new developments in order to create compatibility with surrounding settings.

Policy LU-39: Limit the length of private access roads to the minimum necessary to provide access to the approved building site of a legal parcel. Temporary roads approved for preliminary hydrologic or geologic testing shall be restored and not be considered an existing access road for subsequent development proposals.

The subject property and the other three parcels are accessed by a private driveway and fire lane that have the minimum length necessary to provide access to the proposed building sites of each parcel. The subject property and the other parcels would be clustered in proximity to the existing driveway to limit the length of the private access road to its current development that was built in conjunction with a grading permit issued by the Department of Building and Safety on March 17, 1983.

The existing driveway is proposed to be slightly realigned in limited areas to protect existing trees. Expanding the driveway near the end of the cul-de-sac will be necessary to satisfy the Fire Department, and at one location the driveway will be need to be widened to accommodate the parking of a fire truck and the installation of a fire hydrant.

Policy LU-40: Site and design development so as to: protect life and property; protect public lands, H1 and H2 habitat areas, dedicated open space, streams, scenic resources, public views, and other natural features and resources; maximize open space areas; and, minimize the overall vegetation clearance needed for fire protection.

There is no H1 habitat on or adjacent to subject property. The subject properthy currently consists of H2 habitat and H3/disturbed areas that are disked for weed abatement. The entire house proposed for subject property is located within an existing disturbed (disked) area (H3). The project design retains the enitirety of habitat (H2) as-is.

There are no public views of the site's natural areas that are visible from any road in the vicinity of the site, so this development would not degrade these.

Policy LU-42: Require open space areas in individual developments to connect trails, open space, and wildlife corridors wherever possible.

The majority of subject property will be left as-is, with the H2 habitat completely intact. No fencing is proposed for subject property, meaning that wildlife will continue to be able to move laterally, east-west across the slope, as well as north and south through the property. The new driveway proposed to reach subject property would be at-grade and would not be fenced, allowing free movement of wildlife through this area.

Policy LU-43: Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.

Exterior lighting in the developed area immediately surrounding the home and attached to the home consists of primarily of downward focusing recessed lights in exterior soffits, low level step lights directing light downwards to stairs or walking paths or downward focusing wall mounted sconces. Downward focusing lights will minimize glare and sky glow. Lights have been spaced to minimize the volume of light in the developed area of the property. Central access road lighting would be added by downlighting from new trees added along the road. Downlighting adds a subtle naturalistic method of lighting the areas that require additional illumination without causing light pollution to the area.

Policy LU-44: Require the use of low-volume irrigation and locally-indigenous and drought-tolerant plant species in all development projects. Require the use of smart irrigation systems, and require the rapid repair of broken sprinkler systems. Prohibit the use of invasive species in all landscaping projects.

All new planting to be irrigated using drip irrigation and smart irrigation controllers. Specifications for the systems to require prompt repair of broken irrigation systems. No invasive species will be used in new planting and invasive species found existing will be removed.

Policy LU-51: Solar energy devices/panels shall be sited on the rooftops of permitted structures, where feasible. If roof-mounted systems are infeasible, ground-mounted systems may be allowed only if sited within the building site area of permitted development. Wind energy systems are prohibited.

Solar device/panels are not proposed for the project

B. That any development located between the nearest public road and the sea or shoreline of any body of water located in the Coastal Zone is also in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Chapter 3 of Division 20 of the Public Resources Code seeks to provide public access to the sea from the nearest public roadway to the shoreline and to protect the water-oriented recreational activities in the coastal areas. The project site is not located in the vicinity of any coastal area.

COASTAL DEVELOPMENT PERMIT

IN BIOLOGICAL RESOURCE AREAS

BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.1850.I.3.a, the applicant must substantiate the following:

A. That the requested development is sited and designed to avoid H1 Habitat and areas within 100 feet of H1 Habitat except as permitted by Sections 22.44.1800 through 22.44.1950

The Biological Assessment (Oct. 25, 2018) documented no H1 habitat or H1 buffer within the subject property or on adjacent parcels.

B. That the requested development is sited and designed to avoid the 100-foot Quiet Zone except as set forth herein

The Biological Assessment documented no Quiet Zone areas overlapping subject property.

C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habitat to the maximum extent feasible. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize and mitigate significant adverse impacts in conformance with policies and provisions of the LCP

The H2 habitat present is chamise-dominated chaparral, which extends across the entire upper portion of subject property; the lower portion of subject property consists of disked land (vegetated largely by weeds until disked each year) and is highly disturbed (see Figure 9b in the Biological Assessment). The proposed house and associated yard on subject property is located within this disturbed area, and does not extend into the H2 habitat present to the north (which would be retained).

D. That the requested development is sited and designed to avoid wildlife movement corridors (migratory paths) to the maximum extent feasible to ensure these areas are left in an undisturbed and natural state. Where avoidance is not

feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize significant adverse impacts in conformance with the policies and provisions of the LCP

The proposed house is situated within an existing disked area, or within the southernmost "tongue" of chaparral, rather than within the large, intact block of (H2) chaparral to the north. It was not feasible to cluster all four houses only within already disked areas due to lack of space. However, this current design represents the minimal impact to the large block of H2 on the property.

Wildlife likely moves on and off the property via the cement culvert at the southern edge along Mulholland Hwy. (see Figures 10a, 10b in the Biological Assessment), which would not be impeded by the project. Wildlife could also easily move down the driveway after construction, as it probably does today; there will be no interior fences that would block this movement.

E. That roads and utilities serving the proposed development are located and designed so as to avoid H1 Habitat, H1 buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny," and H2 Habitat, and migratory paths.

The proposed house on subject property utilizes an existing paved driveway that runs through the four subject properties, and that passes through H3 habitat exclusively. Existing large coast live oaks onsite would be retained for use by wildlife, including resident and migratory birds. Additional (native) landscaping will also be suitable for local wildlife as well. Proposed swimming pools will be fenced to preclude their serving as magnets for wildlife, which could then become dependent on these artificial water sources, or drown. Irrigated areas are limited to Fuel Modification Zone A as required for fire safety and to maintain fire resistant planting in a healthy manner. Limited capacity for irrigation in Fuel Modification will be maintained but used sparingly to maintain natural plants in a healthy manner for fire safety.

Even though the project is not located in a Sensitive Environmental Resource Area, the proposed development of the single-family residence is consistent with policies in the Conservation and Open Space Element of the Santa Monica Mountains Land Use Plan.

Policy CO-76 proposes that “All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body.” As noted in the burden of proof for the Coastal Development Permit, the development of a new single-family residence is sited and designed so as to minimize any adverse impacts enumerated in Policy CO-76.

Policy CO-80 proposes that “New development shall be sited and designed to minimize the amount of grading, consistent with the grading requirements of the LCP. Cut and fill slopes shall be minimized by the use of retaining walls, where consistent with all other provisions of the LCP.” Grading for this project will be limited to the lowermost, least-steep slopes of the property, centered around an existing (paved) driveway. The houses largely occupied areas currently cleared of native chaparral vegetation, and many are located within existing fuel modification zones of houses located on adjacent properties.

Grading for the project, for the most part, will be removal and re-compaction under the home, patio and swimming pool as directed by the soils engineer and will not be in any way visible after home construction. There are a few areas where we are showing grading of slopes in front of the home in order to eliminate retaining walls and soften the appearance of the home from the front. Graded slopes do not exceed 15 feet in height and will conform to landform grading requirements. The length of grading and maximum height of grading is 130 feet in length with a maximum height of 5 feet. The home is located on property which is 15% or less grade (See Sheet 6 of the Civil Engineering plan).

COASTAL DEVELOPMENT PERMIT – OAK TREE

BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.950.F, the applicant shall substantiate the following:

A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees other than those proposed to be removed or encroached upon, that are subject to this section, if any, on the subject property;

There is only one small scrub oak tree that will require removal due to grading and house location. The rest of the oak trees onsite will not be encroached upon with any part of the development. One scrub oak will require tree protection fencing due to its location close to the construction zone.

B. That the encroachment, removal, or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;

The oak tree removal will not result in soil erosion**.**

C. That the proposed removal or encroachment is consistent with the development standards detailed in subsection G of this section and all other applicable LIP standards; and

The development of this lot will conserve and preclude encroachment upon 6 of the 7 oak trees found on the property. The houses have been sited carefully to minimize the impacts on the surrounding environment while meeting code requirements. In the case where the oak requires removal, the house was designed to address the following impacts:

1. Minimize impact on existing water flow patterns and existing Flood Hazard Zone. The proposed house was located east of the Flood Hazard Zone and will minimize impact to existing concrete storm drain.

2. Minimize grading to site by stepping the developed site area and building pad.
3. Minimize visual impact to higher slopes and ridgeline. Siting of the house allows for preserving undeveloped views to the upper slopes from neighborhood areas.
4. Fire access requirements impact the configuration and location of the proposed house. Fire access paths and maximum perimeter for fire access dictate some aspects of the proposed house.
5. Building codes impact the location and configuration of the proposed structure, especially the retaining wall to the northernmost edge of the home. This is required by California Building Code.

The goals of minimizing negative impacts and meeting Fire and Code requirements create a condition where the options for the location and configuration of the proposed home are limited and require the removal of the one small scrub oak. This removal is proposed to be mitigated by the addition of the same variety scrub oak on the same lot. The landscape plan and the tree report show the mitigation tree locations. Pursuant to the requirements of the Santa Monica Mountains Land Use Plan, ten oak trees will be planted on-site as a mitigation measure for the removal of one oak tree.

D. That where oak tree removal or encroachment is not proposed concurrently with and to accommodate other new development, in addition to the above facts, at least one of the following findings apply:

1. That the oak tree(s) proposed for encroachment, removal, or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than encroachment or removal of the tree(s); or

2. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices and the tree(s) is located in proximity to existing development, or in other areas where falling limbs or trunks would be a danger to public safety.

Not applicable to the removal of one oak tree that will be mitigated with the planting of ten oak trees.

E. For the purposes of interpreting this section, it shall be specified that while relocation is not prohibited by this section, it is a voluntary alternative offering sufficient potential danger to the health of a tree as to require the same findings as for removal of an oak tree.

The subject lot contains seven protected oak trees one of which will be removed to grade the pad for the new residence. Some of the oak trees occur along a paved driveway which is being retained intact so there will be no encroachment or trauma to the trees and their roots. House and landscape development will not encroach on the other six protected oak trees. Ten oak trees of the same variety have been sited on the lot as mitigation for the one removal. The balance of the developed landscape will be concentrated in the immediate vicinity of the pad development and will provide for soil stability and beautification of the site post construction. The plants to be used include several varieties native to Santa Monica Mountains and the balance are native to California or derived from Mediterranean climates. Plants are selected to provide color that integrates with the existing flora and maintains a low profile to resemble native plantings. Plants chosen provide food sources for insects, butterflies, moths, bees, birds and other native wildlife.

The Conservation and Open Space Element of the Santa Monica Mountains Land Use Plan proposes in Policy CO-99 that “New development shall be sited and designed to preserve oak, walnut, sycamore, bay, or other native trees to the maximum extent feasible that are not otherwise protected as H1 or H2 habitat and that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade. Removal of native trees shall be prohibited except where no other feasible alternative exists.” Of the seven oak trees on-site, six of them are to be preserved and protected. The goals of minimizing negative impacts and meeting Fire and Code requirements create a condition where the options for the location and configuration of the proposed home are limited and require the removal of the one small scrub oak.

Policy CO-100 proposes that “New development on sites containing oak, walnut, sycamore, bay, or other native trees shall incorporate the following native tree protection measures:

a. Protective fencing shall be used around the outermost limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any onsite native trees.

b. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be undertaken using only hand-held tools.

c. The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Director, to monitor native trees that are within or adjacent to the construction area. Public agencies may utilize their own staff who have the appropriate classification. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced.”

The Project will adhere to the protection and mitigation measures as described within the findings above.

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Virtual Meeting of February 28, 2022

Present:

ERB Members
Nicholas Alegria
Danielle LeFer
Margot Griswold, PhD(Chair)
Richard Ibarra
Travis Longcore, PhD (Vice Chair)

Regional Planning Staff
Joseph Decruyenaere, Senior Biologist
Tyler Montgomery, Planner
Iris Chi, ERB coordinator

PART I: PRELIMINARY BUSINESS

1. Roll call.
2. Coordinator read virtual meeting instructions.
3. The department staff will be transitioning to a hybrid meeting model for Brown act meetings. Coordinator to report to ERB regarding the details of future hybrid hearing meetings.

PART II: APPROVAL OF MINUTES

4. January 24, 2022 minutes will be available in March.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

5. Mangold Single-family Residence

Project No.: 2018-001052-(3)
Permit No.: Minor CDP RPPL2018003788
APN: 4457-023-003
Address: 2909 Sequit Drive, Malibu CA 90265
Location: Dry Creek/Solstice Canyon Watershed
USGS Quad: Malibu Beach
Applicant: Matt Jewett, Keystone Planners
Biologist: Andrew Forde, Forde Biological Consultants
DRP Planner: Tyler Montgomery
DRP Biologist: Joe Decruyenaere

The Applicant proposes the construction of an 18-foot-tall single-family residence and attached garage and carport, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, retaining walls, and landscaping/hardscaping on a 4.5-acre lot. The proposed single-family residence would have a floor area of 4,388 square feet with a 470-square-foot attached garage and 386-square-foot attached carport on a building site area of 9,288 square feet. 392 cubic yards ("CY") of grading is proposed—170 CY cut, 222 CY fill, 52 CY import. The lot is currently accessed from Sequit Drive, a 30-foot-wide public road immediately to the east, by a 15-foot-wide paved driveway with a length of 290 feet. An existing storage structure, previously

used as a volunteer fire station, would be removed The subject parcel is within the Santa Monica Mountains Coastal Zone, is surrounded by single-family residences to the north, east, and west, and open space to the south. ERB review is required, as areas proposed for development are less than 200 feet from mapped H1 Habitat. Land use designation is RL40, Rural Land—One Dwelling Unit per 40 Acres Maximum; Zoning Code is R-C-40, Rural Coastal—40-Acre Minimum Lot Area. Per DRP recommendations, approximately 0.38 acres of the Project Site would be remapped from H3 to H2 Habitat. Of the proposed new disturbance of H2 Habitat, 0.21 acres would be from direct development, while 0.16 acres would be from fuel modification activities (0.37 acres total). No development is proposed for H1 Habitat other than removal of deadwood. Domestic water service will be provided by the Las Virgenes Municipal Water District.

Resources: H1 Habitat, Dry Canyon Watershed

ERB Comments:

- Applicant not proposing to plant palm trees but just showing the existing palm trees on site. ERB asked if nesting surveys were done for the palm trees.
- Watch out for newly sprouted mariposa lilies.
- Post construction modifications will become brush clearance. Put on fuel modification plan to say any Plummer's Mariposa Lilies shall be protected. Fuel Mod zone B can protect as needed. Once the project is completed, it will be a brush clearance issue.
- Assessment of 4.2 rarity species in CEQA can vary based on the geography of the County.

ERB Motion:

- Approve County's remapping as proposed in the Biological Assessment and discussed at this ERB meeting.
- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and ERB, including shielding lights downward and bird friendly window treatments.

Motion/Second by Longcore/ LeFer, Vote – Ayes: unanimous

6. Mulholland Green Hills Residences

Project No.: 2019-000010-(3)
Permit No.: Lot 1: Minor CDP RPPL2019000016
Lot 2: Minor CDP RPPL2019000017
Lot 3: Minor CDP RPPL2019000018
Lot 4: Minor CDP RPPL2019000019
APN: 4455-019-044; 4455-019-045; 4455-019-046; 4455-019-047
Address: Mulholland Highway near Cold Creek Road, Calabasas CA 91302
Location: Cold Creek Watershed
USGS Quad: Malibu Beach
Applicant: Isaac Zachary
Biologist: Daniel S. Cooper, Cooper Ecological Monitoring, Inc.
DRP Planner: Tyler Montgomery
DRP Biologist: Joe Decruyenaere

The Applicant proposes the construction of four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981. Each parcel—numbered Lots 1 through 4— would be developed with an 18-foot-tall single-family residence and attached garage, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping. All proposed building sites are relatively level, although sloping terrain is located on the far northern portions of Lots 3 and 4. All lots are currently accessed from Mulholland Highway, a 100-foot-wide scenic public parkway immediately to the south, by a 15-foot-wide paved driveway. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The proposed single-family residence on Lot 1 would have a floor area of 4,114 square feet with a 451-square-foot attached garage on a building site area of 9,983 square feet. 4,338 cubic yards ("CY") of grading is proposed—2,169 CY cut, 2,169 CY fill, balanced on site—due to the need for recompaction of underlying soil. The proposed residence on Lot 2 would have 4,138 square feet with a 427-square-foot attached garage on a building site of 9,540 square feet. 3,776 CY of grading is proposed (1,888 CY cut, 1,888 CY fill, balanced on site) due to the need for soil recompaction. The proposed residence on Lot 3 would have 4,114 square feet with a 451-square-foot attached garage on a building site of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut, 2,215 CY fill, balanced on site) due to the need for soil recompaction. The proposed residence for Lot 4 would have 4,186 square feet with a 450-square-foot attached garage on a building site of 9,898 square feet. 4,758 CY of grading is proposed (2,379 CY cut, 2,379 CY fill, balanced on site) due to the need for soil recompaction. The existing driveway accessing Lots 1 through 4 would be widened to 20 feet, and a Fire Department turnaround would be added to its northern terminus. Existing chain-link fencing would also be removed from the site perimeter to encourage wildlife movement. In total, development would encroach into the protected zones of 11 oak trees. The subject parcel is within the Santa Monica Mountains Coastal Zone, is surrounded by single-family residences to the south, east, and west, and open space to the north. ERB review is required, as the areas for development on Lots 1 through 4 are mapped as H3 and H2 Habitat. Land use designation is RL20, Rural Land—One Dwelling Unit per 20 Acres Maximum; Zoning Code is R-C-20, Rural Coastal—20-Acre Minimum Lot Area. The project does not propose to remap habitat. Of the proposed new disturbance of H2 Habitat, 0.9 acres would be from direct development, while 2.5 acres would be from fuel modification activities. Domestic water service will be provided by the Las Virgenes Municipal Water District.

Resources: H2 Habitat, Oak Woodland, Cold Creek Watershed

ERB Comments:

- The layout of the Quercus berberidifolia does not seem optimal as a linear planting. The intention was to fit as many scrub oaks in the space, but can reduce the number of plantings but still meet the intention. Staff biologist recommends protecting of seedlings over plantings. May need to map seedlings first and then see where it needs to be filled in. Recommend to plant within interior spaces instead of along the fence line. The landscape plan is conceptual and applicant should use field sighted planting layout.
- Coast live oaks along the easterly fence line were sited in that area so that it can be maintained in the more natural areas. Staff biologist recommended spacing out the coast live oaks to include pockets of interior spaces along the easterly fence line and along the

westerly fence line with the scrub oaks.

- Recommend smallest possible size of replanting trees with 10 year monitoring period with the last two years showing that the tree can survive without irrigated water.
- Tree Encroachment and Mitigation Plan should be conceptual with efforts taken to eliminate the planting of trees, especially along a fence line. Plant as appropriate using field-sighted methods.
- Applicant biologist said that the scrub oaks along the westerly side are being planted in a chapparal areas that has existing scrub oaks. The fence will be removed. The previous staff biologist recommended the configuration so that the coast live oaks can be planted in the disturbed area from removing the fence.
- Number of 75 planted scrub oaks might be more than the natural occurring density. Watering hoses may cause damage to existing vegetation. Staff biologist recommends using the definition of that alliance in the Manual of CA Vegetation to see what the membership rules are for scrub oaks and use that guidance instead of a strict number.

ERB Motion:

- Approve County's remapping as proposed in the Biological Assessment and discussed at this ERB meeting.
- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and ERB, including oak woodland coverage be based on vegetation class criteria versus stem count.

Motion/Second by Longcore/ Ibarra, Vote – Ayes: unanimous

PART V: PUBLIC COMMENT

7. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT : Adjournment to 1:00 pm, March 21, 2022.

CJ BIOMONITORING

Restoration Plan

FINAL

Mulholland Highway
Calabasas, CA 91302

APNs: 4455-019-044, -045, -046, -047
Parcel Map: 10857
Permit numbers: RPPL2019000016, -17, -18, -19
Project number: R2019-000010

Prepared for:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasas, CA 91302

Prepared by:
Courtney McCammon
CJ Biomonitoring, LLC
5120 E Livingston Drive
Long Beach, CA 90803

Report Date: October 8th, 2020

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Exhibits

Exhibit A: Location
Exhibit B: Transect Locations
Exhibit C: Restoration Area
Exhibit D: Transect Data

Introduction

The subject property, located at along Mulholland Highway, Calabasas, CA 91302 (no address), includes four parcels with following APNs/acreages:

- APN 4455-019-044 (1 acre)
- APN 4455-019-045 (1 acre)
- APN 4455-019-046 (6 acres)
- APN 4455-019-047 (3 acres)

The building plans propose four single-family homes on each of the four parcels. The property is currently bordered by residential development on the west, east and south (across Mulholland Hwy.), and by undeveloped land to the north. The location of the property is depicted in Exhibit A while Exhibit B depicts the restoration area. A restoration plan was requested by the LA County Planning Department to restore native vegetation after the removal of fencing along the west and south property boundaries. The restoration area in question is approximately 1-acre. The fence length to be removed is approximately 0.35 mile, about 1900 ft. Fences on both sides of the driveway are on the project parcels and will need removal. Fencing and footings beyond Zone C of Lot 3 need to be removed.

Purpose

The purpose of this restoration plan is to provide a step-by-step guide on how to restore the areas where the property boundary fencing is to be removed. This plan includes performance standards to ensure that objectives are met and that restoration is successful and completed within a 5-year period. It also serves as a mechanism that assures that the restoration site is properly maintained and overseen by a restoration ecologist during the 5-year monitoring period.

Objectives

The objective of this restoration plan is to replace the predominantly non-native vegetated areas along the property boundary fencing and footing on the east, south, and west, and fencing bordering the driveway with an open, native vegetated wildlife corridor. The fence will be removed to allow for free movement of wildlife through the space. Property boundary fencing is required to be entirely removed, including Mulholland frontage, and including Zone C and beyond. Wildlife permeable fencing can be used instead, where fencing is needed. Fencing shall adhere to LIP §22.44.1310 requirements. Restoration of non-native areas shall be done at a minimum in all fuel modification zone non-native areas, including Zone C and beyond for Lot 3, where fencing installation has resulted in conversion to non-native plant cover. Fencing north of the gate on the west side of Lot 3, which has

adjacent natural habitat along the easternmost fence, should also have restoration, in the form of weeding following fence removal, and weeding will continue for the time of restoration.

Site Selection

The restoration sites were selected by the LA County Planning Department after the required biological assessment was reviewed. The area is in Zone B and Zone C of the required fuel modification zones for each of the proposed buildings.

Plant Palette

The plant palette was selected based on the species that occur at the project site and slightly augmented with additional native shrubs and herbaceous species in order to create multi-layered habitats. Table 1 lists the quantities of container material while Table 2 lists the species and quantities of hydroseed mix that will be used for restoration. Exhibit C depicts the conceptual plan.

Table 1. Plant Palette – Container Planting

Common Name	Scientific Name	Material	Quantity
laurel sumac	*Malosma laurina*	1 gallon	46
sugarbush	*Rhus ovata*	1 gallon	28
thick-leaf yerba santa	*Eriodictyon crassifolium*	1 gallon	30
chamise	*Adenostoma fasciculatum var. fasciculatum*	1 gallon	95
toyon	*Heteromeles arbutifolia*	1 gallon	56
thickleaf ceanothus	*Ceanothus crassifolius*	1 gallon	100
chaparral yucca	*Hesperoyucca whipplei*	1 gallon	10
chaparral bush-mallow	*Malacothamnus fasciculatus*	I gallon	30
black sage	*Salvia mellifera*	1 gallon	17
scrub oak	*Quercus berberidifolia*	I gallon	75
		Total	**487**

Table 2. Plant Palette – Hydroseed Mix

Common Name	Scientific Name	Life Form
deerweed	*Acmispon glaber*	Perennial Herb
coastal lotus	*Acmispon maritimus var. maritimus*	Annual Herb
California buckwheat	*Eriogonum fasciculatum*	Shrub
Purple Needlegrass	*Stipa pulchra*	Perennial Grass
fascicled tarweed	*Deinandra fasciculata*	Annual Herb
black sage	*Salvia mellifera*	Shrub
California everlasting	*Pseudognaphalium californicum*	Perennial Herb

cliff-aster	*Malacothrix saxatilis*	Perennial Herb

Plant Palette Notes

Zone B Planting: Scrub oaks are acceptable. Plants not to be used: Chamise, native sage (salvia) CA sagebrush (Artemisia), and Eriogonum. Substitute scrub oak, laurel sumac, and toyon for fire hazardous plants. Quercus berberidifolia (scrub oak), a dominant of the existing native chaparral, and not considered a fire hazard. Put scrub oak into fence footing removal holes, and use it in place of hazardous plants in Zone B. For 1200 ft. of fence post holes, planting a scrub oak at every other hole, the plan would need 75 Q.berberidifolia.

Zone C and beyond: May plant flammable plants, spaced 15ft. apart from other flammable plants, including existing plants remaining on site.

The general rule in California is to use 50 to 100 pounds of native seed per acre of land. For the purpose of this project, approximately 10 pounds of native seed will be applied across the three parcels. Native seed should be applied in all 5 years of the restoration in order to try to establish a seed bank. It may need to be broadcast seeding and not hydroseeding in subsequent years. Follow direction of restoration specialist on ground preparation and herbivory protection for seeding in years following the first hydroseeding and planting of container plants. Seeding and planting should follow weeding in fall to take advantage of seasonality and the rainy season. Add collection of acorns from the site.

Container stock and seed must originate from the region and shall be purchased from specialized vendors. Stock and seed must be certified weed and pest free. Do not use cultivars or varieties. Final locations and spacing of container material will be determined in the field at the time of planting, under the supervision of the restoration ecologist, with the goal of achieving a natural-appearing landscape. Species substitutions will not be allowed without consultation with the restoration ecologist. The projects restoration ecologist shall be provided a list of the species purchased for the restoration before this plan is implemented so that they can check that the species and quantities are consistent with the plant palette. Totals may be adjusted depending on availability at the time of planting. The projects restoration ecologist shall be provided a list of the species and quantities purchased for the restoration before this plan is implemented so that they can check it the species and quantities are consistent with the plant palette. The container stock and seed shall be inspected to ensure that it is free of non-native ants and other pests immediately before being transported to the site. The projects restoration ecologist shall inspect the stock again immediately upon arrival at the site. If non-native ants are found, delivery of the stock and/or seed in which they occur shall be refused and taken back to the nursery.

Pre-construction Plan Implementation

Weed Eradication

The restoration area is comprised mostly of tocolote and mustard, which are identified by Cal-IPC as being highly invasive. Mechanical control of the non-native plant is recommended for this particular project.

1. Equipment and vehicle cleaning previous to coming to the site; describe how (wheel wells, undercarriage, etc.); cleaning after leaving site before going to next project. Equipment and vehicles for fence removal, clearing, grading, restoration, non-native tree removal.
2. Coordination with fencing removal to create holes while removing footing adequate for planting container plants.
3. To ensure that non-native plants do not reestablish it is important to detach all above-ground stem material.
4. Plants shall be manually removed after the plants have bolted (late spring to early summer) but before they produce viable seed (early summer to late summer or fall).
5. A weed eradication effort will occur prior to any planting of native species.
6. The non-native species will be removed manually using hand pulling, hoeing, or string trimming.
7. Cut non-native plant parts shall be placed in closed containers and disposed of at a landfill.
8. Proper weed eradication and weed maintenance training will be conducted prior to removal activities.
9. It is essential to clean vehicles, the equipment, personnel clothing, and shoes of trapped soil and non-native propagules before bringing equipment to the property, at the end of each day of work, and before the equipment is removed from the property so that there is no further dissemination of non-native invasive plants.
10. Native chaparral vegetation removed should be chopped, saved, and used for mulch in the restoration planting. The grading plan should designate areas for saving this mulch for restoration.
11. Any removal of topsoil (the top 6-in. to 1-ft.) by grading should be saved for filling in fence footing holes and other holes with a restoration plant and replacement soil. The grading plan should designate areas for saving the topsoil and conditions for topsoil conservation in the holding area.
12. Fence footings should be removed in areas outside of tree protected zones. The holes should be left or further excavated as required by the restoration consultant for planting trees and shrubs for the restoration.

Post-construction Plan Implementation

Irrigation

While planting will be scheduled to take advantage of winter rainfall, irrigation may be necessary to ensure plant establishment. A temporary irrigation system should be installed where feasible to provide a bubbler/drip system for the container plants and seeded areas. The restoration ecologist will monitor the restoration area to ensure proper operation of the irrigation system and that the appropriate amount of water is being delivered to the plants. The irrigation system will be used in the early fall and late spring seasons for the first two growing seasons to help establish the plants such that they can survive on their own from seasonal rainfall. Additional watering events will occur at the discretion of the restoration ecologist based on need. Irrigation shall be phased out per the direction the projects restoration ecologist (Years 2 - 3) and shall be completely removed after they determine that the restoration has been successful.

Planting & Seeding Schedule

The restoration area should be planted between October 1 and February 1, in order to take advantage of winter rains. If restorative planting is not complete by February 1, the number of plants and the amount of hydro-seed identified in the plant palette should be increased by 25% to account for the likelihood of increased mortality.

Seed Preparation & Application

Hydroseeding typically consists of the application of wood fiber, seed, and stabilizing emulsion (binder) with hydro-mulch equipment, which temporarily protects exposed soils from erosion until the seeds germinate, grow, and become established.

1. The seed shall be mixed uniformly in slurry composed of water, certified weed-free wood fiber or cellulose mulch, and stabilizing emulsion or other suitable mix as recommended by the projects restoration ecologist.
2. The hydroseed mix shall be applied using hydro-mulching equipment or other method as recommended by the projects restoration ecologist. Do not apply hydroseed within 24 hours of a forecast rain event.

Container Stock Planting

1. Laborers shall dig holes approximately twice the width and depth of the root balls of the container stock.
2. The holes shall be randomly spaced in a manner that appears natural.
3. Laborers shall fill the holes with water and allow them to drain before installing the container stock.

4. Laborers shall then install and set the container stock so that the crown of their root balls are approximately 0.25 inch above grade, and backfill them.
5. After planting, laborers shall create 18-24 inch wide water basins around the container stock and shall fill each with water, allow to drain, and repeat.
6. After the area has been planted and hydroseeded it shall be initially irrigated per the manufacturers hydroseeding instructions and per the direction of the projects restoration ecologist Year 1 through 3.
7. All planting activities shall be conducted under the direct supervision of the projects restoration ecologist.

Herbivory Control

1. To prevent herbivory from deer that frequent the site, all container plants to be installed will have wire around them.
2. Cylinders should be made of non-galvanized, welded mesh wire with ½ inch squares.
3. All wire cylinders will be installed at the time of planting so that they can be buried at least 6 inches below ground to ensure the wire does not get pulled out or otherwise trampled.
4. All wire cylinders will be removed from the plants once they have been properly established (Year 3).

Trash Removal

1. All removed fencing and non-native plant material shall be taken to a landfill in closed containers.

Initial Monitoring Schedule

The restoration ecologist will visit the restoration area twice per month (or as necessary) during the first 120-days, after planting and seeding, to monitor site conditions. The report will include data of the reference distribution such as raw data, showing progression to formulation of Reference Distribution in an appendix. A map of the location of transects for the Reference Distributions will be included along with the grid plan for transects in the restoration for the annual reports. They will determine if the container stock are becoming adequately established, verify that seed application and germination has been successful, check that irrigation is adequate, and identify any problems or potential problems with regards to plan implementation. During this period, the restoration ecologist will provide recommendations in writing to the applicant's contractor regarding any necessary remedial actions. The applicant's contractor shall be responsible for ensuring that all remedial actions are taken and completed in a timely manner.

Initial Monitoring Report

The restoration ecologist will provide an Initial Report to the Los Angeles County Planning Department within 30 days of completion of the 120-day monitoring period. The report will include details and maps as necessary with regards to site preparation, irrigation, the species names and amount of container stock used, the species names and amount of seed applied, and any deviations from the plant palette.

Maintenance Plan

Annual Monitoring & Data Collection

Annual report copies should go to both the applicant/owners and the Dept. of Regional Planning. Title page should have Project No., Permit No., Address of restoration site, APNs, Applicant/owner addresses and contact information, Restoration Specialist responsible for report--contact information and address, Date of Report. The primary content of the reports is to be quantitative, transect measurement of species and cover and comparison to the Reference Distribution. Transects should be randomly positioned within the grid rectangles of restoration areas. Photos from the two ends of transects should be included. Map of the transect locations should be included. Description of all restoration activity and methods should be included. Adaptive management changes to be done in the next fall monitoring should be included. Oak mitigation checks should be included--tree characteristic table and map.

1. The restoration ecologist will visit the restoration area once during May and again in September for a period of 5 years or until the success criteria are met.
2. Measurement of species and cover using continuous transects, 50m, randomly placed and oriented within grid rectangles and in the restoration area of each lot, to judge approach to the success criterion. The measurement by transects is done in spring previous to weeding and in fall previous to weeding.
3. Transect locations shall not be static, but randomly placed each season of measurement.
4. Photographs viewing along transect tape from start and end of each transect.
5. A map of transect locations will be provided showing lots of the project for each annual report. Transect locations should be different in each report using techniques for randomization.
6. For each alliance in each lot, analyze transect average distribution of species and cover items and percentage cover and then compared to Reference Distribution.
7. Annual reports will be due on or before September 1, in order to provide plans for adaptive management activities during the fall measurement, weeding, and planting period.

8. The restoration ecologist will establish photo points at 3 locations, one at each of the parcel lots, for comparative analysis between years.
9. The restoration ecologist will determine percentage survival of container stock used in the restoration (Year 1 – 5), relative cover of native species and non-native species (Year 1 – 5), and will identify and mark non-native species so that they can be removed by the contractors maintenance crew.
10. The data will be used to determine if the performance standards are being met and shall be included in the annual reports. The focus of all efforts shall be the eradication of species identified by Cal-IPC as being moderately to highly invasive.

Weed Control

1. It is essential to clean vehicles, the equipment, and personnel clothing and shoes of trapped soil and non-native propagules before bringing equipment to the property, and at the end of each day of work, and before the equipment is removed from the property, so that there is no further dissemination of non-native invasive plants.
2. Weeds shall be removed during late winter through early summer, as necessary, before they set seed and/or before they reach approximately 12 inches in height under the direction and on-site supervision by the projects restoration ecologist. Weeding shall be done in the spring following transect measurements and in the fall following transect measurements.
3. Weeding should be twice a year in all years of restoration during the rainy season. (There should not be a restriction based on rainfall amount).
4. Weed control shall mainly employ hand pulling and mechanical methods.
5. All weed control activities shall be conducted with on-site supervision provided by the projects restoration ecologist.

Annual Reports

A final report when the success criterion is achieved, and 2 years have passed with only weeding as maintenance (no irrigation or other restoration process) will be provided. Comparison of transects done in spring, previous to weeding, to the Reference Distribution for species and cover items and percentage cover shall be shown and should be 90% of absolute cover like the Reference Distribution. The restoration ecologist will provide annual reports to the LA County Planning Department on or before September 1, beginning the year after the restoration is complete for a period of 5 years or until the restoration is determined a success. The reports will include data regarding survival of container stock used, percent cover, height, and other pertinent data. The reports will also detail necessary maintenance activities including the use of replacement container stock and methods used for control of non-native species and will also include recommendations for remedial action; necessary to ensure the success of the restoration. The property owner shall

be responsible for ensuring that all remedial actions are taken and completed in a timely manner. Annual Report content is described under "Maintenance Plan", pp.8-9." Notification in writing to property owner and to County Dept. of Regional Planning (DRP) will be given when performance standards are not being met. This is described on p.10 under "success criteria." The notification may be in the annual report to DRP.

Success Criteria

The restoration/revegetation projects in the Santa Monica Mountains Coastal Zone all have an overriding Success Criterion, specified in §22.44.1240.B.5:

> "Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for revegetation."

The restoration ecologist will take photographs during every scheduled monitoring visit from permanent stations. Quantitative data regarding the general health, growth rate, and mortality of plants will be recorded and compared to the reference distribution. The monitoring biologist will also collect data during site visits using transect methods. This data will be used to determine if the success criteria set for the restoration are being met and to identify any necessary remedial actions as they arise. No woody invasive species shall be present. No temporary irrigation or maintenance (other than weeding) for 2 years' time. If performance standards are not being met, the restoration ecologist shall provide recommendations in writing to the property owner or their representative regarding necessary remedial action. At the end of 5 years of restoration, in the case when the restoration criteria have not been met, the monitoring plan shall be extended until the standards are met or for 5 additional years. If success criteria are not met within 10 years, the applicant shall submit an amendment proposing alternative restoration (SMM LIP §22.44.1920.L). The applicant's contractor shall be responsible for ensuring that all remedial action is taken and completed in a timely manner.

Adaptive Management

An inherent part of any restoration plan is the ability to detect problems regarding the success of the restoration, to determine the cause of the problem, and to take corrective measures. The restoration ecologist will ensure that the property owner corrects minor problems, such as isolated instances of plant mortality, or small-scale weed or pest infestations during routine site visits. If more that 50% of the plants used for the restoration die, the monitoring biologist will make recommendations to correct the problem.

Appendices

Exhibit A. Location Map

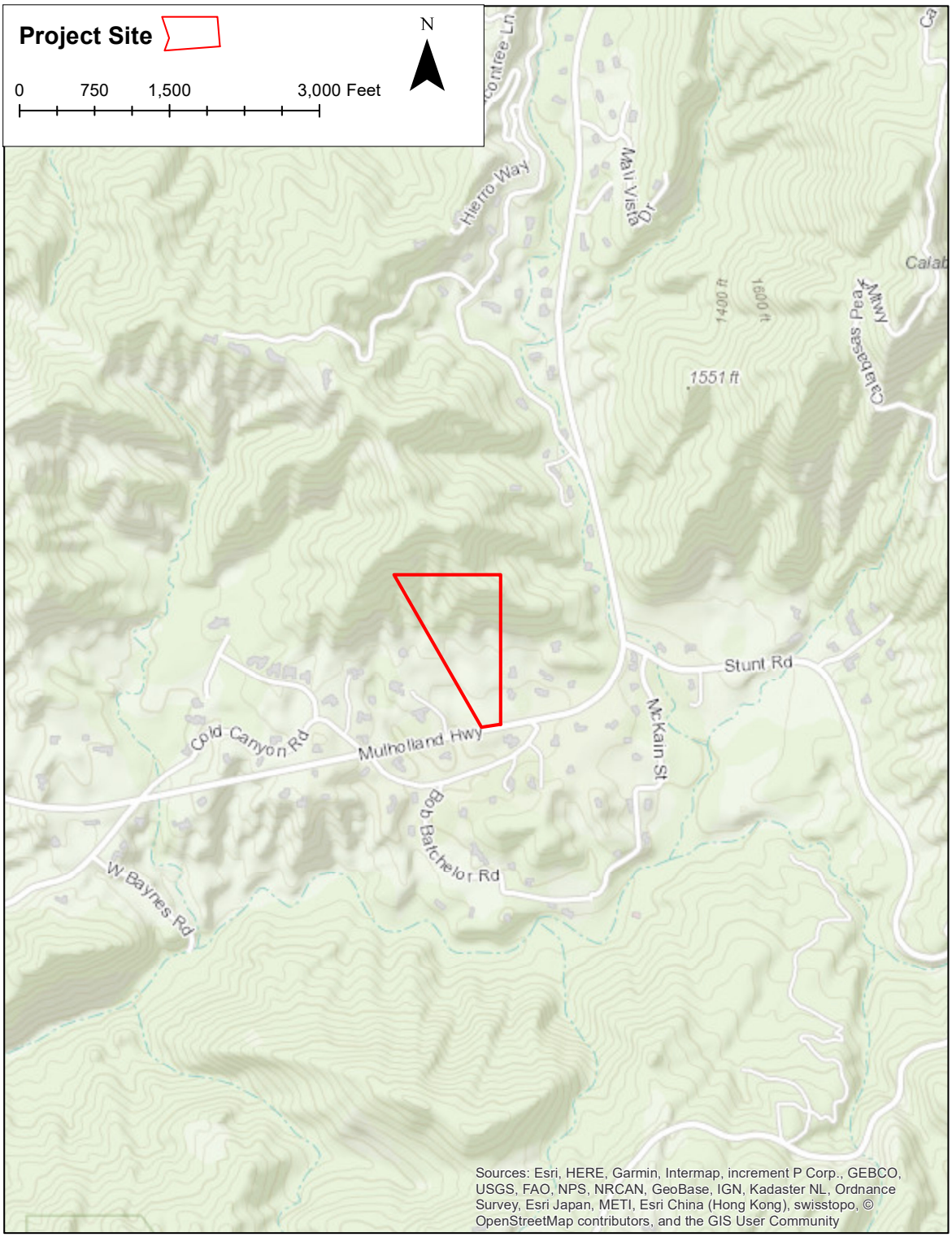
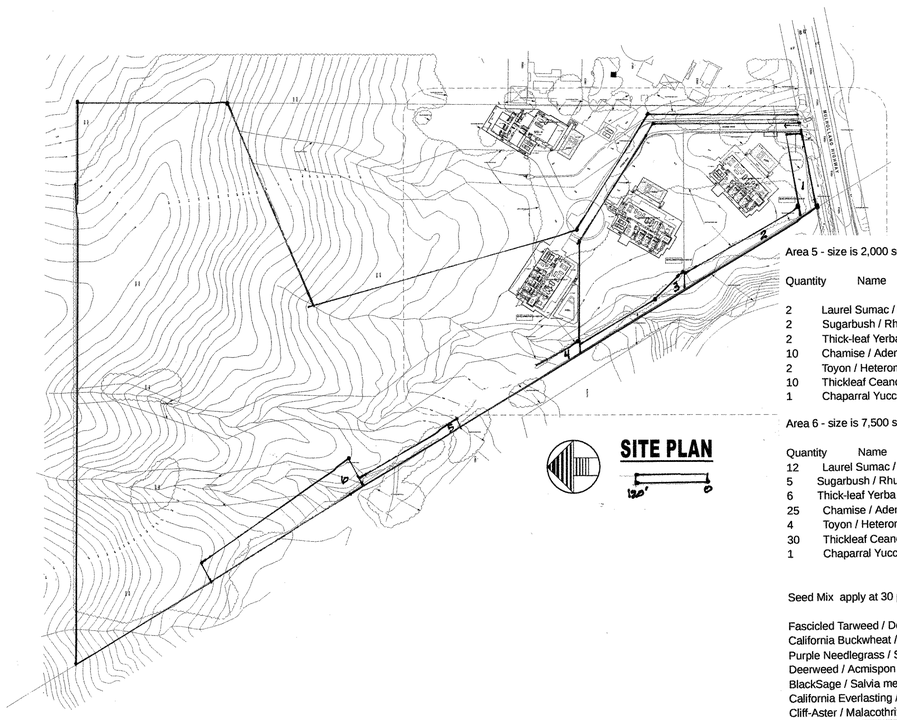


Exhibit B. Transect Locations

Exhibit C. Restoration Map



SITE PLAN

LOT 1 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION REMOVAL PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN

Area 1 - size is 3,500square feet

Quantity	Name	size
3	Toyon / Heteromeles arbutifolia	1 gallon
15	Chaparral Bush-Mallow / Malacothamnus fasciculatus	1 gallon

Area 2 - size is 5,700 square feet

Quantity	Name	size
4	Laurel Sumac / Malosma laurina	1 gallon
3	Sugarbush / Rhus ovata	1 gallon
3	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
17	Blacksage / Salvia mellifera	1 gallon
10	Toyon / Heteromeles arbutifolia	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 3 - size is 3,300 square feet

Quantity	Name	size
3	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
15	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
7	Toyon / Heteromeles arbutifolia	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 4 - size is 3,000 square feet

Quantity	Name	size
2	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
10	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
2	Toyon / Heteromeles arbutifolia	1 gallon
10	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Seed Mix apply at 30 pounds per acre

Fascicled Tarweed / Deinandra fasciculata
California Buckwheat / Eriogonum fasciculatum (not in fuel mod zone B)
Purple Needlegrass / Stipa pulchra
Deerweed / Acmispon glaber
BlackSage / Salvia mellifera
California Everlasting / Pseudognaphalium californicum
Cliff-Aster / Malacothrix saxatilis

Area 5 - size is 2,000 square feet

Quantity	Name	size
2	Laurel Sumac / Malosma laurina	1 gallon
2	Sugarbush / Rhus ovata	1 gallon
2	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
10	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
2	Toyon / Heteromeles arbutifolia	1 gallon
10	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Area 6 - size is 7,500 square feet

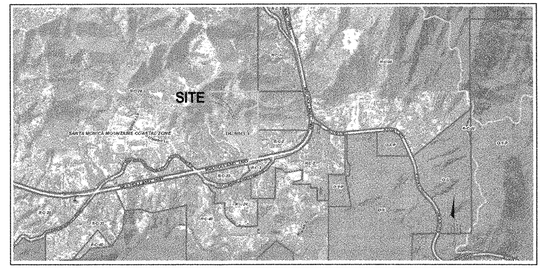
Quantity	Name	size
12	Laurel Sumac / Malosma laurina	1 gallon
5	Sugarbush / Rhus ovata	1 gallon
6	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon
25	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon
4	Toyon / Heteromeles arbutifolia	1 gallon
30	Thickleaf Ceanothus	1 gallon
1	Chaparral Yucca / Hesperoyucca whipplei	1 gallon

Seed Mix apply at 30 pounds per acre

Fascicled Tarweed / Deinandra fasciculata
California Buckwheat / Eriogonum fasciculatum
Purple Needlegrass / Stipa pulchra
Deerweed / Acmispon glaber
BlackSage / Salvia mellifera
California Everlasting / Pseudognaphalium californicum
Cliff-Aster / Malacothrix saxatilis

Site Total Size is 25,000 square feet

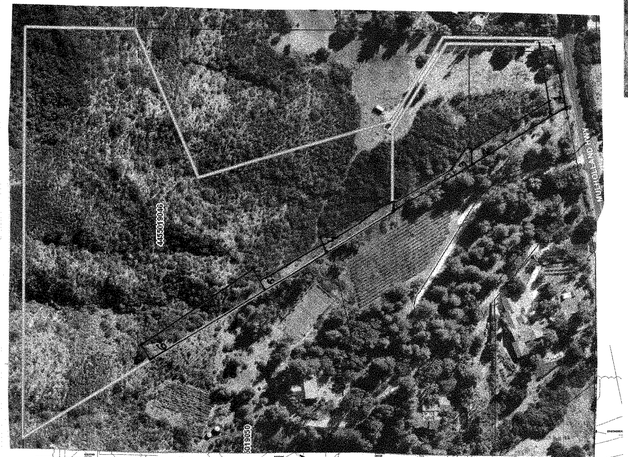
Quantity	Name	size	percent of overall site
23	Laurel Sumac / Malosma laurina	1 gallon	10%
14	Sugarbush / Rhus ovata	1 gallon	5%
15	Thick-leaf Yerba Santa / Eriodictyon crassifolium	1 gallon	5%
60	Chamise / Adenostoma fasciculatum var. Fasciculatum	1 gallon	30%
28	Toyon / Heteromeles arbutifolia	1 gallon	5%
50	Thickleaf Ceanothus	1 gallon	44%
5	Chaparral Yucca / Hesperoyucca whipplei	1 gallon	1%
15	Chaparral Bush-Mallow / Malacothamnus fasciculatus	1 gallon	NA



VICINITY MAP

NTS

Project Site



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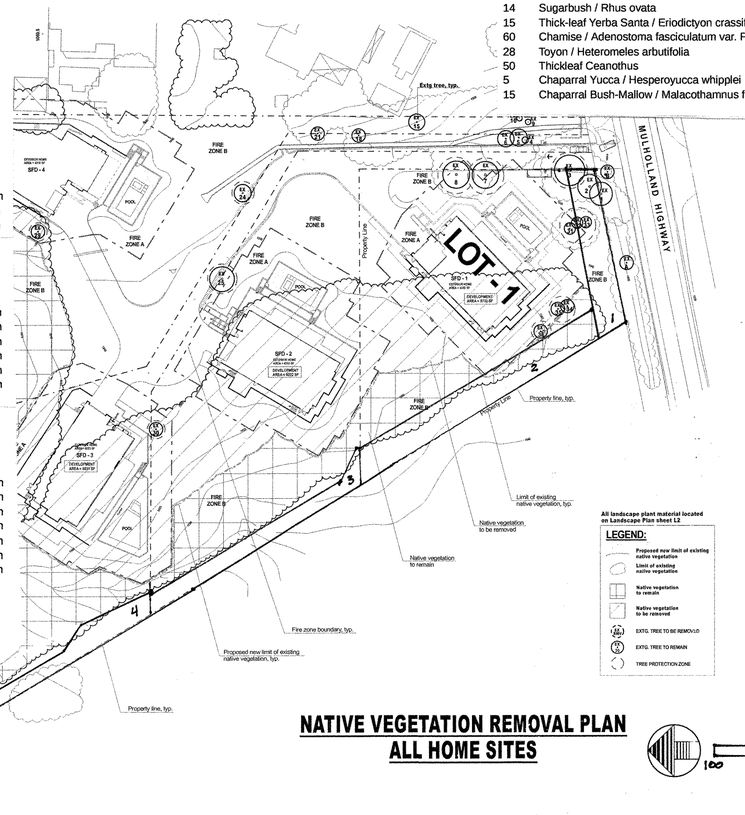
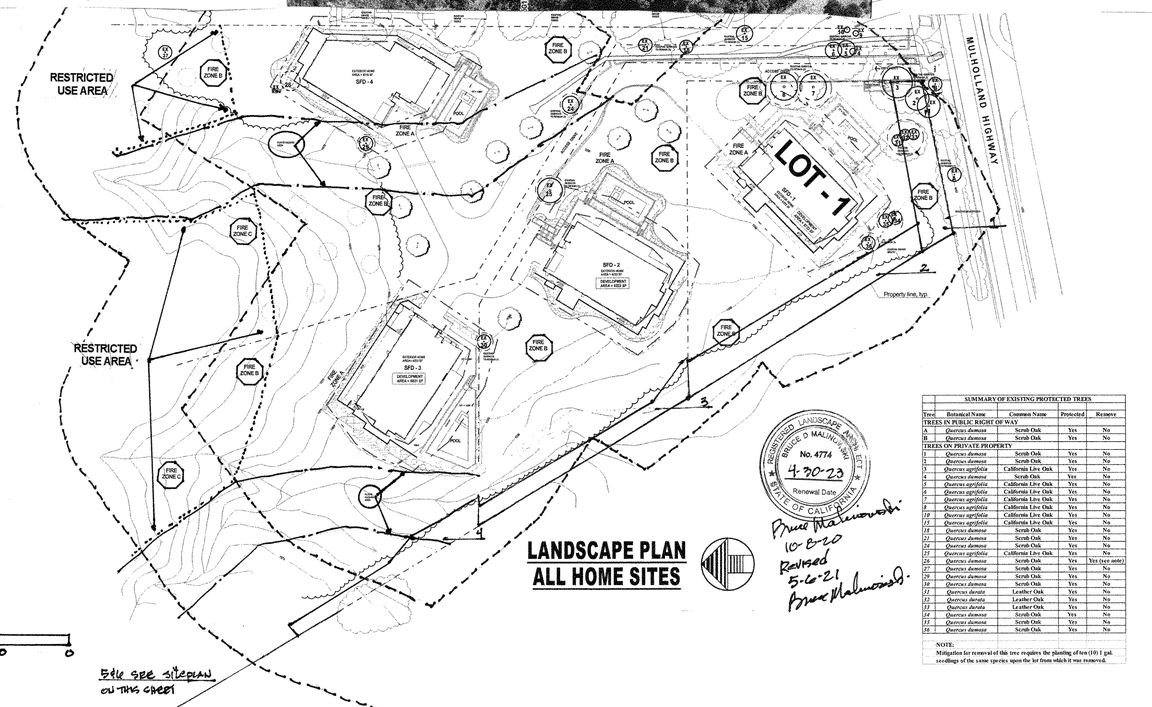


NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES

See site plan this sheet



LANDSCAPE PLAN
ALL HOME SITES

See site plan on this sheet

SUMMARY OF EXISTING PROTECTED TREES				
Tree	Botanical Name	Common Name	Protected	Remove
TREES IN PUBLIC RIGHT OF WAY				
A	*Quercus dumosa*	Scrub Oak	Yes	No
B	*Quercus dumosa*	Scrub Oak	Yes	No
TREES ON PRIVATE PROPERTY				
1	*Quercus dumosa*	Scrub Oak	Yes	No
2	*Quercus dumosa*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
4	*Quercus dumosa*	Scrub Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
11	*Quercus agrifolia*	California Live Oak	Yes	No
12	*Quercus dumosa*	Scrub Oak	Yes	No
13	*Quercus dumosa*	Scrub Oak	Yes	No
14	*Quercus dumosa*	Scrub Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
16	*Quercus dumosa*	Scrub Oak	Yes	Yes (see note)
17	*Quercus dumosa*	Scrub Oak	Yes	No
19	*Quercus dumosa*	Scrub Oak	Yes	No
20	*Quercus dumosa*	Scrub Oak	Yes	No
21	*Quercus durata*	Leather Oak	Yes	No
22	*Quercus durata*	Leather Oak	Yes	No
23	*Quercus durata*	Leather Oak	Yes	No
24	*Quercus dumosa*	Scrub Oak	Yes	No
25	*Quercus dumosa*	Scrub Oak	Yes	No
26	*Quercus dumosa*	Scrub Oak	Yes	No

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the lot from which it was removed.

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG:

SUBMITTAL: NO:	DATE:
	10/11/2018
	10/23/2018
	12/03/2018
	12/11/2018
	02/13/2019
	03/18/2019
	09/30/2019

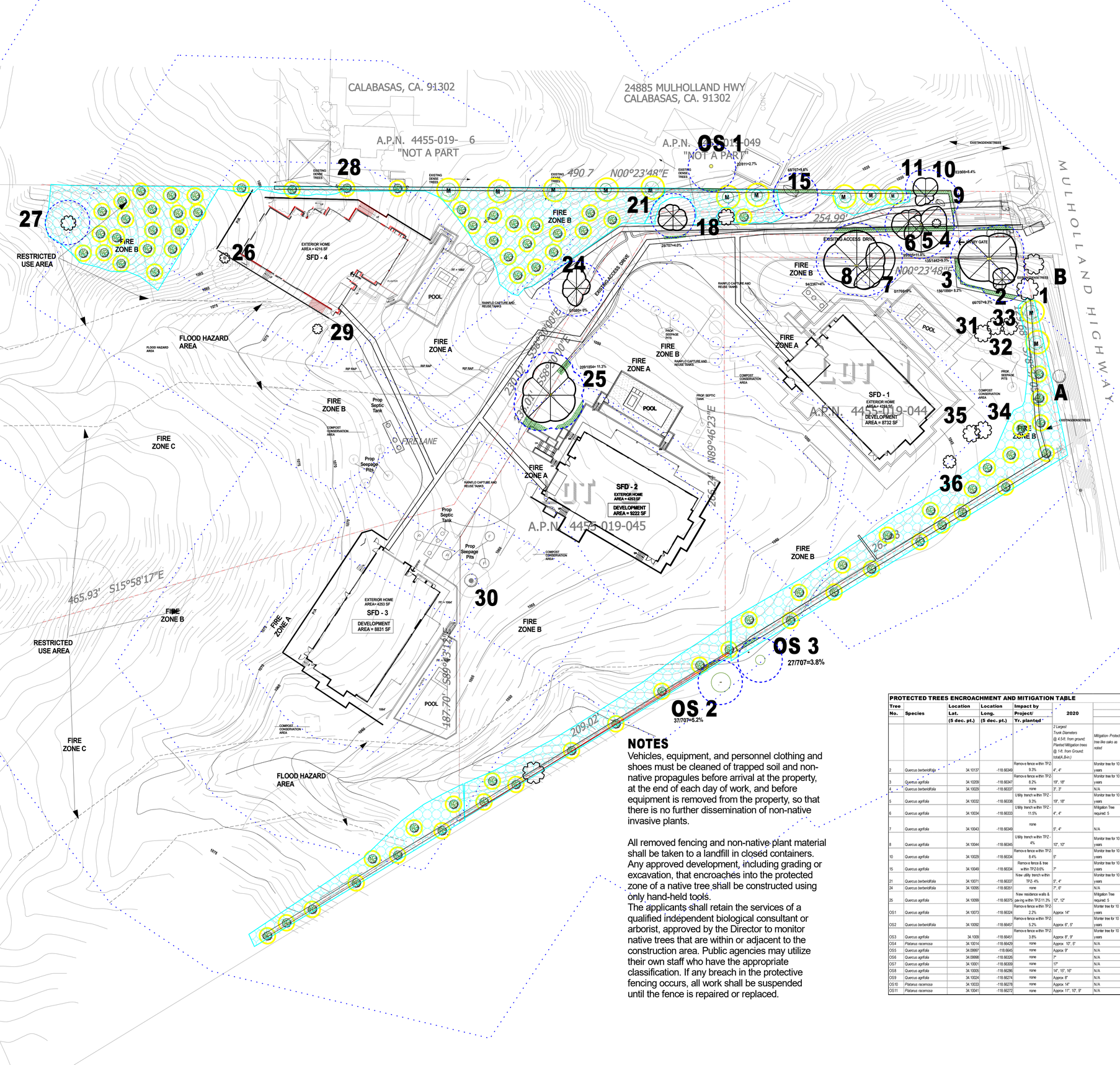
PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

INDEX SHEET

Date: 09/25/2018
Scale: NTS

Sheet No.
L0
1 of 4



NOTES

Vehicles, equipment, and personnel clothing and shoes must be cleaned of trapped soil and non-native propagules before arrival at the property, at the end of each day of work, and before equipment is removed from the property, so that there is no further dissemination of non-native invasive plants.

All removed fencing and non-native plant material shall be taken to a landfill in closed containers. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.
The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Director to monitor native trees that are within or adjacent to the construction area. Public agencies may utilize their own staff who have the appropriate classification. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced.

PROTECTED TREES ENCROACHMENT AND MITIGATION TABLE

Tree No.	Species	Location Lat. (5 dec. pt.)	Location Long. (5 dec. pt.)	Impact by Project/ Yr. planted	2020 2 Largest Trunk Diameters @ 4.5-ft. from ground; Planted Mitigation trees @ 1-ft. from Ground: total(A,B-in.)	Mitigation- Protect tree like oaks as noted	Condition
2	Quercus berberidifolia	34.10137	-118.66346	Remove fence within TPZ- 9.3%	4", 4"	Monitor tree for 10 years	B-Above Average
3	Quercus agrifolia	34.10200	-118.66347	Remove fence within TPZ- 8.2%	19", 18"	Monitor tree for 10 years	B-Above Average
4	Quercus berberidifolia	34.10029	-118.66337	none	3", 3"	N/A	B-Above Average
5	Quercus agrifolia	34.10032	-118.66338	Utility trench within TPZ - 9.3%	19", 18"	Monitor tree for 10 years	B-Above Average
6	Quercus agrifolia	34.10034	-118.66333	Utility trench within TPZ - 11.6%	4", 4"	Mitigation Tree required: 5	B-Above Average
7	Quercus agrifolia	34.10043	-118.66349	none	5", 4"	N/A	B-C Average
8	Quercus agrifolia	34.10044	-118.66345	Utility trench within TPZ - 4%	10", 10"	Monitor tree for 10 years	B-C Average
10	Quercus agrifolia	34.10029	-118.66334	Remove fence within TPZ- 8.4%	5"	Monitor tree for 10 years	B-Above Average
15	Quercus agrifolia	34.10049	-118.66334	Remove fence & tree within TPZ-9.6%	7"	Monitor tree for 10 years	C-Average
21	Quercus berberidifolia	34.10071	-118.66337	New utility trench within TPZ- 4%	5", 4"	Monitor tree for 10 years	B-Above Average
24	Quercus berberidifolia	34.10095	-118.66351	none	7", 6"	N/A	B-Above Average
25	Quercus agrifolia	34.10099	-118.66375	New residence walls & pav-ing within TPZ-11.3%	12", 12"	Mitigation Tree required: 5	B-Above Average
OS1	Quercus agrifolia	34.10073	-118.66324	Remove fence within TPZ- 2.2%	Approx 14"	Monitor tree for 10 years	B-Above Average
OS2	Quercus berberidifolia	34.10092	-118.66457	Remove fence within TPZ- 5.2%	Approx 6", 5"	Monitor tree for 10 years	B-Above Average
OS3	Quercus agrifolia	34.1009	-118.66451	Remove fence within TPZ- 3.8%	Approx 8", 8"	Monitor tree for 10 years	B-Above Average
OS4	Platanus racemosa	34.10014	-118.66429	none	Approx 12", 5"	N/A	B-Above Average
OS5	Quercus agrifolia	34.09997	-118.6640	none	Approx 9"	N/A	B-Above Average
OS6	Quercus agrifolia	34.09998	-118.66326	none	7"	N/A	B-Above Average
OS7	Quercus agrifolia	34.10001	-118.66309	none	17"	N/A	B-Above Average
OS8	Quercus agrifolia	34.10005	-118.66286	none	14", 15", 16"	N/A	B-Above Average
OS9	Quercus agrifolia	34.10024	-118.66274	none	Approx 8"	N/A	B-Above Average
OS10	Platanus racemosa	34.10033	-118.66278	none	Approx 14"	N/A	B-Above Average
OS11	Platanus racemosa	34.10041	-118.66272	none	Approx 11", 10", 9"	N/A	B-Above Average

LEGEND

- = Quercus agrifolia
- = Quercus berberidifolia
- = Undersized Quercus agrifolia
- = Undersized Quercus berberidifolia
- = Schinus molle
- = Eucalyptus cinerea
- = Tree protection zone -- greater distance (before pruning) of canopy drip line + 5-ft. outside canopy or 15-ft from trunk
- = Remove invasive tree
- = potential Mitigation Tree location and tree protection zone
- = Quercus encroachment area

OS = Offsite protected tree directly adjacent to property line
Note = exact locations & specs. are imprecise due to physical barriers to measurement

- Ⓟ = Inlet cap
- Ⓕ = Future dedication
- = Septic tank
- Ⓜ = Quercus agrifolia mitigation tree
- = Quercus berberidifolia mitigation tree

Landscape Architect
SHELLEY E. SPARKS
12224 ADDISON ST.
VALLEY VILLAGE CA 91607

LICENSED LANDSCAPE ARCHITECT
SHELLEY SPARKS
No. 2896
11-30-22
STATE OF CALIFORNIA

ISA Shelley Sparks WE-10883A
ISA Certified Arborist
31 Dec 2021
International Society of Arboriculture

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Certified Arborist #WE-10883A

REVISION LOG:

09/30/2019
04/02/2020
11/12/2020

SUBMITTAL:

NO:	DATE:

PROJECT ADDRESS:
Mulholland Homes, Parcels 1-4,
Parcel Map 10857,
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Associates, Inc
3961 Bon Homme Rd
Calabasas, CA 91302

TREE ENCROACHMENT & MITIGATION PLAN

4/29/2021

Scale: 1"=30'

Sheet No.
T 2
2 of 3

Exhibit D. Transect Data

RAW DATA, TRANSECT A					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100122	-118.663872	15		
South end					
Tape	Cover Type	Tape distance			
0	*Schinus molle*	6			
6	*Malosma laurina, duff*	17			
23	*Quercus berberidifolia, duff*	12			
35	*Ceanothus cuneatus*	22			
57	*Adenostoma fasciculata*	19			
76	*Ceanothus cuneatus*	8			
84	*Adenostoma fasciculata*	17			
101	*Ceanothus cuneatus*	21			
122	*Malosma laurina*	42			
164	*Ceanothus cuneatus*	0			
	Understory Species list				
	Eriophyllum confertiflorum				
	Asclepias fascicularis				
	Centaurea melitensis				
	Hirschfeldia incana				
	Acmispon glaber				
	Stipa sp.				
	Avena sp.				
	Duff		PG 17		

SPECIES COVER, TRANSECT A					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100122	-118.663872	15		
South end					
Tape	Cover Type	Tape distance	Sum	%cover	
0	*Schinus molle*	6	6	3.7%	96.3%
6	*Malosma laurina, duff*	17			shrubs
23	*Quercus berberidifolia, duff*	12	12	7.3%	
35	*Ceanothus cuneatus*	22			
57	*Adenostoma fasciculata*	19			
76	*Ceanothus cuneatus*	8			
84	*Adenostoma fasciculata*	17	36	22.0%	
101	*Ceanothus cuneatus*	21			
122	*Malosma laurina*	42	59	36.0%	
164	*Ceanothus cuneatus*	0	51	31.1%	
		Sum	164	100.0%	
					PG 18

RAW DATA, TRANSECT B				
50m transects				
Chaparral (CSS)				
	Latitude	Longitude	Error (ft.)	
Start:	34.100708	-118.664244	15	
South end				
Tape	Cover Type	Tape distance		
0	*Ceanothus cuneatus*	11		
11	*Adenostoma fasciculata*	9		
20	*Malosma laurina*	15		
35	*Ceanothus cuneatus*	22		
57	*Salvia mellifera*	44		
101	*Eriogonum fasciculatum*	8		
109	*Salvia mellifera*	6		
115	*Salvia mellifera*	49		
164	*Salvia mellifera*	0		
	Understory Species list			
	Eriophyllum confertiflorum			
	Asclepias fascicularis			
	Centaurea melitensis			
	Hirschfeldia incana			
	Acmispon glaber			
	Stipa sp.			
	Avena sp.			
	Duff			PG 19

SPECIES COVER, TRANSECT B					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.100708	-118.664244	15		
South end					
Tape	Cover Type	Tape distance	Sum	%cover	
0	*Ceanothus cuneatus*	11			100.0%
11	*Adenostoma fasciculata*	9	9	5.5%	shrubs
20	*Malosma laurina*	15	15	9.1%	
35	*Ceanothus cuneatus*	22	33	20.1%	
57	*Salvia mellifera*	44			
101	*Eriogonum fasciculatum*	8	8	4.9%	
109	*Salvia mellifera*	6			
115	*Salvia mellifera*	49			
164	*Salvia mellifera*	0	99	60.4%	
		Sum	164	100.0%	
					PG 20

RAW DATA, TRANSECT C			
50m transects			
Chaparral (CSS)			
	Latitude	Longitude	Error (ft.)
Start:	34.101272	-118.664631	15
South end			
Tape	Cover Type	Tape distance	
0	*Salvia mellifera*	9	
9	*Eriodictyon crassifolium*	6	
15	*Salvia mellifera*	18	
33	*Eriodictyon crassifolium*	7	
40	*Salvia mellifera*	10	
50	*Quercus berberidifolia*	10	
60	*Heteromeles arbutifolia*	15	
75	*Ceanothus cuneatus*	15	
90	*Adenostoma fasciculata*	25	
115	*Ceanothus cuneatus*	14	
129	*Adenostoma fasciculata*	35	
164	*Adenostoma fasciculata*	0	
	Understory Species list		
	Eriophyllum confertiflorum		
	Asclepias fascicularis		
	Centaurea melitensis		
	Hirschfeldia incana		
	Acmispon glaber		
	Stipa sp.		
	Avena sp.		
	Duff		PG 21

SPECIES COVER, TRANSECT C					
50m transects					
Chaparral (CSS)					
	Latitude	Longitude	Error (ft.)		
Start:	34.101272	-118.664631	15		
South end					
Tape	Cover Type	Tape distance	Sum	Cover%	
0	*Salvia mellifera*	9			100.0%
9	*Eriodictyon crassifolium*	6			shrubs
15	*Salvia mellifera*	18			
33	*Eriodictyon crassifolium*	7	13	7.9%	
40	*Salvia mellifera*	10	37	22.6%	
50	*Quercus berberidifolia*	10	10	6.1%	
60	*Heteromeles arbutifolia*	15	15	9.1%	
75	*Ceanothus cuneatus*	15			
90	*Adenostoma fasciculata*	25			
115	*Ceanothus cuneatus*	14	29	17.7%	
129	*Adenostoma fasciculata*	35			
164	*Adenostoma fasciculata*	0	60	36.6%	
		Sum	164	100.0%	
					PG 22

SPECIES COVER SUMMARY

Native species	A	B	C	Mean	Range		Zone B Mean	Performance Zone C & beyond	Performance Zone B	Substitute
Adenostoma fasciculata	21.7	4.2	35	20.3	4.2	35	8.2	18%	18%	*Quercus berberidifolia*
Heteromeles arbutifolia	0	0	9.4	3.1	0	9.4	1.0	3%	3%	
Ceanothus cuneatus	43	15.5	18.1	25.5	15.5	43	13.7	23.00%	23.00%	
Quercus berberidifolia	4	0	6.3	3.4	0	6.3	1.1	3%	3%	
Malosma laurina	19.7	7	0	8.9	0	19.7	3.0	8%	8%	
Salvia mellifera	0	69.5	23.1	30.9	0	69.5	10.3	28%	28%	*Malosma laurina*
Eriogonum fasciculatum	0	3.8	0	1.3	0	3.8	0.4	1%	1%	*Heteromeles arbutifolia*
Eriodictyon crassifolium	0	0	8.1	2.7	0	8.1	0.9	2%	2%	
Bare Ground & Non-native								11%	11%	
Schinus molle	4	0	0	1.3	0	4	1.3			
Sum native and non-native				97.5	19.7	198.8		97%		
Native relative cover				**98.70**	1.00	0.98				
Non-native relative cover				**0.01**	0.00	0.02				
Native absolute				**98.7**						
Non-native absolute				**1.3**						

	Native Relative Cover	Non-native Relative Cover	Native Absolute Cover	Non-native Absolute Cover
Transect data, natural area	99	1	96	1

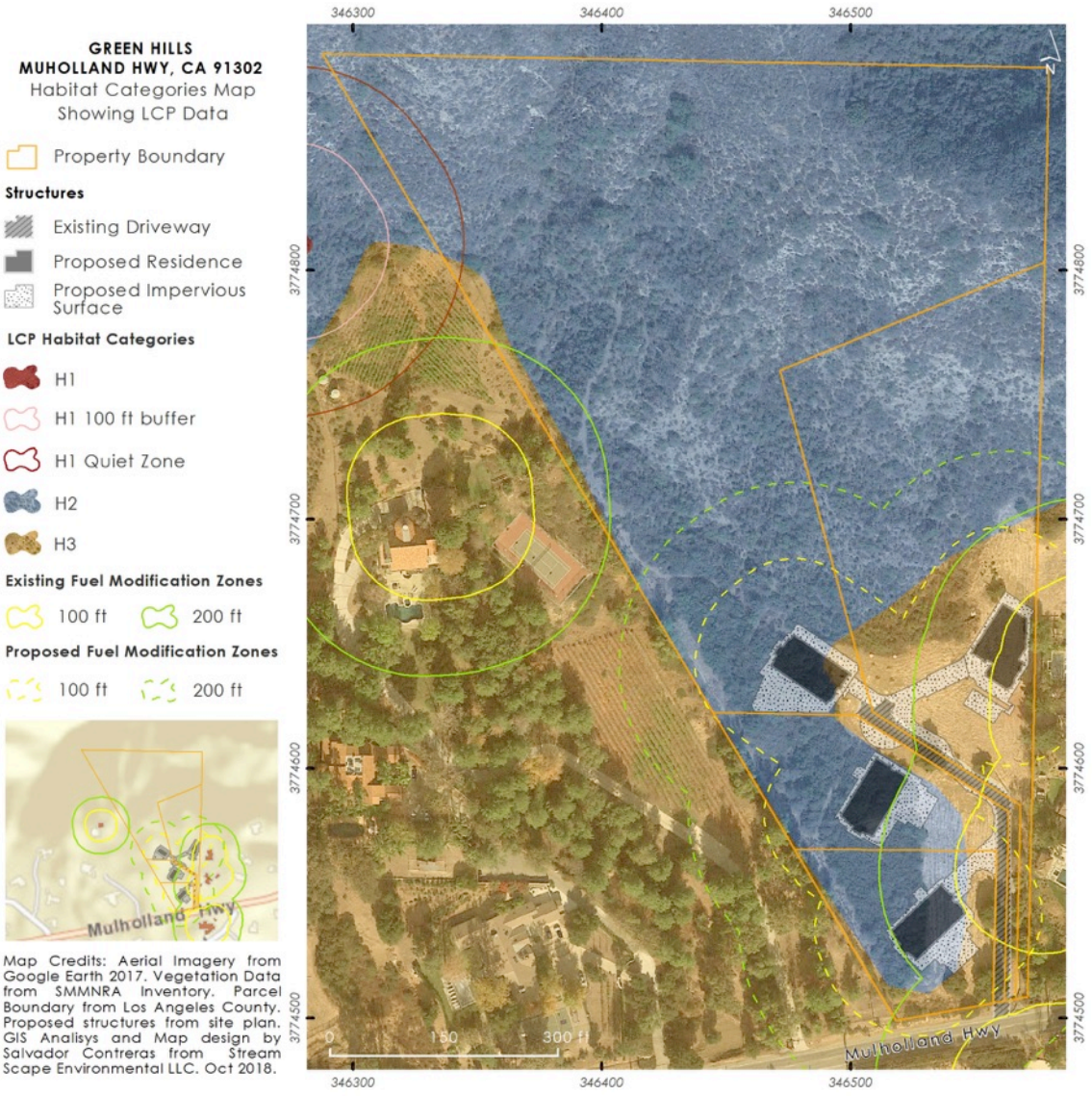


Figure 9a. Mapped habitat categories (Los Angeles Co. Dept. of Regional Planning).

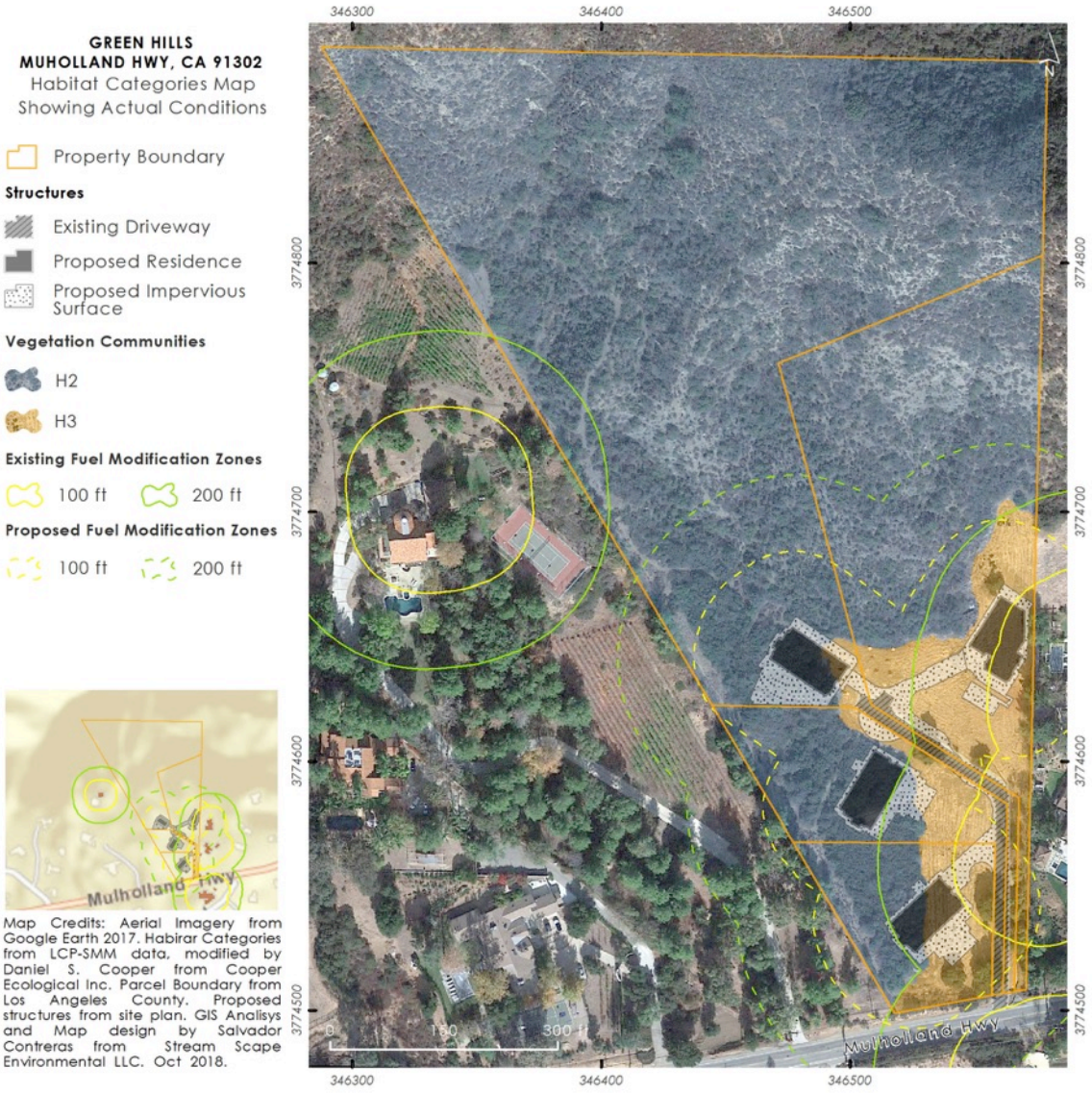
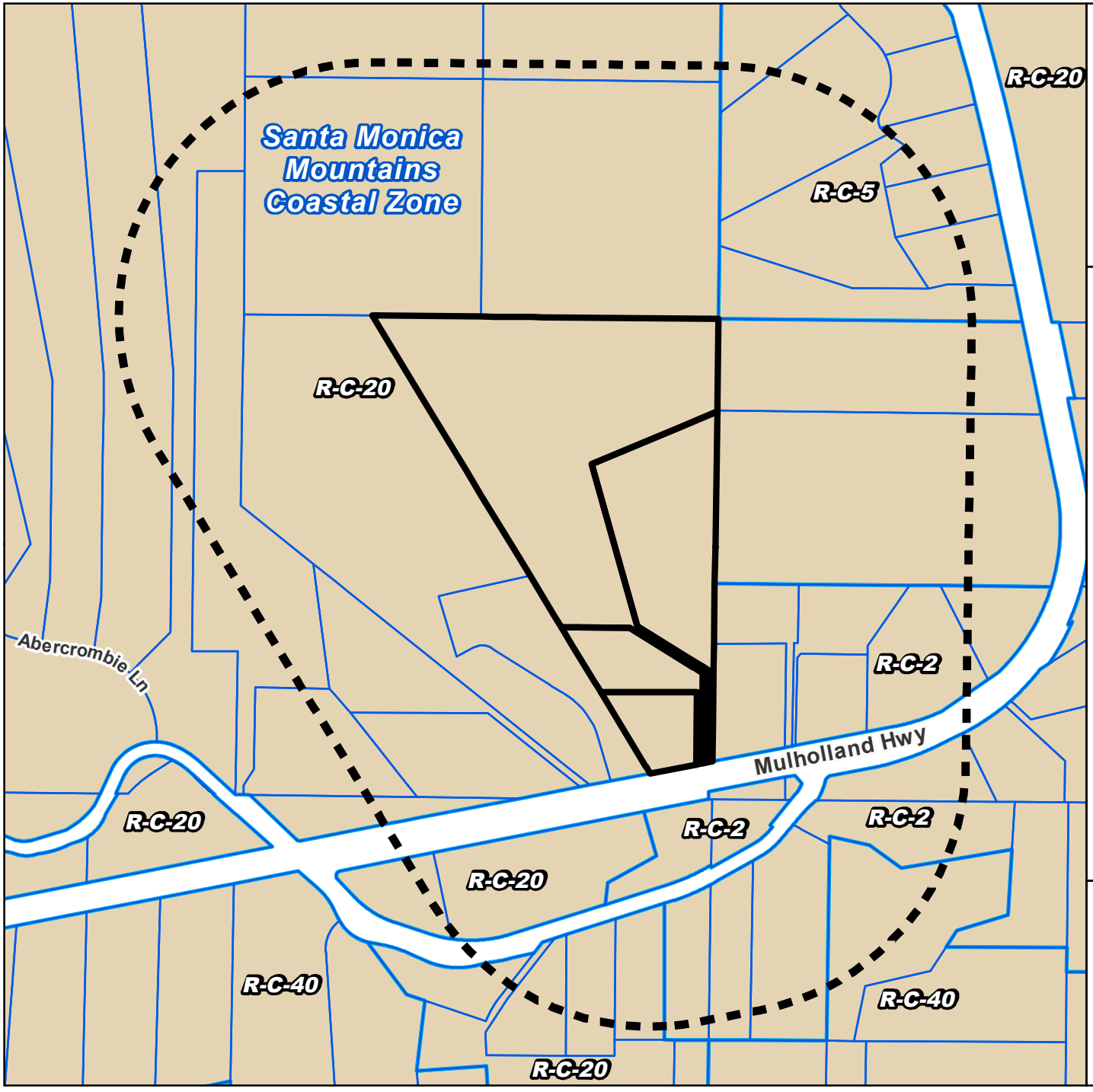


Figure 9b. Revised habitat categories, showing better conformance to actual boundary of intact chaparral habitat at southern end of property.



ZONING

700-FOOT RADIUS MAP

PROJECT NO. 2019-000010
MINOR CDP RPPL2019000016
MINOR CDP RPPL2019000017
MINOR CDP RPPL2019000018
MINOR CDP RPPL2019000019

R-C - Rural Coastal

O-S - Open Space

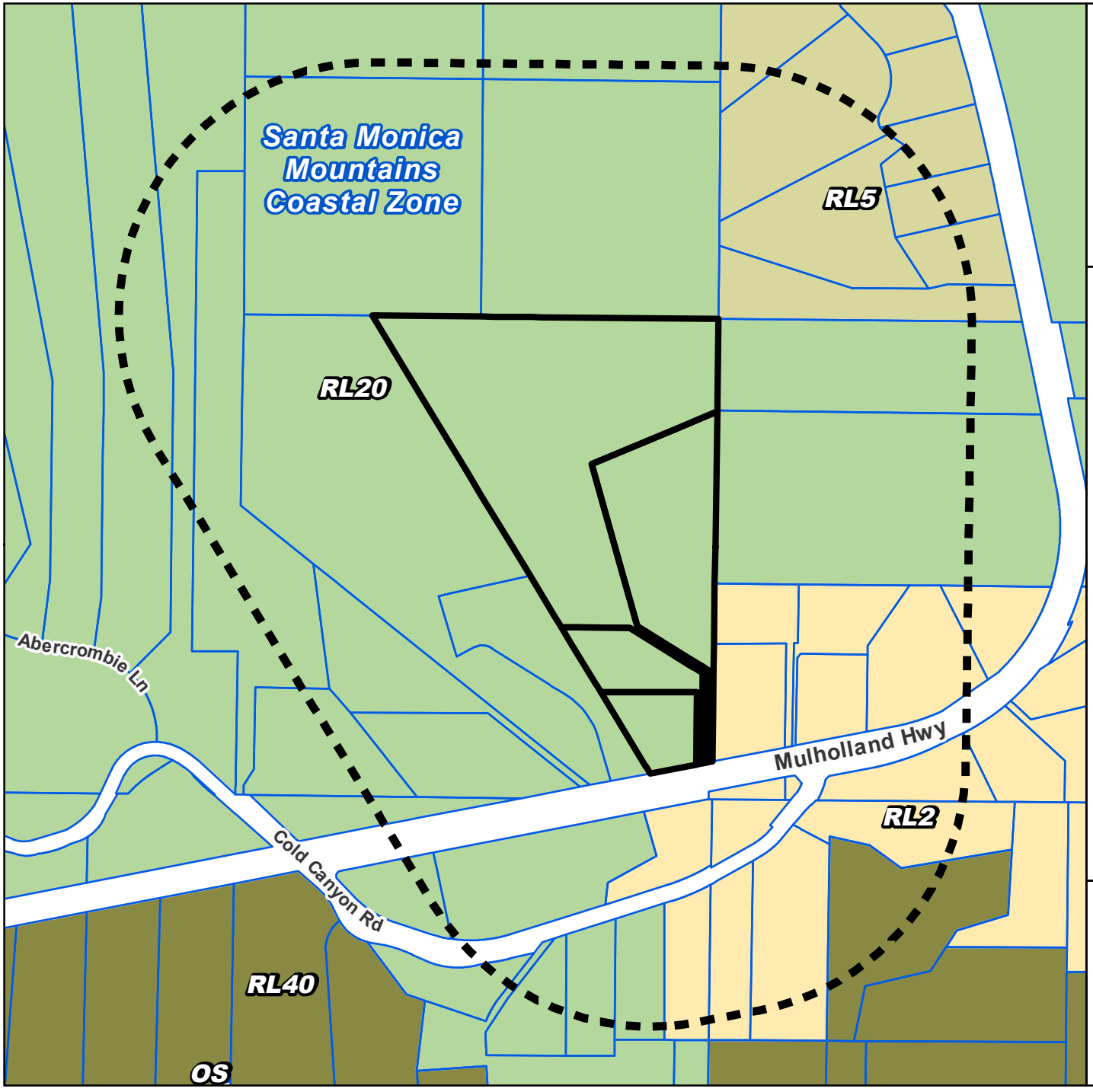
* Project includes Environmental Assessment RPPL2023001199.

Feet
0 250 500

N

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. 2019-000010*

MINOR CDP RPPL2019000016
MINOR CDP RPPL2019000017
MINOR CDP RPPL2019000018
MINOR CDP RPPL2019000019

- RL40 - Rural Lands (1 du / 40 ac)
- RL20 - Rural Lands (1 du / 20 ac)
- RL5 - Rural Lands (1 du / 5 ac)
- OS - Open Space
- RL2 - Rural Residential (1 du / 2ac)

* Project includes Environmental Assessment RPPL2023001199.

Feet
0 250 500

N

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

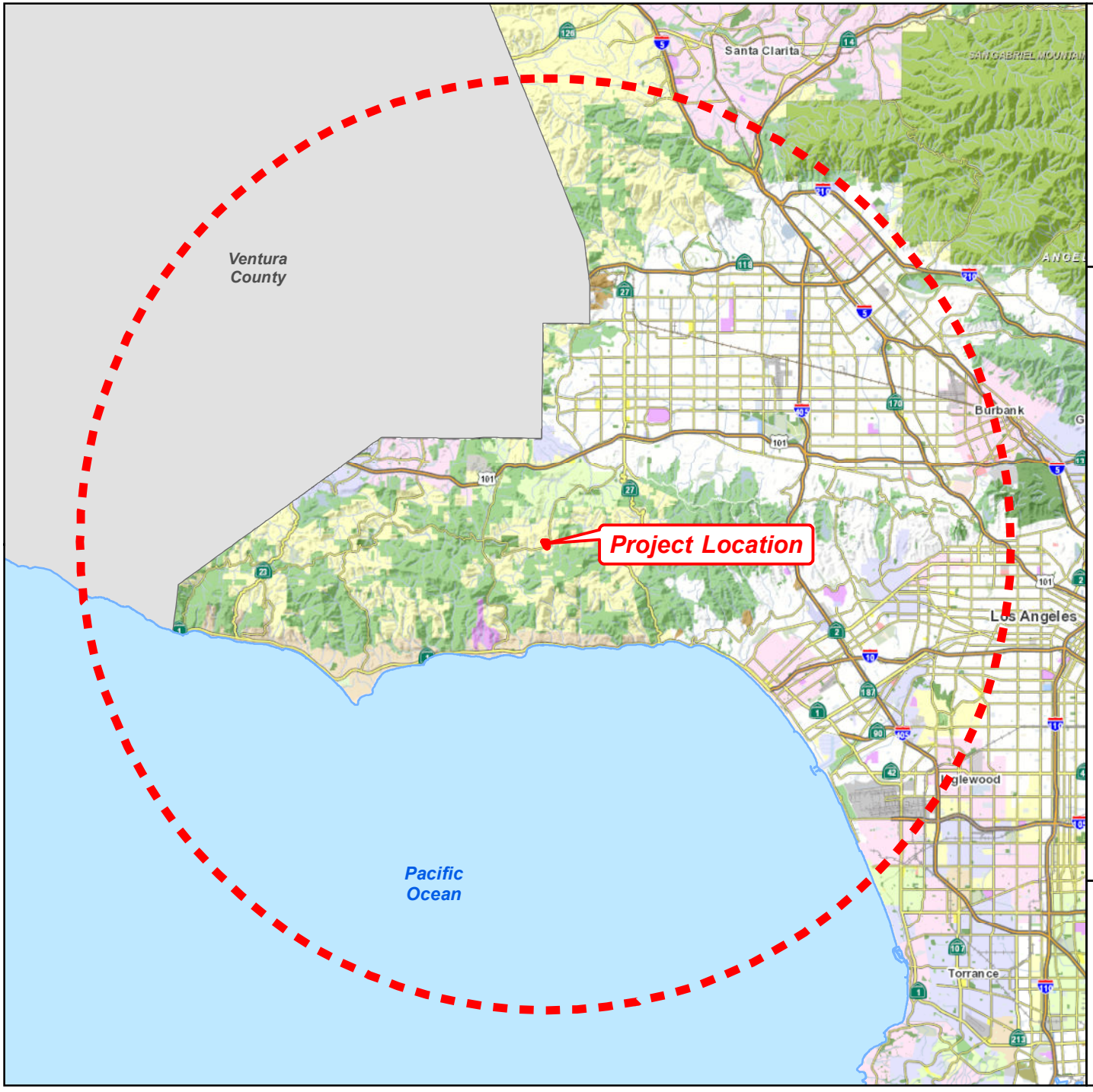
20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-000010*

MINOR CDP RPPL2019000016
MINOR CDP RPPL2019000017
MINOR CDP RPPL2019000018
MINOR CDP RPPL2019000019

* Project includes Environmental Assessment RPPL2023001199.



Miles
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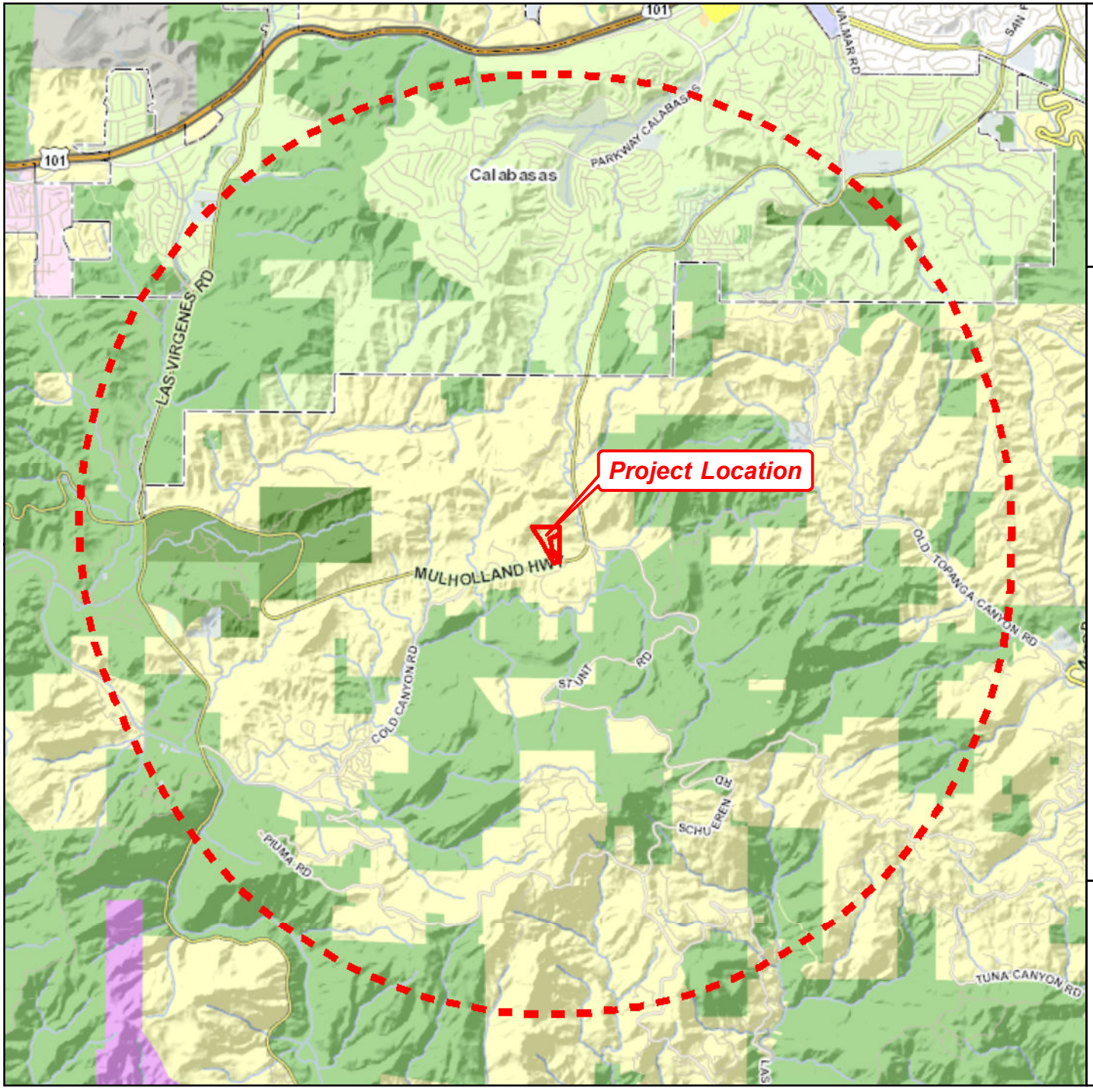
N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-000010*

MINOR CDP RPPL2019000016
MINOR CDP RPPL2019000017
MINOR CDP RPPL2019000018
MINOR CDP RPPL2019000019

* Project includes Environmental Assessment RPPL2023001199.

Feet

0 4,000 8,000

N

LA COUNTY PLANNING

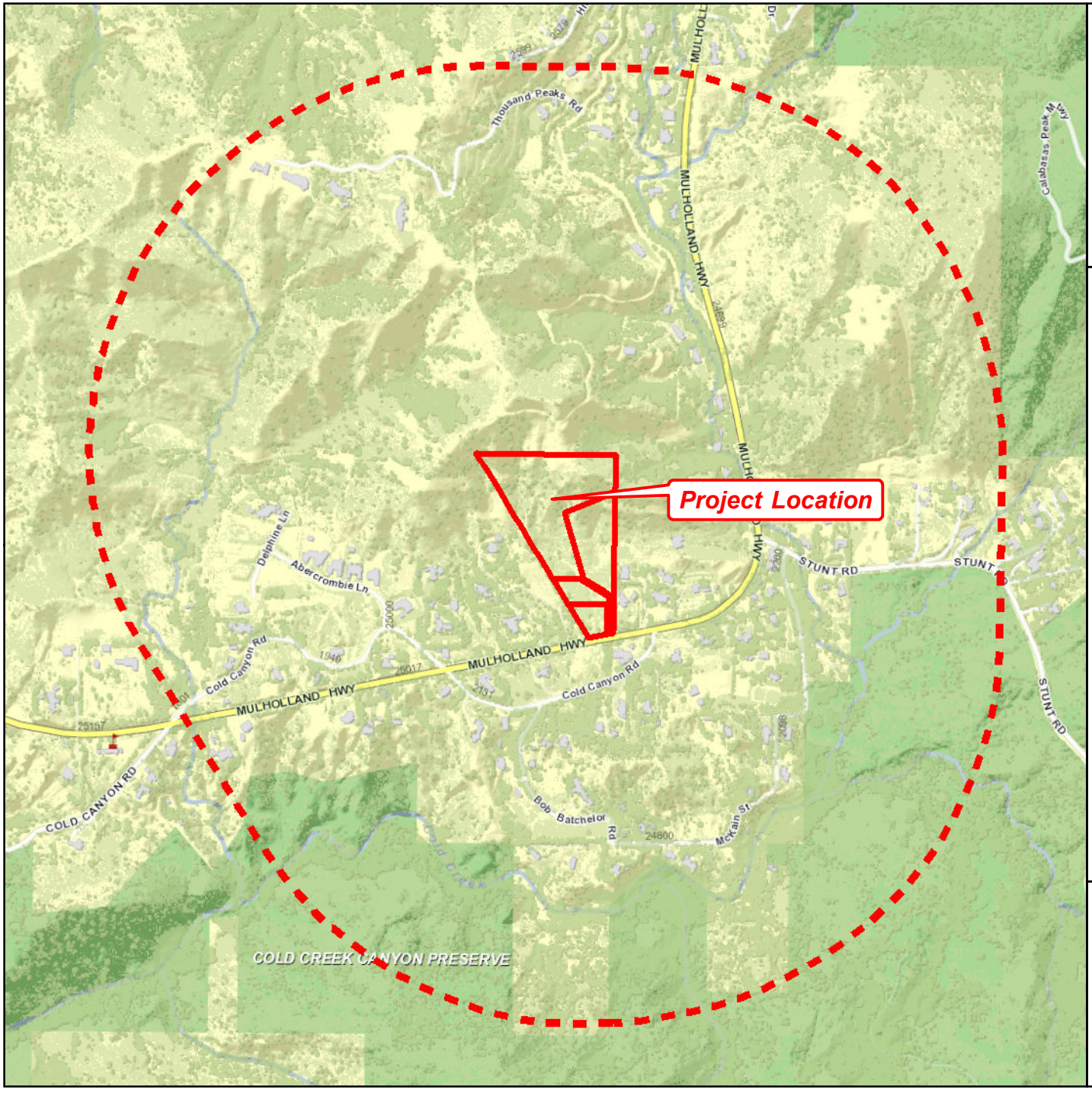
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-000010*

MINOR CDP RPPL2019000016
MINOR CDP RPPL2019000017
MINOR CDP RPPL2019000018
MINOR CDP RPPL2019000019



* Project includes Environmental Assessment RPPL2023001199.

Feet

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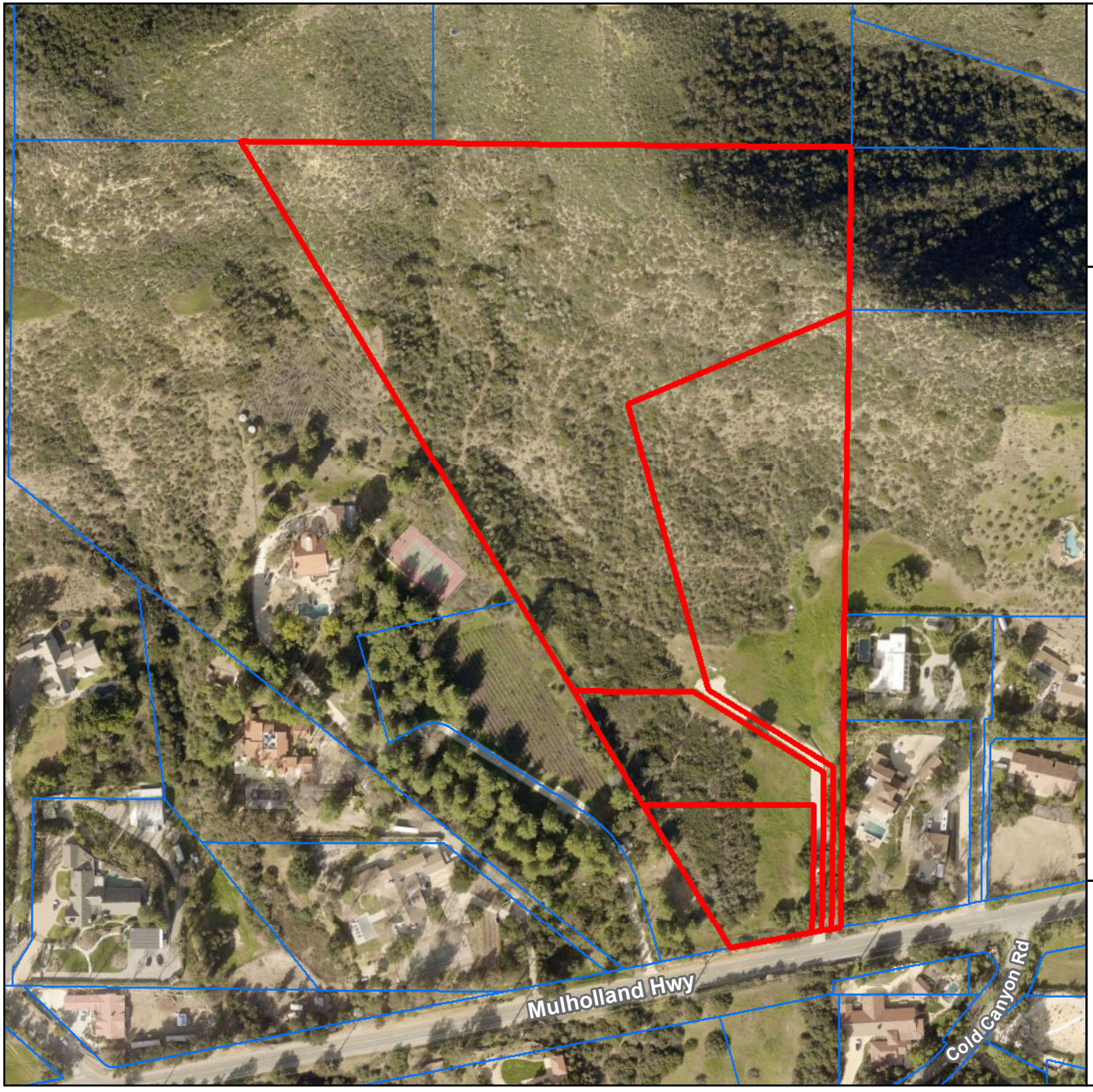
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2019-000010*

MINOR CDP RPPL2019000016
MINOR CDP RPPL2019000017
MINOR CDP RPPL2019000018
MINOR CDP RPPL2019000019

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2023

*** Project includes Environmental Assessment RPPL2023001199.**

Feet
0 150 300

N

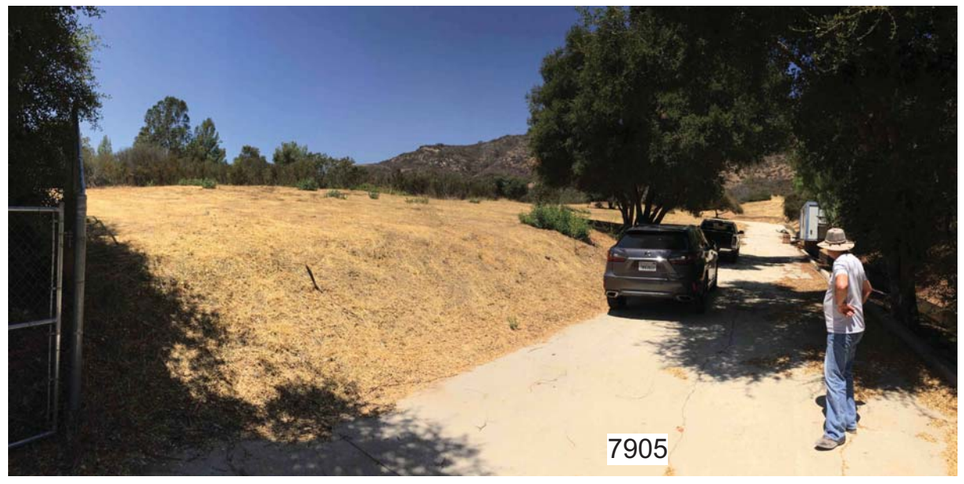
LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Site Photos

7955

7912



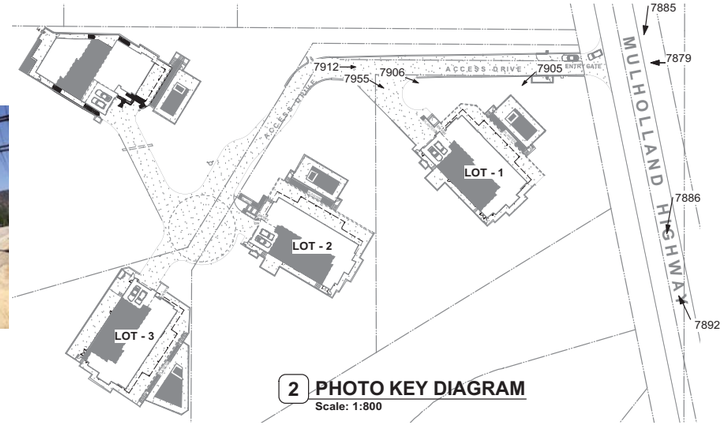
Street Photos

7879

7885

7886

7892



2 PHOTO KEY DIAGRAM
Scale: 1:800

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

All drawings and written material appearing herein constitute original & unpublished work of the designer and may not be duplicated, used or disclosed without the written consent of the designer.

LOT - 1
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-044
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 11/30/18

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PHOTOS

LOT - 1
A-0.1

Site Photos

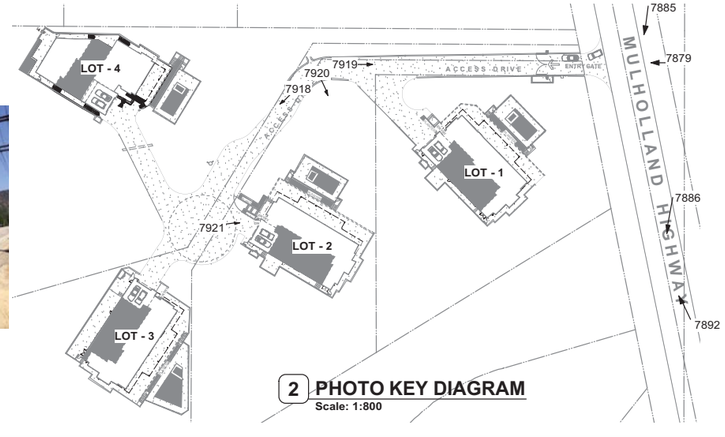
Street Photos

7879

7885

7886

7892



2 PHOTO KEY DIAGRAM
Scale: 1:800

Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
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Calabasa, Ca., 91302
Tel: 818-915-2300

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LOT - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-044
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 11/30/18

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PHOTOS

LOT - 2
A-0.1

Site Photos

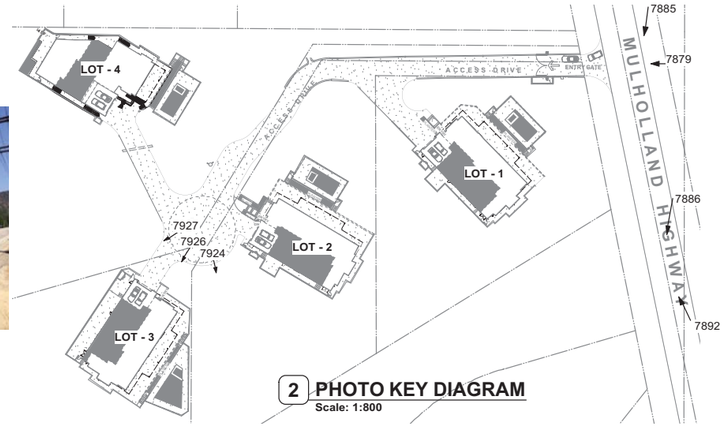
Street Photos

7879

7885

7886

7892



2 **PHOTO KEY DIAGRAM**
Scale: 1:800

Dworsky
Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

All drawings and written material appearing herein constitute original & unpublished work of the designer and may not be duplicated, used or disclosed without the written consent of the designer.

L O T - 3
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 11/30/18

JOB #: 1805
SCALE: As Noted
SHEET:
SITE PHOTOS

LOT - 3
A-0.1

Site Photos

7942

7945

7959

7940

7965

7948

7966

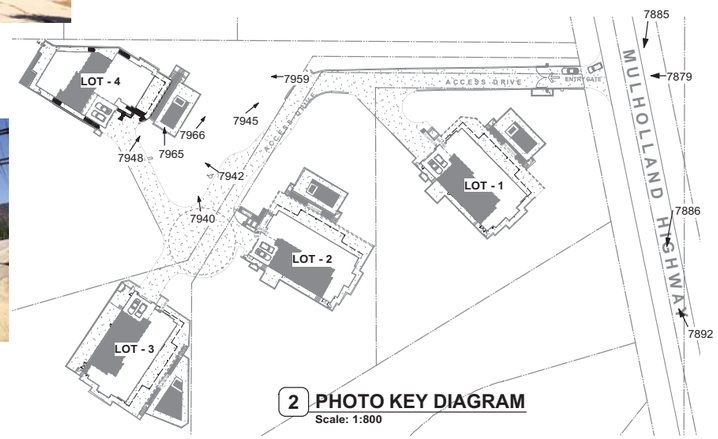
Street Photos

7879

7885

7886

7892



2 PHOTO KEY DIAGRAM
Scale: 1:800

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

All drawings and written material appearing herein constitute original & unpublished work of the designer and may not be duplicated, used or disclosed without the written consent of the designer.

L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 11/30/18

JOB #: 1805
SCALE: As Noted
SHEET:
SITE PHOTOS

LOT - 4
A-0.1

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director | Norma E. Garcia, Chief Deputy Director

July 11, 2019

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **RPPL2019000016, 7, 8 & 9**
APN's: 4455-019-044, -045, -046 & -047

The proposed projects for construction of single family residences have been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

COUNTY OF LOS ANGELES
Public Health

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (6 2 6) 430-5380

July 29, 2019

CASE: RPPL2019000016
PROJECT: 2019-000010
PLANNER: Montgomery, Tyler
LOCATION: Lot 1 - 24937 Mulholland Highway Calabasas 91302

The Department of Public Health-Environmental Health Division has reviewed the CDP for the creation of a new SFR (5,503 sf) -Lot 1.

A “Conditional Statement of Water Service” dated July 11, 2018 has been submitted. It shall be the sole responsibility of the applicant to renew the water will serve letter approval upon expiration and abide by all requirements of the water purveyor.

An enhanced system Pre Coastal Approval dated June 13, 2019 has been submitted. Assure the NOWTS Pre Coastal approval remains ‘in force’ by acquiring an extension before its one year expiration date. NOWTS approvals may be extended a maximum of 2, one year extensions before the end of the first anniversary expiration date.

Public Health recommends Departmental clearance per following conditions.

1. The permittee shall provide will serve letter that is in force prior to final map recordation.

2. After CDP approval, submit a *“Post Coastal Commission Approval*” application with associated fee for Departmental review of the Non-Conventional Onsite Treatment System that include a service agreement and Covenant recorded on the lot’s title prior to obtaining building permits.

Contact Vincent Gallegos, Land Use Program For questions regarding the report at *vgallegos@ph.lacounty.gov*

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV
SD-3

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019000016 MAP DATE: July 1, 2019
PROJECT NUMBER: 2019-000010 PLANNER: Tyler Montgomery

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

1. Submit all plans to the Fire Department Engineering Section for review and approval.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.

Reviewed by: Joseph Youman Date: July 31, 2019

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000016 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 044
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.

1.2. Comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3. Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4. Obtain soil/geology approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

1.5. Obtain Fire Department approval of the grading plan.

1.6. Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the building and safety conditions, please contact Rachelle Taccone of Public Works, Building and Safety Division at (818) 880-4150 or rtaccone@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director | Norma E. Garcia, Chief Deputy Director

July 11, 2019

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **RPPL2019000016, 7, 8 & 9**
APN's: 4455-019-044, -045, -046 & -047

The proposed projects for construction of single family residences have been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

COUNTY OF LOS ANGELES
Public Health

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

July 29, 2019

CASE: RPPL2019000017
PROJECT: 2019-000010
PLANNER: Montgomery, Tyler
LOCATION: Lot 2 - 249XX Mulholland Highway Calabasas 91302

The Department of Public Health-Environmental Health Division has reviewed the CDP for the creation of a new SFR (5,503 sf) -Lot 2.

A "Conditional Statement of Water Service" dated July 11, 2018 has been submitted. It shall be the sole responsibility of the applicant to renew the water will serve letter approval upon expiration and abide by all requirements of the water purveyor.

An enhanced system Pre Coastal Approval dated June 12, 2019 has been submitted. Assure the NOWTS Pre Coastal approval remains 'in force' by acquiring an extension before its one year expiration date. NOWTS approvals may be extended a maximum of 2, one year extensions before the end of the first anniversary expiration date.

Public Health recommends Departmental clearance per following conditions.

1. The permittee shall provide will serve letter that is in force prior to final map recordation.

2. After CDP approval, submit a *"Post Coastal Commission Approval*" application with associated fee for Departmental review of the Non-Conventional Onsite Treatment System that include a service agreement and Covenant recorded on the lot's title prior to obtaining building permits.

Contact Vincent Gallegos, Land Use Program For questions regarding the report at *vgallegos@ph.lacounty.gov*

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV
SD-3

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019000017 MAP DATE: July 1, 2019
PROJECT NUMBER: 2019-000010 PLANNER: Tyler Montgomery

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

1. Submit all plans to the Fire Department Engineering Section for review and approval.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.

Reviewed by: Joseph Youman Date: July 31, 2019

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000017 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 045
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents and therefore a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas Office for review and approval. The grading plans must show and

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If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4945 or tduong@pw.lacounty.gov.

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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director | Norma E. Garcia, Chief Deputy Director

July 11, 2019

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **RPPL2019000016, 7, 8 & 9**
APN's: 4455-019-044, -045, -046 & -047

The proposed projects for construction of single family residences have been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

COUNTY OF LOS ANGELES
Public Health

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (6 2 6) 430-5380

July 29, 2019

CASE: RPPL2019000018
PROJECT: 2019-000010
PLANNER: Montgomery, Tyler
LOCATION: Lot 3 - 249XX Mulholland Highway Calabasas 91302

The Department of Public Health-Environmental Health Division has reviewed the CDP for the creation of a new SFR (5,503 sf) -Lot 3.

A “Conditional Statement of Water Service” dated July 11, 2018 has been submitted. It shall be the sole responsibility of the applicant to renew the water will serve letter approval upon expiration and abide by all requirements of the water purveyor.

An enhanced system Pre Coastal Approval dated June 13, 2019 has been submitted. Assure the NOWTS Pre Coastal approval remains ‘in force’ by acquiring an extension before its one year expiration date. NOWTS approvals may be extended a maximum of 2, one year extensions before the end of the first anniversary expiration date.

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Contact Vincent Gallegos, Land Use Program For questions regarding the report at *vgallegos@ph.lacounty.gov*

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV
SD-3

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019000018 MAP DATE: July 1, 2019
PROJECT NUMBER: 2019-000010 PLANNER: Tyler Montgomery

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

1. Submit all plans to the Fire Department Engineering Section for review and approval.

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Reviewed by: Joseph Youman Date: July 31, 2019

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000018 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 046
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

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AM:
\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2019000018 - APN 4455-019-046\RPPL2019000018\2019-07-08 SUBMITTAL\DPW_Cleared_2019-07-31_RPPL2019000018.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director | Norma E. Garcia, Chief Deputy Director

July 11, 2019

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **RPPL2019000016, 7, 8 & 9**
APN's: 4455-019-044, -045, -046 & -047

The proposed projects for construction of single family residences have been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

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COUNTY OF LOS ANGELES
Public Health

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

July 29, 2019

CASE: RPPL2019000019
PROJECT: 2019-000010
PLANNER: Montgomery, Tyler
LOCATION: Lot 4 - 249XX Mulholland Highway Calabasas 91302

The Department of Public Health-Environmental Health Division has reviewed the CDP for the creation of a new SFR (5,396 sf) -Lot 4.

A "Conditional Statement of Water Service" dated July 11, 2018 has been submitted. It shall be the sole responsibility of the applicant to renew the water will serve letter approval upon expiration and abide by all requirements of the water purveyor.

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Contact Vincent Gallegos, Land Use Program For questions regarding the report at *vgallegos@ph.lacounty.gov*

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV
SD-3

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019000019 MAP DATE: July 1, 2019
PROJECT NUMBER: 2019-000010 PLANNER: Tyler Montgomery

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

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Reviewed by: Joseph Youman Date: July 31, 2019

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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MARK PESTRELLA, Director

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

July 31, 2019

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RPPL2019000019 (CDP)
ASSESSOR'S MAP BOOK 4455, PAGE 019, PARCEL 047
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning permit application and plan associated with the subject project. The proposed project includes the construction of a single family residence.

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AM:
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From: Mark
To: Tyler Montgomery
Subject: 24937 Mulholland Highway, Calabasas mitigated negative declaration
Date: Thursday, May 9, 2024 2:12:56 PM

CAUTION: External Email. Proceed Responsibly.

Mr Montgomery,
I am the property owner at 24969 Mulholland Highway which is adjacent to the project proposed by Mr. Zachary for 24937 Mulholland Highway.
I have some very strong objections and concerns as to this project being able to receive a mitigated negative declaration. my concerns include the density of this particular project being greater than adjoining properties. Additionally this project should have to proceed through all the normal required application processes, including the coastal commission for approval.
This applicant has not done any community outreach. He has not communicated with adjoining property owners about the project or how it will impact our properties. He has been cagey about
The applicant will not be living in this area, and he has demonstrated an insensitivity to the concerns of the property owners that will be impacted by his project.
I would greatly appreciate a callback to discuss this matter further my cell number is 818-517-9343 thank you.
Mark Kaufman

LA County Planning & Mulholland Neighbors

Grounds for Concern
Project No. 2019-000010-(3)

Prepared for:
Tyler Montgomery, Case Planner

Agenda Today

1. Mulholland Corridor Low Density Character
2. Extreme Fire Danger
3. Elevated Insurance Cancellation Risk
4. Our Wildlife
5. Our Homes Integrity
6. Irrigation & Septic systems
7. Documentation
8. In Closing

Bucolic Low-Density Mulholland Corridor

Bucolic Low-Density Mulholland Corridor

- The Mulholland Corridor is characterized by low density, rural dwellings with significant conservation lands in the heart of the protected Santa Monica Mountains

- Developer is leveraging old, grandfathered rules to maximize their land to dwelling acreage ratios

- If application were filed using today's ordinances, permitting for such heigh density development would be denied.
    a. Significant precedent exists for unit modifications in the immediate adjacent lands
        I. Abercrombie Estates was reduced from 130 planned homes to 13

- Developer is applying suburban subdivision lot proximity principles to a very different rural subdivided community
    a. The precedent here is very different

Bucolic Low-Density Mulholland Corridor

We live with and within natural beauty with oxygen between properties, chapparal and common shared vista’s

Proposed Proximity & Density

Proposed Density

Proposed Proximity & Density

- We have neighbors who have lived here for 13 years, 22 years and 24 years, respectively. We have lived in balance and in harmony and have a right to a reasonable continuation of that minimal impact neighbor proximity.
- As preliminarily planned, this speculative development is proposing to build four lots in acreage appropriate for two
    a. Proposed 18ft elevation is unintentionally higher in certain lots due to a proposed build on sloped gradients. Ultimately this represents a measurably higher elevation from multiple sight-lines on neighbors property
    b. Driveway appears to exceed the 150ft as allowable per Coastal requirements
    c. Populations for multiple homes gives cause to serious traffic safety concerns on a bend that has experienced numerous fatal accidents over the years.

Proposed Proximity & Density

Relative distance between existing homes versus 4 Lot Plan

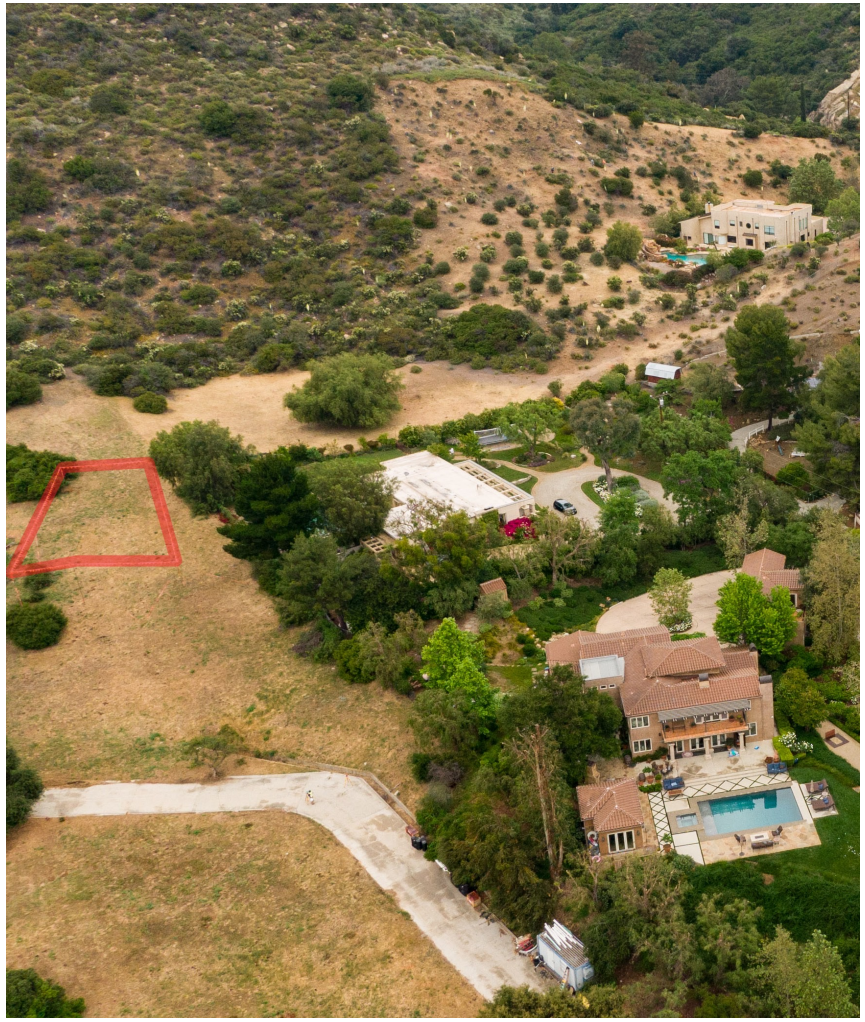
Extreme Fire Danger

- Significant fire safety risk with limitations for Fire Department access to sites, while constituting an immediate danger to existing homes

    a. Fire Department should exhibit great concern in assessment of the plan
    b. A corresponding risk of home owners insurance cancellation is elevated

    I. Multiple homes in the corridor have suffered loss of insurance due to fire risk
    I. These speculative new homes would likely face the very challenging risk as non-insurable classification
    II. Existing neighbors homes would be under severe threat of cancellation too due to proximity and density.

Extreme Fire Danger @ Structure Proximity



Extreme Fire Danger @ Structure Proximity

Lot 4 Story Poles

@ only 11 feet
from this
fence-line

Woolsey Fire 2018

Fire Risk has changed immeasurably since this Lot subdivision and also since the commencement of permit planning.

Cooper Ecological Monitoring Inc. report curiously makes no reference to the Woolsey fire, which, did not impact our homes, but only due to a late change in wind direction.

Extreme Fire Risk @ Structure Proximity

This is about urgent real-time safety proofing for all neighbors and sustainable future proofing for the next generation of neighbors.

It is Not Hypothetical: It is Real

View from our homes during Woolsey Fire Dec 2018

Lot 4 drawn @ only 11 feet from this fence-line

It is Not Hypothetical: It is Real

It is Not Hypothetical: It is Real

View from our homes Woolsey Fire Dec 2018

It is Real for All Neighbors

View from our roadways & easements Woolsey Fire Dec 2018

It is Real for All Neighbors

View from immediately adjacent Mulholland Highway Woolsey Fire Dec 2018

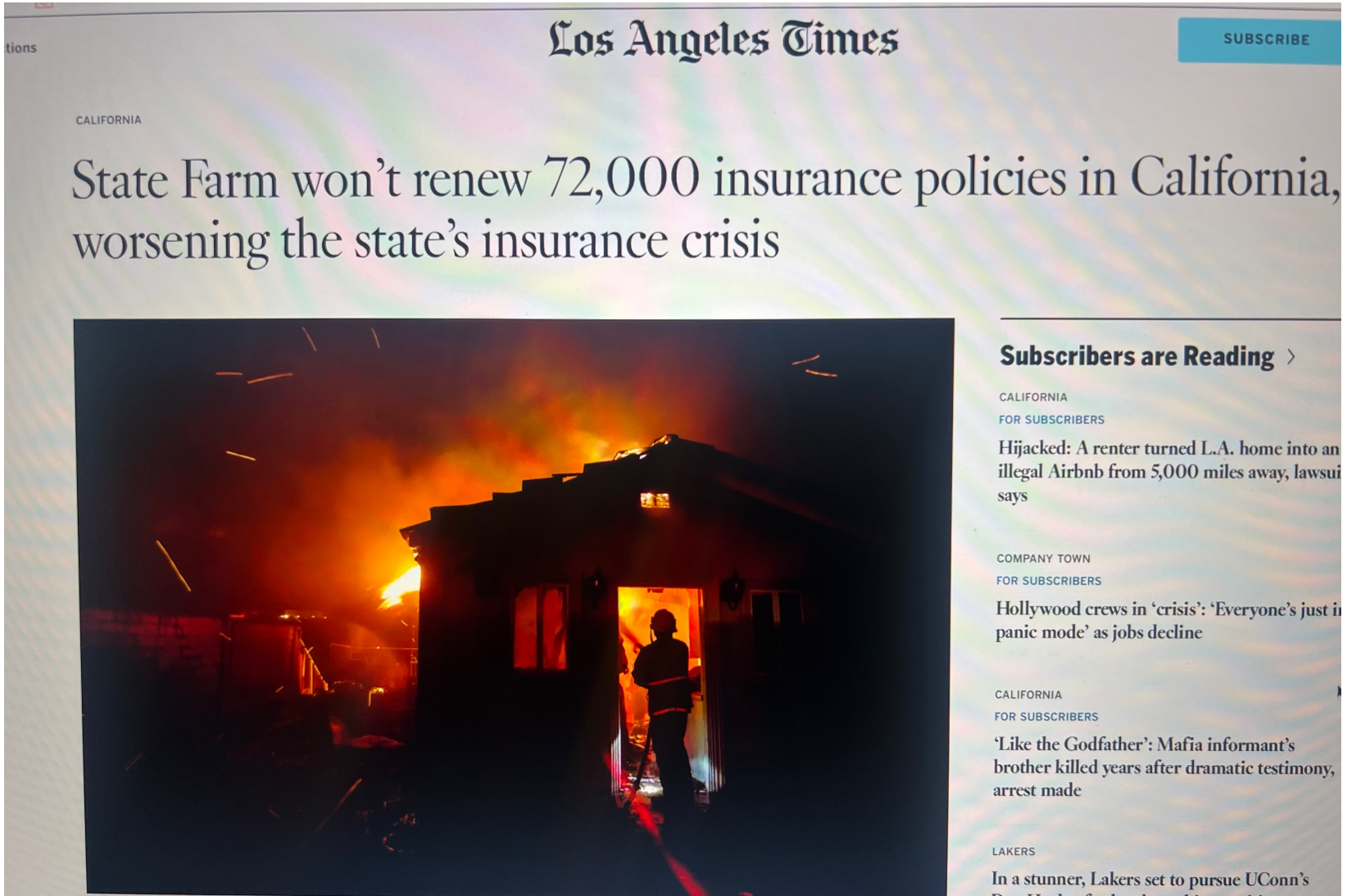
It is Real for All Neighbors

View from Proposed Development during Woolsey Fire 2018

It Could Be Again

Immediate Video
Woolsey Fire 2018

Insurance Cancellation



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Wildlife Protection

- Wildlife report appears to have not incorporated a number of species which have been seen regularly as part of the local habitat H2 and potentially H1 protected species.

- Subject property lies within the Cold Creek Watershed. The Mountains Restoration Trust maintains:

a. The Cold Creek watershed is home to large mammals such as bobcat, coyote, gray fox, striped skunk, mule deer, bush rabbit.

b. Bird diversity is high with characteristic native species such as western scrub jay, owl, California thrasher, canyon wren, black-headed grosbeak, ash-throated flycatcher and acorn woodpecker.

c. Rock outcroppings on the High Trail Property offer vital nesting and roosting areas for raptors such as eagles, falcons, owls, red-tailed hawks, (nesting on neighboring beams.

Our Wildlife: Mountain Lion

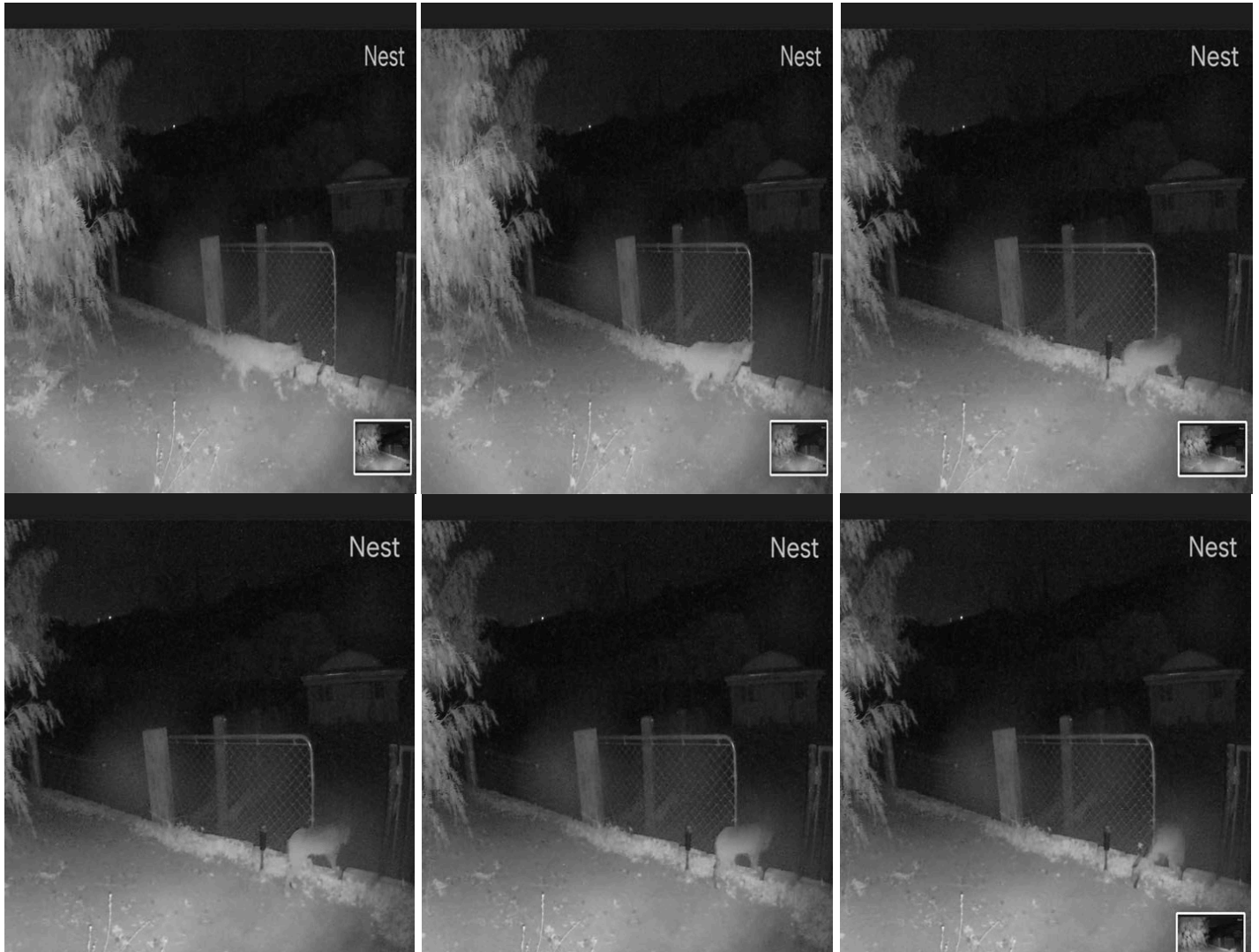
Mountain Lion photos
on our properties

Source:
Nest Security Camera

Source:
Nest Security Camera

Our Wildlife: Bobcat

Bobcat photos
on our properties



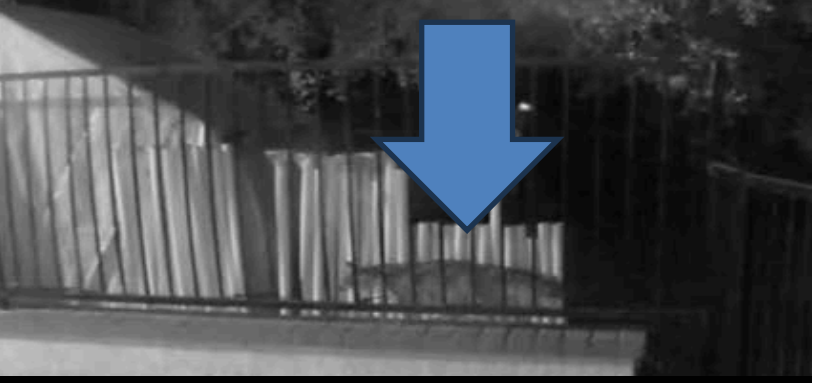
Source:
Nest Security Camera

Source:
Nest Security Camera

Our Wildlife: Foxes

Fox photos on our properties

Source:
Nest Security Camera



Nest

Nest

Nest

Nest

Irrigation & Plumbing Systems

- Potential impact on our existing irrigation systems, septic plumbing systems once excavation begins so close to neighbors' infrastructure.

Irrigation & Plumbing Systems

Proposed structure line immediately adjacent to neighbor property, fence-line and pool & irrigations systems

Home Integrity

- Architectural integrity of the spec homes is such that they appear significantly lesser quality grade than the existing homes adjacent as well as the corridor.
    a. Appropriate for an urban or suburban dwelling, but not a rural corridor dwelling
    b. Will significantly impact our property values in current plan

Home Integrity

24879 Mulholland Highway

Home Integrity

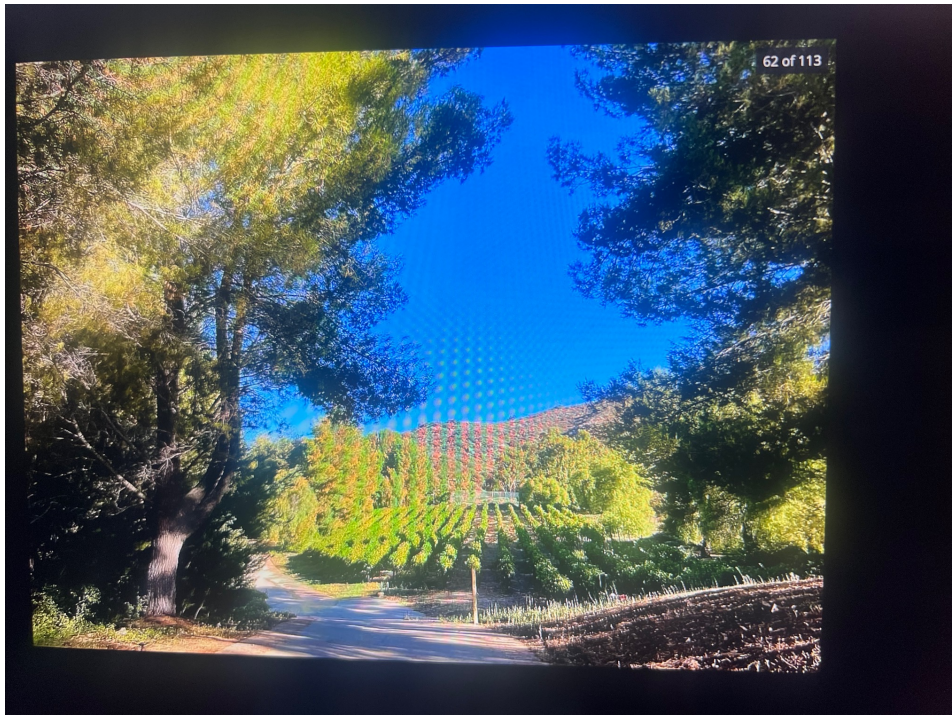
24885
Mulholland
Highway

Home Integrity

24871 Mulholland Highway

Home Integrity

24969
Mulholland
Highway



Proposed Spec Design

Agriculture Protection

- Tree plan is entirely symbolic, token, and nominal and does nothing to satisfy privacy and separate and quiet enjoyment from your neighbors.
    a. Moreover, plan is to remove a significant number of ‘invasive’ trees per tree report

Documents & Reports

- All filing documents appear to be outdated and revised and current reports appear required to be conducted to satisfy permitting protocols and planning.

In Closing

a. We don't disregard developers right to develop within reason
b. We ask that the developer be an honorable custodian of the land and a considerate empathetic neighbor.
c. We ask that they acknowledge the very particular and unique environment micro climate and bio-diverse geology they are contemplating developing within.
d. Develop for two or maximum three fine, high-quality homes on enhanced footprint.
    i. Remove homes that represent known fire hazards due to immediate proximity to adjacent properties
    ii. Opens the possibility to receive non-development credits against retiring the acreage immediately adjacent to your neighbors
    iii. Increases value of individual home values within development
e. Significantly increase tree plan to provide seclusion and privacy for your development and your neighbors legal properties

Mulholland Neighbors
Thank You Sincerely
for your
Valuable Time and Consideration

Appendix: Neighbor Petition & Letters

Holly Arias Gray
President
Cold Creek Community Council
P. O. Box 8066
Calabasas 91302
hollyariasgray@icloud.com

June 11, 2024

Tyler Montgomery, AICP
Assistant Regional Planner
Los Angeles County Regional Planning Department
tmontgomery@planning.lacounty.gov

Dear Mr. Montgomery:

PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

The Cold Creek Community Council (CCCC) has reviewed the case materials for the above-referenced project and offers the following comments for your review and consideration.

The proposed project is located within the Cold Creek Community; the boundaries are identical to those of the Cold Creek watershed. The Cold Creek watershed is distinguished among the watersheds of the Santa Monica Mountains for its excellent water quality and outstanding biological diversity.

Members of our board of directors have met on the project site with the project proponent and adjacent neighbors who have concerns about the project's impact on the site resources, their properties, and their quality of life.

Subdivision

The project's Initial Study states that Parcel Map 10857 created the four parcels on the property in 1981. The CCCC would like to be assured that this subdivision was not included in the group of land use actions undertaken illegally by a former county employee.

The application for development of four contiguous parcels by the same applicant indicates that this proposal is, at least in part, speculative. While we acknowledge that an owner of a legal parcel is entitled to reasonable use of his or her property, reasonable use does not automatically entitle the applicant to construct four structures of over 4,000 square feet of floor area each, the impacts of which would be exacerbated by accessory hardscapes, such as driveways and pools, as well as by the required fuel modification.

The Santa Monica Mountains Local Coastal Program Land Use Plan (LUP) states on page four, "[W]hile this LUP is meant to be a guide for the public in determining allowable uses of private property, nothing in this LUP provides an entitlement to any specific form of development…" (emphasis added). The Local Coastal Program, now in effect, would allow for the construction of only one dwelling unit on the combined four parcels.

Resource Protection

The LUP's guiding principle states on page 13, "resource protection has priority over development." Given that this project would never be approved under the current LUP, it is

incumbent upon the county to undertake the most thorough review of the cumulative impacts of four developments being permitted simultaneously.

Four LUP policies that are relevant to this project are CO 4, which states," minimize impervious surfaces in new development;" CO 5, which states "infiltrate development runoff on-site;" CO 6, which states "[r]equire development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site;" and CO 10, which states, "[l]imit grading, soil compaction, and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development."

Project Redesign

The square footage of each proposed dwelling, along with accessory structures and hardscape, pushes the envelope of what can be allowed on each parcel. As noted above, no specific type or description of development is entitled by the LUP. Downsizing and relocating building sites would reduce project impacts, as called for in LUP policies.

One specific action would be to relocate structure #4 to the west of the natural drainage channel marked on the project map as a flood hazard zone. This would not only meet the spirit of policy CO 6 by removing the necessity of culvert placement in the channel but would also reduce the amount of fuel modification in the H2 habitat and assist firefighters' efforts by bringing the structure closer to the proposed turnaround.

Another specific action would be to rotate structure #2 by 90 degrees so that it is aligned on a north-south axis. Combined with the relocation of structure #4, this would allow for more distance from the drainage channel and protect and enhance the oak woodland that is cited as functional in the project's Biological Assessment. These two actions would better facilitate wildlife movement through this zone.

In our community meeting with the developer, he stated that he is willing to consider these suggested changes. We request that the permits sought in this hearing be denied so that a more thorough review of the cumulative impacts can be undertaken and these impacts mitigated by project redesign.

Thank you for your serious consideration of our comments and concerns.

Sincerely,

Holly Arias Gray
President, Cold Creek Community Council

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: Green Hills Mulholland—Project No. 2019-00010-(3): Minor Coastal Development Permits No. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019; Environmental Assessment No. RPPL2023001199

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Tyler Montgomery, (213) 974-0051

Project sponsor's name and address: Green Hills Associates, Inc. (ATTN: Isaac Zachary), 3961 Bon Homme Rd., Calabasas, CA 91302

Project location: North side of Mulholland Highway near Cold Creek Road, Calabasas, Santa Monica Mountains Coastal Zone, unincorporated Los Angeles County

APNs: 4455-019-044; 4455-019-045; 4455-019-046; 4455-019-047 *USGS Quad*: Malibu Beach

Gross Acreage: 16.1 acres

General plan designation: N/A

Community/Area wide Plan designation: RL20 (Rural Land—One dwelling unit/20 acres max.)

Zoning: R-C-20 (Rural Coastal—20 Acres Max. Required Lot Area)

Description of project: Construction of four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981. Each parcel—numbered Lots 1 through 4— would be developed with an 18-foot-tall single-family residence and attached garage, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping. All proposed building sites are relatively level, although sloping terrain is located on the far northern portions of Lots 3 and 4. All lots are currently accessed from Mulholland Highway, a 100-foot-wide scenic public parkway immediately to the south, by a 15-foot-wide paved driveway. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The proposed single-family residence on Lot 1 would have a floor area of 4,114 square feet with a 451-square-foot attached garage on a building site area of 9,983 square feet. 4,338 cubic yards ("CY") of grading is proposed—2,169 CY cut, 2,169 CY fill, balanced on site—due to the need for recompaction of underlying soil. The proposed residence on Lot 2 would have 4,138 square feet with a 427-square-foot attached garage on a building site of 9,540 square feet. 3,776 CY of grading is proposed (1,888 CY cut, 1,888 CY fill, balanced on site) due to the need for soil recompaction. The proposed residence on Lot 3 would have 4,114 square feet with a 451-square-foot attached garage on a building site of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut, 2,215 CY fill, balanced on site) due to the need for soil recompaction. The proposed residence for Lot 4 would have 4,186 square feet with a 450-square-foot attached garage on a building site of 9,898 square feet. 4,758 CY of grading is proposed (2,379 CY cut, 2,379 CY fill, balanced on site) due to the need for soil recompaction. The existing driveway accessing Lots 1 through 4 would be widened to 20 feet, and a Fire

Department turnaround would be added to its northern terminus. Existing chain-link fencing would also be removed from the site perimeter to encourage wildlife movement. In total, development would encroach into the protected zones of 12 oak trees.

Surrounding land uses and setting: The project site is located on 16.1 acres consisting of four separate lots. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The topography is relatively gently-sloping across the southern half, but rises steeply toward the north, becoming rocky as it increases in elevation. The site consists of an existing 450-foot-long, 20-foot-wide paved driveway and turnaround accessing all four lots from Mulholland Highway, a 100-foot-wide scenic highway to the south. Each lot contains a previously graded pad and area cleared of vegetation. The existing development on the project site was approved by Coastal Development Permit (CDP) No. P-80-6480 in 1981 (Parcel Map No. 10857), which subdivided the project site into the four existing lots. The remainder of the project site consists mainly of chaparral vegetation with some oak woodland on the southern, lower-elevation portion of the site. The subject property is surrounded by open space to the north and single-family residences to the south, east, and west. The project site is located within designated H2 (sensitive) and H3 (disturbed) Habitat within the Santa Monica Mountains Local Coastal Program Land Use Plan (LUP).

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The three bodies representing the Gabrieleno-Tongva Tribe (Gabrieleno Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians have received consultation on this project per the requirements of AB 52. Any plan for determining the impacts to tribal cultural resources shall be based on the response to this consultation.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
Dept. of Public Works	*Building & grading permits*

Major projects in the area:

Project/Case No.	*Description and Status*
Parcel Map No. 10857 / CDP No. P-80-6480	*Divided project site into four existing parcels, authorized construction of driveway and building pads. Recorded 8/28/1981.*
_____	_____
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

- ☒ None

Regional Water Quality Control Board:

- ☐ Los Angeles Region
- ☐ Lahontan Region

- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☒ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☒ Resource Conservation District of Santa Monica Mountains Area
- ☐ Other

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☒ Santa Monica Mtns. Area
- ☐ Other

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Wildlife
- ☒ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS)
- ☐ Sheriff Department
- ☒ Parks and Recreation
- ☐ Subdivision Committee
- ☐ Other

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☒ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☒ Tribal Cultural Resources
☐ Energy	☐ Noise	☐ Utilities/Services
☐ Geology/Soils		☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 04/16/2024

Rob Glaser

Signature (Approved by) — Date: 4/16/2024

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

The four structures are located in proximity to Mulholland Highway, a designated scenic highway. However, they would be located on the portion of the project site lowest in elevation and would have structural heights not exceeding 18 feet above grade. Therefore, the impact of the project would be less than significant.

b) Be visible from or obstruct views from a multi-use (equestrian, hiking, and biking) trail?	☐	☐	☒	☐

The Cold Creek Trail and Deer Grass Trail is located approximately 1,700 feet to the east of the project site. The project site would not be visible from these trails.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

The proposed project would not damage or remove any trees, rock outcroppings, or historic buildings.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐

New construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site, which would be substantially similar to other single-family residences to the south, east, and west. Therefore, the impact would be less than significant.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

New construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site. This is not expected to create substantial light, shadows, or glare.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (Caltrans). According to Caltrans, "[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources" (State of California Department of Transportation, California Scenic Highway Program, website: http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm, accessed July 26, 2018). While there are numerous designated Scenic Highways across the state, the following have

been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These "Significant Ridgelines" ("Major Ridgelines" on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The main structure is located on a designated scenic highway (Mulholland Highway); however, new construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site. As a result, the aesthetic impact is less than significant from a CEQA perspective.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The project would not convert farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	☐	☐	☐	☒

The project site is not located in a designated agricultural zone or other designated agricultural area. There is no Williamson Act contract for this area.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

The project site is not zoned as forest land or timberland.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project would not remove or convert forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The proposed project would not result in changes to the environment that would result in the elimination of agricultural land or forest land.

3. AIR QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

The proposed project would conform to the land use requirements of the Santa Monica Mountains Local Coastal Program, as the proposed project is a non-urban land use allowed with a CDP within the non-urban land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

"Non-attainment" describes any region that does not meet (or that contributes to ambient air quality in a nearby area that does not meet) the national primary or secondary ambient air quality standard for a specific pollutant. In Los Angeles County, the levels of ozone, particulate matter, and carbon monoxide continually exceed the Federal and California Ambient Air Quality Standards and the County is considered in "Non-Attainment" for these pollutants.

The proposed project would conform to the land use requirements of the Santa Monica Mountains Local Coastal Program, as the proposed project is a non-urban use allowed with a CDP within a non-urban land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact. The proposed project is not of a large enough scale to otherwise have a significant effect on existing air quality standards.

c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

The proposed residences would not expose sensitive receptors to substantial pollutant concentrations. The project site is adjacent to residential and open space uses. However, the use is not expected to release substantial emissions of any kind.

During construction, 4,338 cubic yards ("CY") of grading is proposed—2,169 CY cut, 2,169 CY fill, balanced on site—due to the need for recompaction of underlying soil. Such construction activity is not expected to create a significant impact from dust or other fugitive emissions to those living and working within 1,000 feet.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The construction of a guest ranch would not create objectionable odors affecting a substantial number of people. Any odors created would be from auto exhaust and would be less than significant due their intermittent nature and the distance from surrounding residential and/or recreational uses.

4. BIOLOGICAL RESOURCES

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

☐ ☒ ☐ ☐

A Biological Assessment was prepared for the project site by Cooper Ecological Monitoring in October of 2018. This was reviewed by a Department of Regional Planning staff biologist and by the Los Angeles County Environmental Review Board. No sensitive plant species were observed on the project site, although the possibility for three CDFW-listed sensitive plant species were noted: slender mariposa lily *(Calochortus clavatus var. gracilis)* Plummer's mariposa lily (*Calochortus plummerae*), and Lyon's pentachaeta (*Pentachaeta lionii*). Four CDFW-listed animal species were noted to occur on the project site: Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), coast horned lizard *(Phrynosoma coronatum),* coastal whiptail *(Aspidoscelis tigris stejnegeri),* and San Bernardino ringneck snake *(Diadophis punctatus modestus).* The project, with mitigation measures, would be consistent with nearby biological resources. The mitigation measures would include an on-site biological monitor, a pre-construction biological survey, wildlife protection screening, habitat restoration, and a native bird survey. These have been added to the Mitigation Monitoring and Reporting Program.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

☐ ☒ ☐ ☐

A Biological Assessment was prepared for the project site by Cooper Ecological Monitoring in October of 2018. A tree report was also prepared by Harmony Gardens in January of 2021. Both of these were reviewed by a Department of Regional Planning staff biologist and by the Los Angeles County Environmental Review Board. Approximately 61,000 square feet of the project site is mappable as oak woodland per the County's methodology. This includes areas currently developed with the existing driveway and drainage facilities, as well as areas subject to brush thinning for the protection of neighboring residences. Nevertheless, some areas of on-site woodland continue to function in a relatively natural capacity and may support self-sustaining levels of reproduction, and therefore the project includes mitigation measures to encourage the retention of woodland function on site. The project would result in 14,438 square feet of development within oak woodlands. Mitigation measures would include the planting of 12 coast live oak mitigation trees and retention of additional undersized scrub oaks and coast live oaks on site within approximately 28,931 square feet of preserved undeveloped areas, which would result in approximately a 2:1 replacement ratio. A portion of the total oak woodland mitigation area is proposed on each lot within the project site. As a result, the impact of the project on these sensitive natural communities is likely to be less than significant.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

Current U.S. Fish & Wildlife Service (USFWS) maps do indicate any wetlands located on the project site.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☒ ☐

The National Park Service, CDFW, and the Santa Monica Mountains Conservancy have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need. Preservation of linkages between large blocks of core habitat is of the utmost importance in the Santa Monica Mountains and preservation through linkages is a major concern. In general, a linkage is a feature that connects at least two blocks of habitat. The assumed function of a linkage is to facilitate dispersal of individuals between blocks of habitat, allowing for long-term genetic interchange and for re-colonization of blocks of habitat from which populations have been locally extirpated. While the project would result in the construction of four single-family residences on four lots, the structures would be clustered together on the southern portion of the project site and would have minimal fencing. An existing chain-link fence on the project site perimeter would be removed as part of the project. As a result, the project is unlikely to detrimentally affect wildlife movement to a significant degree.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (juniper, Joshua, southern California black walnut, etc.)?

☐ ☒ ☐ ☐

Approximately 61,000 square feet of the project site is mappable as oak woodland per the County's methodology. This includes areas currently developed with the existing driveway and drainage facilities, as well as areas subject to brush thinning for the protection of neighboring residences. Nevertheless, some areas of on-site woodland continue to function in a relatively natural capacity and may support self-sustaining levels of reproduction, and therefore the project includes mitigation measures to encourage the retention of woodland function on site. The project would result in 14,438 square feet of development within oak woodlands. Mitigation measures would include the planting of 12 coast live oak mitigation trees and retention of additional undersized scrub oaks and coast live oaks on site within approximately 28,931 square feet of preserved undeveloped areas, which would result in approximately a 2:1 replacement ratio. A portion of the total oak woodland mitigation area is proposed on each lot within the project site. As a result, the impact of the project on these sensitive natural communities is likely to be less than significant.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or

☐ ☒ ☐ ☐

Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

The subject parcel is not a designated wildflower reserve area. The project proposes development that would encroach into the protected zone of 12 jurisdictional oak trees, although ten of these encroachments would consist of removal of an existing chain-link fence from the protected zones. As a result, the oak tree protection policies of the Santa Monica Mountains Coastal Zone were followed, including the planting of 12 mitigation oaks trees and preservation of existing undersized oak trees on the project site. The parcel partially within a designated a Sensitive Environmental Resource Area of the Santa Monica Mountains Coastal Zone (H2 Habitat). As a result, the project was reviewed by the Los Angeles County Environmental Review Board (ERB) at its February 28, 2022 meeting. The ERB concluded that the project, with mitigation measures, would be consistent with nearby biological resources. The mitigation measures would include an on-site biological monitor, pre-construction biological survey, temporary wildlife fencing, habitat restoration, and a native bird survey. These have been added to the attached MMRP.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?	☐	☐	☐	☒

The project site is not part of an adopted habitat conservation plan.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐

The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

The project site does not contain known paleontological resources and will not excavate near unique geologic features or rock formations. Therefore, the impact would be less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

The project site does not contain known human remains. Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities. If archeological resources or human remains are discovered as a result of site disturbance, a mitigation measure will be incorporated to ensure that the permittee shall suspend construction in the vicinity of cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource or human remains in place until a qualified archaeologist can examine and determine appropriate measures.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

The project would be required to comply with the Los Angeles County Low Impact Development ("LID") standards (Title 31) and CALGreen standards. Construction itself would be minimal in nature, and the facility's operation would not consume large amounts of resources.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

The project would not eliminate any opportunities for the construction of renewable energy production, and the project itself would be required to comply with LID and CALGreen standards.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
The project site is located five miles to the northwest of the nearest recorded fault trace. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).				
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
The project site is not located within a designated soil liquefaction area (Source: California Geological Survey).				
iv) Landslides?	☐	☐	☒	☐
While the northern portion of the project site includes some designated landslide area (Source: California Geological Survey). However, no development is proposed within this area. Therefore, the resulting impact would be less than significant.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
The proposed project would result in 4,338 cubic yards of grading. This grading would be required to comply with DPW's best practices manual for erosion control and drainage. Therefore, it is not anticipated that the project will result in substantial soil erosion or the loss of topsoil.				

Any development resulting from the project would be subject to the County's Low Impact Development (LID) Ordinance, which requires for the management of storm runoff to lessen the potential amounts of erosion activities resulting from storm water. In addition, the Regional Water Quality Control Board would require new development to obtain a Municipal Storm Water National Pollutant Discharge Elimination System ("NPDES") Permit, which requires the incorporation of storm water mitigation measures. As such, the permit would reduce the quantity and improve the quality of rainfall runoff that leaves the site

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

The project site is not located near a fault trace or a liquefaction zone. Most of the project site are located within a designated landslide area (Source: California Geological Survey). Thus, the Department of Public Works will require the submittal and clearance of a geotechnical report and require specified construction techniques for development to occur on the site. No construction shall occur on the site without the review and clearance of said department. Therefore, the resulting impact would be less than significant

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

The project site is not located on soil identified as expansive. The proposed structures would be required to comply with the Los Angeles County building codes, which include construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

Four new onsite wastewater treatment systems (OWTS) are proposed for the project site. Preliminarily approved OWTS plot plans and percolation tests have been reviewed and cleared by the Los Angeles County Department of Public Health—Environmental Health Division.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch. 22.104)?	☐	☐	☒	☐

The project would not conflict with the Hillside Management Area Ordinance, as no new construction would occur on those portions of the project site with grades of more than 25%.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The project would be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and there would not be a project-specific significant effect that is peculiar to the project or its site, as the project is a proposal for a residential use within an appropriate land use category and surrounded by similar uses. The project would also be required to meet the requirements of the County LID standards and CalGreen standards. Therefore, it is not expected that the project will generate GhGs that may have a significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The project would be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and there would not be a project-specific significant effect that is peculiar to the project or its site, as the project is a proposal for a residential use within an appropriate land use category and surrounded by similar uses. The project would also be required to meet the requirements of the County LID standards and CalGreen standards. Therefore, it is not expected that the project will conflict with any plan, policy, or regulation for reducing GhG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

The project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

The project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐

The use of the project site will not generate a significant amount of hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located within ¼ mile of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

The project site is not included on the CalEPA Hazardous Waste and Substance Sites List (Cortese List) or on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities Sources: (http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm); (http://www.envirostor.dtsc.ca.gov/public/).

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☐ ☒

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

The construction of four single-family residence on a residentially zoned property will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

g) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a high fire hazard area with inadequate access? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing

ii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing

iii) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing. Surrounding land uses consist of residential uses and vacant land.

h) Does the proposed use constitute a potentially dangerous fire hazard? ☐ ☐ ☒ ☐

The proposed use of four single-family residences would not constitute a potentially dangerous fire hazard, as it would comply with all requirements for habitable structures within a VHFHSZ.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements. The location and percolation of the proposed onsite wastewater treatment systems (OWTS) has also been cleared by the Department of Public Health—Environmental Health Division.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

The project site would be served by a public water system and would not make use of local groundwater. Its addition of impervious surfaces would be unlikely to affect aquifer recharge, as the project would be required to comply with the requirements of the Low-Impact Development Ordinance, which requires the retention of much resulting runoff on-site.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area of County Capital Flood floodplain; the alteration of the course of the stream or river; or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐

i.) Result in substantial erosion or siltation on- or off-site?

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

ii.) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit

an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

iii.) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

iv.) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk or loss or damage involving flooding?

No development is proposed within a mapped Federal or County floodplain.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?	☐	☐	☐	☒

No development is proposed within a mapped Federal (FEMA) or County floodplain.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 22, Ch. 12,84)?	☐	☐	☒	☐

The project is required to the County's Low Impact Development ("LID") Ordinance.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☐	☒	☐

The proposed location and percolation of the project's four onsite wastewater treatment systems (OWTS) has been reviewed and cleared by the Los Angeles County Department of Public Health—Environmental Health Division.

g) In flood hazard, tsunami, or seiche zones, or risk release of pollutants due to project inundation?	☐	☐	☐	☒

The project site is not located within any mapped flood hazard, tsunami, seiche, or potential inundation areas.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

The project site would be served by a public water system and would not make use of local groundwater. Its addition of impervious surfaces would be unlikely to affect aquifer recharge, as the project would be required to comply with the requirements of the Low-Impact Development Ordinance, which requires the retention of much resulting runoff on-site.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐

The construction of four single-family residences on a residentially zoned site would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street pattern.

b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

The property has a land use category of RL20 (Rural Land—One dwelling unit/20 acres maximum) within the Santa Monica Mountains Local Coastal Program Land Use Plan. The land use designation indicates the project site is suitable for the development of four single-family residences with a CDP.

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	☐	☐	☒	☐

The proposed project would not conflict with the Hillside Management Area Ordinance, no development is proposed on slopes with grades of more than 25%. The project is not located within a Significant Ecological Area.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the Santa Monica Mountains Local Coastal Program Noise Element. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project site is unlikely to create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits, as the project consists of four single-family residences. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

The project would not generate excessive groundborne vibration or groundborne noise levels, and it would not expose sensitive receptors to excessive noise levels. There are no schools, hospitals, or senior citizen facilities within several miles of the project site. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project site is not located within an airport land use plan or within two miles of a private airstrip, public airport, or public use airport.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

The project would not induce substantial population growth in the area, as four single-family residences are proposed on four residentially zoned lots, and no infrastructure will be extended beyond its current limits.

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

The project would not displace substantial numbers of existing people or housing, including affordable housing, necessitating the construction of replacement housing elsewhere. No existing dwelling units would be removed.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The responsible Los Angeles County Fire Station (#67) is about two miles to the southwest of the project site. No additional fire facilities are required for this project.

Sheriff protection?	☐	☐	☒	☐

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately six miles to the southeast of the Malibu/Lost Hills Sheriff's Station. The proposed project will add additional residents to the vicinity but not enough to substantially reduce service ratios.

Schools?	☐	☐	☒	☐

The project site is located within the Las Virgenes Unified School District. The project would be required to pay school impact fees for four additional residences, which would reduce its impact to less than significant.

Parks?	☐	☐	☒	☐

The addition of four single-family residences is unlikely to result in a need for additional parkland or the overutilization of existing parkland. In addition, the project would be required to pay park impact (Quimby) fees. Therefore, its impact would be less than significant.

Libraries?	☐	☐	☒	☐

The project would result in only four additional single-family residences, so it would not diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. In addition, the project would be required to library fees. Therefore, its impact would be less than significant.

Other public facilities?	☐	☐	☒	☐

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

Review of the project by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b) Does the project include neighborhood and regional parks, multi-use trails or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

No new trails or parks are proposed as part of the project.

c) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

The construction of four single-family residences on four lots would not interfere with regional open space connectivity in any significant way. The project site is already developed with a driveway and building pads, and no existing formal or informal trails would be blocked or eliminated.

17. TRANSPORTATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐

The project would not conflict with any applicable plan, ordinance, or policy addressing the circulation system. The construction of four single-family residences on four residentially zoned lots would not have a significant impact on any transportation plan, ordinance, or policy.

b) Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

The project entails the conversion of four single-family residences on four residentially zoned lots. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works ("DPW") and is not anticipated to significantly local vehicles miles travelled ("VMT"). No traffic impact analysis was required by DPW.

c) Substantially increase hazards due to a road design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

The project does not entail creating sharp curves or dangerous intersections or incompatible uses. The Department of Public Works has reviewed the project's access and line-of-site studies and cleared the project for public hearing. Therefore, there will be no increased hazards due to design features, and the overall impact would be less than significant.

d) Result in inadequate emergency access?	☐	☐	☒	☐

The proposed project of constructing four single-family residences would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	☐	☐	☐	☒

The project site is not listed or eligible for listing in any known register of historical resources. The site does not contain any objects or structures or known historical, cultural or archeological value.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

A record search was made of the California Native American Heritage Commission (NAHC) Sacred Lands File regarding the project site. The NAHC confirmed that results of the search were negative in a letter dated March 15, 2023. Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities.

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The project site is already served by water, storm water drainage, electric power, natural gas, and telecommunications facilities. The project is not likely to require new or expanded infrastructure facilities.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

The project site would be served by the Las Virgenes Municipal Water District has received a conditional statement letter from the district agreeing to serve the four proposed single-family residences.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing conditions?	☐	☐	☐	☒

The project will utilize onsite wastewater treatment systems (OWTS) and will not connect to a wastewater treatment provider. The project would install four OWTS, one per each residence, per the requirements of the Department of Public Health—Environmental Health Division.

f) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. Therefore, th project should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

The project would be required to comply with federal, state, and local statues and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

20. WILDFIRE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The project would not impair any adopted emergency response plan or emergency evacuation plan. The construction of four single-family residences on four residentially zoned lots would not block or reroute any critical infrastructure, and the traffic generated by such a use is not sufficient for the Department of Public Works to have required a traffic impact analysis.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

The project site is not located on sloping terrain and is immediately adjacent to a mapped County highway (Mulholland Highway), and it has been reviewed by the Los Angeles County Fire Department for adequate emergency access. Therefore, evacuation of the project site during a wildfire event would not create a significant risk to occupants.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

No new infrastructure that would exacerbate fire risk is proposed for the project site. The existing project site is already connected to utilities and roads.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

The portion of the project site to be developed is not located within any designated FEMA flood zone or other flood hazard area. The Low Impact Development requirements require most runoff to be retained

onsite, and no drainages originate on the site. Thus the potential for onsite post-fire erosion due to runoff is low.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

The project site is not located on sloping terrain and is immediately adjacent to a mapped County highway (Mulholland Highway), and it has been reviewed by the Los Angeles County Fire Department for adequate emergency access. Therefore, evacuation of the project site during a wildfire event would not create a significant risk to occupants.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project, with mitigation measures regarding an on-site biological monitor, nesting bird survey, habitat restoration, aa rural outdoor lighting plan, on-site Native American monitors, and consultation with Native American tribal groups, the project will have no impact or less than significant impact in all listed areas.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐

The proposed project does not achieve short-term goals to the disadvantage of long-term goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The proposed project would not threaten the health, safety or welfare of human beings. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all areas direct or indirect impact to human beings.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	May 16, 2024		
HEARING DATE:	May 28, 2024	AGENDA ITEM:	3
PROJECT NUMBER:	2019-000010-(3)		
PERMIT NUMBER(S):	Minor Coastal Development Permit No. RPPL2019000016, RPPL2019000017, RPPL2019000018, and RPPL2019000019 Environmental Case no. RPPL2023001199		
SUPERVISORIAL DISTRICT:	3		
PROJECT LOCATION:	24937 Mulholland Highway Calabasas		
OWNER:	Green Hills Associates, Inc.		
APPLICANT:	Isaac Zachary		
CASE PLANNER:	Tyler Montgomery, AICP, Principal Planner tmontgomery@planning.lacounty.gov		

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981.

Due to unforeseen circumstances and the need to comply with the California Environmental Quality Act 30-day public review period prior to the public hearing, staff recommends that this item be continued to June 25, 2024.

If you have any questions or need additional information, please contact Tyler Montgomery, AICP at tmontgomery@planning.lacounty.gov.

Staff recommends the following motion:

I, THE HEARING OFFICER, CONTINUE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019, AND ENVIRONMENTAL CASE NO. RPPL2023001199 TO JUNE 25, 2024.

Report
Reviewed By: _____
Robert Glaser, Supervising Regional Planner

Report
Approved By: Edward Rojas
Mitch Glaser, Assistant Administrator

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	June 13, 2024
HEARING DATE:	June 25, 2024 AGENDA ITEM: 4
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981.

Due to unforeseen circumstances, the hearing package for this project will be distributed next Thursday, June 20, 2024.

If you have any questions or need additional information, please contact Tyler Montgomery, AICP of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report Reviewed By: _____
Robert Glaser, Supervising Regional Planner

Report Approved By: _____
Mitch Glaser, Assistant Administrator

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	June 20, 2024
HEARING DATE:	June 25, 2024 AGENDA ITEM: 4
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981.

Staff recommends that the public hearing for this project not be opened and that the project be continued to August 20, 2024, to be heard by the Hearing Officer assigned to that date.

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE PROJECT NUMBER 2019-000010 TO AUGUST 20, 2024 WITHOUT OPENING THE PUBLIC HEARING.

Report Reviewed By: Robert Glaser, Supervising Regional Planner

Report Approved By: Mitch Glaser, Assistant Administrator

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	August 8, 2024
HEARING DATE:	August 20, 2024 AGENDA ITEM: 3
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots that were created by Parcel Map 10857 in 1981 ("Project").

Staff recommends that the public hearing for this Project not be opened and that the Project be continued to September 17, 2024.

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO SEPTEMBER 17, 2024.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	September 5, 2024
HEARING DATE:	September 17, 2024 AGENDA ITEM: 4
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots that were created by Parcel Map No. 10857 in 1981 ("Project").

Staff recommends that the public hearing for this Project not be opened and that the Project be continued to October 15, 2024.

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO OCTOBER 15, 2024.

Report Reviewed By: for Robert Glaser

Robert Glaser, Supervising Regional Planner

Report Approved By:

Mitch Glaser, Assistant Administrator

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	October 3, 2024
HEARING DATE:	October 15, 2024 AGENDA ITEM: 4
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project").

On September 13, 2024, LA County Planning staff ("Staff") received a letter from Elisa Paster, an attorney representing the applicant (attached as Exhibit A-1). The letter states that, in response to concerns expressed by the Cold Creek Community Council, the applicant will redesign the single-family residences proposed on Lot 3 and Lot 4 (Minor CDP Nos. RPPL2019000018 and RPPL2019000019). The footprint and square footage of the residence on Lot 3 will be reduced by 20 percent, from 4,114 square feet to 3,291 square feet, while the residence on Lot 4 will be moved approximately 20 feet to the south. These actions will reduce the proposed fuel modification within H2 Habitat by 4,264 square feet on Lot 3 and by 5,717 square feet on Lot 4. The letter also includes conceptual site plans for both redesigns as well as an analysis of how the resulting Project would be consistent with numerous goals and policies of the Santa Monica Mountains Local Coastal Program.

Although Staff is in favor of these design changes, Staff needs full sets of revised plans for both residences to issue a full report and recommendation.

Staff recommends that the public hearing for this Project not be opened and that the Project be continued to January 21, 2025. The Project will be considered by the Hearing Officer assigned to that date.

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO JANUARY 21, 2025.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A-1	Letter from Elisa Paster (09/13/24)

RAND|PASTER|NELSON

633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Elisa Paster
213.557.7223
Elisa@rpnllp.com

September 13, 2024

VIA EMAIL

Dylan Sittig
Regional Planning Deputy for Chair Horvath
DSittig@bos.lacounty.gov

Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov

Re: Response Letter to Cold Creek Community Council (CCCC) to LA County Regional Planning Department
Project No. 2019-000010-(3)

Dear Mr. Sittig and Mr. Montgomery:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County").

This letter is submitted in response to concerns raised by the Cold Creek Community Council ("CCCC") and the correspondence you submitted to the County Regional Planning Department on June 11, 2024 with the subject "PROJECT NO. 2019-000010-(3), MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019" ("CCC Letter"). The CCCC Letter raises questions about (a) the legality of the subdivision and verification from the County (b) consistency with the Santa Monica Mountains Local Coastal Plan ("LCP") and Land Use Plan Goals and Policies and (c) provides redesign suggestions for lots 2 (APN: 4455-019-045) and 4 (4455-019-047) that the Applicant has responded to below. The Applicant has also provided proposed redesigned project plans for lots 3 (APN: 4455-019-046) and 4 as further discussed below in Section III.

As discussed herein, the Applicant has taken those concerns seriously and has proposed certain changes to the Project. While the previous design is consistent with all applicable plans and policies, including the LCP, additional changes have been proposed to improve the Project. Note, our client has also reached out to the CCCC multiple times to set up a meeting to discuss your concerns face-to-face. We have not received any response to our request to meet, though we remain open to doing so.

Please put this letter into the administrative record for the Project.

I. Legality of Subdivision

In response to the CCCC concerns that the Project was legally subdivided via Parcel Map 10857 in 1981 and was not approved during any illegal actions taken by a former County Employee, the County confirmed via email dated September 3, 2024, from Tyler Montgomery that "the subdivision is legal". Further the County provided additional background about the illegal actions conducted by the ex-County employee. Specifically, one former employee was involved in issuing of illegal certificates of compliance between 1990 and 2000, all of which have been identified. The four lots in question were created by a Parcel Map in 1981. Parcel Maps constitute a subdivision and require a public review and hearing, which occurred at that time. We understand that Mr. Montgomery has also provided this information to the CCCC. Therefore, the development of four new single-family residences on four contiguous parcels is allowed and compliant with the County and State Subdivision Laws.

II. Consistency with LCP/LUP

The Applicant, like the CCCC, is committed to ensuring that the Project is compliant with the LUP's guiding principle that "resource protection taking priority over development," and has designed the Project accordingly. The Project complies with the four LUP policies noted in the CCCC letter to the County (Policies-CO 4, CO 5 CO 6, and CO 10) and are further described below:

<u>Water Quality Goals and Policies</u>

- **<u>CO-4</u>** Minimize impervious surfaces in new development, especially directly-connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.
    - *All of the sites incorporate minimal grading and building pads that are designed in order to minimize the amount of impervious surface area. Each of the residences' footprints incorporate pervious planters to recapture some of the pervious surface area and aid in stormwater runoff. In addition, on-grade landscape areas have been designed at the perimeter of the building sites to aid in the increase of pervious surface areas. Lastly, the location of the residences are situated as close to the existing shared driveway and access to the site in order to limit the driveway (impervious) surface area to each site.*

- **<u>CO-5</u>** Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.
    - *All of the sites have been designed with numerous area drains primarily located at the perimeter of the building pads near the base of the natural grade and run-off areas on site that helps minimize stormwater or dry weather flows.*

- **<u>CO-6</u>** Require development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, site and design development, including drainage, to complement and utilize existing drainage patterns and

systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored where feasible.

- *All of the sites have been designed with 24" x 36" catch basins to help with stormwater flow that utilize the existing drainage pattern and consistent with the grade and slope of the sites to minimize stormwater run-off. Additionally, each of the sites have been designed with rain flow tanks (rainwater capture) re-use systems to help with onsite drainage in a non-erosive manner.*

- CO-10 Limit grading, soil compaction and removal of locally-indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. Monitor grading projects to ensure that grading conforms to approved plans.
  - *Configuration of residences was thoughtfully designed to step gently with the sloping topography, thus minimizing grading. The location of all the residences have been situated as close to the existing shared driveway and access to the site in order to further limit the amount of grading and removal of indigenous vegetation, allowing access and providing fire protection for the site.*

Moreover, the Project also complies with the additional policies which are further described below:

Land Use Plan Policies

- **LU-4** Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
  - *Both lots 3 and 4 have been sited and designed to preserve the most high resource areas that maintain large undeveloped areas and ridgelines, as discussed in more detail below*.

- **LU -5** Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.
  - *Lots 3 and 4 have significant ridgelines at far north end of the site and the residences are well outside of a designated secondary ridgeline protecting the ridgeline resources.*

- **LU-29** Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:
  - Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;
  - Protecting natural vegetation, natural environmental features, and streams;
  - Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;
  - Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;
    - *The configuration and location of the residences are designed to step up gently with the topography thereby retaining the natural terrain and vegetation in the*

steeper portions of the lots. The sizing of the residences and useable outdoor areas are consistent with the natural setting in that they are terraced with the existing grade with minimal amounts of cut and fill. This design creates a pattern of land use that preserves the environmental resources and unique character of the land within the SM Mountains. In addition, the homes have been located to preserve open space buffers between each home reinforcing the rural character of the neighborhood and making the natural topography apparent surrounding each building site.

- **LU-34** Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.
    - *The site is situated along a portion of Mulholland Highway that is a designated scenic route. The project lots and proposed residences are sited in a manner that it is not visible from Mulholland and intends to preserve existing views from the roadway and does not impact community amenities or natural features. Additionally, the view of the properties from Mulholland Highway is substantially blocked by a steep and high berm along Mulholland with a thick cover of natural vegetation. This feature will be preserved as part of the proposed development.*

- **LU-38** Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
    - *The proposed residences are only one-story in height and do not exceed 18 feet in height ensuring protection of scenic resources and the surrounding settings. In some cases, and especially at Lot 4, the proposed height is less than that allowed by the current Zoning Code.*

- **LU-43** Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.
    - *Exterior lighting has been designed to minimize impacts by providing light fixtures with shielded recess step lights, and recessed downlights in exterior soffits thereby preserving dark skies and natural night skies and stars.*

Biological Resources Goals and Policies

- **CO-51** Where new development is permitted in H2 habitat pursuant to this LCP, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. Where new residential development is permitted in H3 habitat, the maximum allowable residential building site area shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less.
    - *The lots in which are located within in the H2 and H3 habitat zones do not exceed the maximum allowable building site as indicated above.*

- **CO-70** A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 "High Scrutiny" habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board (ERB).
    - *A Biological Assessment report and restoration plan was prepared for all four parcels. The Biological Assessment confirms that the Project is consistent with this policy and that it would not result in any significant impacts under the California Environmental Quality Act.*

- **CO-76** All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body.
    - *The siting of the residences is designed to minimize grading with minimal amount of cut and fill and will be consistent with building site area of 10,000 square feet. All vegetation clearance will be minimal to the extent possible and be restored or mitigated in order to prevent soil erosion, increased runoff and adverse impacts on plant and animal life. Additionally, landscape restoration plans are a part of the application for these properties.*

Fuel Modification Policies

- **CO-96** All new development shall be sited and designed to minimize required fuel modification and brushing to the maximum extent feasible in order to minimize habitat disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety. Development shall utilize fire-resistant materials. Alternative fuel modification measures, including but not limited to landscaping techniques to preserve and protect habitat areas, buffers, designated open space, or public parkland areas, may be approved by the Fire Department only where such measures are necessary to protect public safety. All development shall be subject to applicable federal, State and County fire protection requirements.
    - *Both lots 3 and 4 building pads have been sited to minimize the least amount of disturbance to fuel modifications zones B and C. The design revisions proposed by the Applicant to Lots 3 and 4 (described below) will further reduce the impact due to Fuel Modification on both of these properties.*

III. Project Redesign of Lots 3 and 4 and Residential Building Area Study

In an effort to work with the CCCC, the Applicant has incorporated design changes to Lots 3 and 4 which ultimately reduce impacts to the high resource H2 habitat areas (Attachment A). The specific changes are further described below:

- Lot 3 (APN: 4455-019-046): The residence is proposed to be reduced in size by 20% in building footprint at the rear of the building pad, reducing the total size of the residence from 4,114 square feet ("Original Lot 3 Design") to 3,291 square feet ("New Lot 3 Design"). The reduction in footprint greatly impacts the amount of H2 habitat that is preserved and to fuel modification zones B and C. The lot size is 442,134 sf (10.15 acres) and the existing H2 area on Lot 3 is 430,695 sf (9.89 acres).

	Original Lot 3 Design	New Lot 3 Design
House Size	4,114 sf	3,291 sf
H2 Habitat Total Affected (sf)	64,096 sf	59,832 sf (4,264 sf reduction)
% of H2 Area Impacted	14.5%	13.89%

  Specifically, the New Lot 3 Design would preserve an additional 4,264 sf of H2 habitat.

- Lot 4 (APN: 4455-019-047): The residence is proposed to be relocated and shifted southward from its originally proposed location while maintaining the same size and therefore reducing impacts to fuel modification zones B and C and reducing the amount of disturbance in the H2 habitat area (5,717 sf differential) from 35 % to 29.5%. The relocation of the residence also minimized impacts to the existing floodplain/hazard area to the west and location and distance to the lot 3 residence. The lot size is 166,934 sf (3.83 acres) and the existing H2 area on Lot 4 is 104,729 sf (2.4 acres).

	Original Lot 4 Design	New Lot 4 Design
House Size	4,186 sf	4,186 sf
H2 Habitat Total Affected (sf)	36,663 sf	30,946 sf (5,717 sf reduction)
% of H2 Area Impacted	35%	29.5%

In response to the CCCC comment letter of the residence relocation on lot 4, the Applicant did not decide to pursue relocating the structure west of the existing floodplain/hazard area. If the residence was relocated to this area it would potentially have two negative impacts: (1) the area west of the flood hazard area is steeper than the proposed relocation area and would therefore require greater quantities of grading and higher retaining walls; and (2) relocating the home to the west side of the flood hazard area would place the home very close to the home on Lot 3. In such case the open space buffer zone between the homes on Lots 3 and 4 would not exist and the goal of achieving a rural character created by such a buffer zone would not be achieved.

Additionally, in response to the request to rotate the residence on lot 2 by 90 degrees so that it is aligned on a north-south axis, this was also not pursued as the Applicant in consultation with their project architect did not understand how this would have any meaningful impact on the residences relationship to any nearby drainage channel, or how this would further "enhance the oak woodland". In contrast, it would require increased grading as the currently proposed design and location is stepped or terraced in a manner that works with the existing topography to minimize grading and retaining wall heights.

Lastly, based on data from the County Assessor, the Applicant prepared a study area map (Attachment B) of all existing residential building area within an approximate 600–700-foot radius of the immediate and surrounding area of the Project. The study identified 38 total sites and found that 28 of the sites have an existing building or residence, with the average or weighted building square footage being 4,224 square feet. In comparison to the Projects four sites the total size of building areas is less than the average square footage and are consistent and compatible with the surrounding area.

APN-Lot	**Building Square Feet**
4455-019-044-Lot 1	4,114 square feet
4455-019-045-Lot 2	4,138 square feet
4455-019-046-Lot 3	3,291 square feet (proposed reduced size)
4455-019-047-Lot 4	4,186 square feet

We look forward to our continued communication and dialogue as the Project progresses. Please do not hesitate to contact me if you have any questions regarding the contents of this letter.

Sincerely,

Elisa Paster
Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

Attachment:
A. Revised Project Plans (Lots 3 and 4)
B. Nearby Study Area Map of existing residential building SF

Attachment A-Revised Project Plans (Lots 3 and 4)

Existing H2 & H3 Habitats

LOT 4

LOT 1

LOT 2

LOT 3

SETBA

FLOOD HAZARD AREA

20'-0" CLEAR

230.02' S58°30'00"E ACCESS

238.01

SINGLE FAMILY DWELLING - 2

266.24' N89°46'23"E

SINGLE FAMILY DWELLING -3

ENCLOSED AREA

COVERED OUTDOOR AREA

PLANTER

187.70' S89°43'12"E

209.02'

200' RADIUS

465.93' S15°58'17"E

LINE BETWEEN H2 AND H3 HABITATS

AREA OF H2 WITHIN FUEL MODIFICATION AREA B (32,364 SF)
7.5% of H2 AREA
7.3% OF TOTAL LOT AREA

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (27,468 SF ±)
6.3% OF H2 AREA
6.2% OF TOTAL LOT AREA

LINE BETWEEN FUEL MOD ZONES B AND C

LIMIT OF FUEL MOD ZONE C

REVEGETATION AREA

Lot 3 - Current Configuration

1" = 20'-0"

LOT 4

LOT 1

LOT 2

LOT 3

SETBA

FLOOD HAZARD AREA

20'-0" CLEAR

230.02' S58°30'00"E ACCESS

238.01

SINGLE FAMILY DWELLING - 2

PLANTER

ENTRY

DW

266.24' N89°46'23"E

LINE BETWEEN H2 AND H3 HABITATS

465.93' S15°58'17"E

200' RADIUS

ENCLOSED AREA

COVERED OUTDOOR AREA

S89°43'12"E

187.70'

209.02'

AREA OF H2 WITHIN FUEL MODIFICATION AREA B (23,591 SF) 5.4% of H2 AREA 5.2% OF TOTAL LOT AREA

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (27,479 SF ±) 6.3% OF H2 AREA 6.1% OF TOTAL LOT AREA

4,206 SF ± DIFFERENTIAL IN H2 IMPACT (0.97% OF LOT 3 AREA, OR 0.94% OF TOTAL LOT 3 AREA)

REVISED LIMIT OF FUEL MOD ZONE C WITH HOUSE REDUCTION

4,264 SF ± DIFFERENTIAL IN H2 IMPACT (0.98% OF LOT 3 AREA, OR 0.96% OF TOTAL LOT 3 AREA)

CURRENT LIMIT OF ZONE C

REVEGETATION AREA

20% REDUCTION IN BUILDING FOOTPRINT

CURRENT LIMIT OF ZONE B

REVISED LIMIT OF ZONE B WITH HOUSE REDUCTION

Lot 3 - Home Reduced by 20%

1" = 20'-0"

LINE BETWEEN FUEL MOD ZONES B AND C

AREA OF H2 WITHIN FUEL MODIFICATION AREA B (1,546±) 1.4% OF H2 AREA 0.90% OF TOTAL LOT AREA

LIMIT OF FUEL MOD ZONE C

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (29,400 SF±) 28% OF H2 AREA 28% OF TOTAL LOT AREA

LINE BETWEEN H2 AND H3 HABITATS

LINE BETWEEN FUEL MOD ZONES B AND C

ENCLOSED AREA

SINGLE FAMILY DWELLING - 4

COVERED OUTDOOR AREA

200' RADIUS

200' RADIUS

200' RADIUS

FLOOD HAZARD AREA

20'-0" CLEAR

LOT 4

LOT 1

LOT 2

LOT 3

SINGLE FAMILY DWELLING - 1

SINGLE FAMILY DWELLING - 2

SINGLE FAMILY DWELLING -3

ACCESS DRIVE

20'-0" CLEAR DRIVEWAY

ENTRY GA

PLANTER

PATIO

POOL

490.77' N00°23'48"E

254.99'

249.65'

200.68' N00°23'48"E

266.24' N89°46'23"E

263.98'

209.02'

187.70' S89°43'12"E

238.01' S58°30'00"E

230.02' S58°30'00"E

465.93' S15°58'17"E

1067.3

1050.3

92'-10" SETBACK

FLOOD HAZARD AREA

Lot 4 - Current Configuration

1" = 20'-0"

REVISED LIMIT OF FUEL MOD ZONE B WITH HOUSE RELOCATION

LINE BETWEEN FUEL MOD ZONES B AND C

REVISED LIMIT OF FUEL MOD ZONE C WITH HOUSE RELOCATION

LINE BETWEEN H2 AND H3 HABITATS

5,717 SF DIFFERENTIAL IN H2 IMPACT
5.4%% OF H2 AREA
3.4% OF TOTAL LOT AREA

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (23,683 SF±)
28% OF H2 AREA
28% OF TOTAL LOT AREA

CURRENT LINE BETWEEN FUEL MOD ZONES B AND C

92'-10" SETBACK

200' RADIUS

200' RADIUS

200' RADIUS

ENCLOSED AREA RELOCATED HOUSE

ENCLOSED AREA CURRENT HOUSE

COVERED OUTDOOR AREA

10'-0"

FLOOD HAZARD AREA

20'-0" CLEAR

LOT 4

LOT 1

LOT 2

LOT 3

SINGLE FAMILY DWELLING - 1

SINGLE FAMILY DWELLING - 2

SINGLE FAMILY DWELLING -3

PLANTER

PATIO

20'-0" CLEAR DRIVEWAY

ACCESS DRIVE

ENTRY GA

1067.3

1050.3

490.77' N00°23'48"E

254.99'

249.65'

200.68' N00°23'48"E

S58°30'00"E ACCESS DRIVE

238.01' S58°30'00"E

266.24' N89°46'23"E

263.98'

209.02'

187.70' S89°43'12"E

465.93' S15°58'17"E

FLOOD HAZARD AREA

Lot 4 - SAME SIZE BUT SHIFTED ON SITE

1" = 20'-0"

Attachment B-Study Area Map

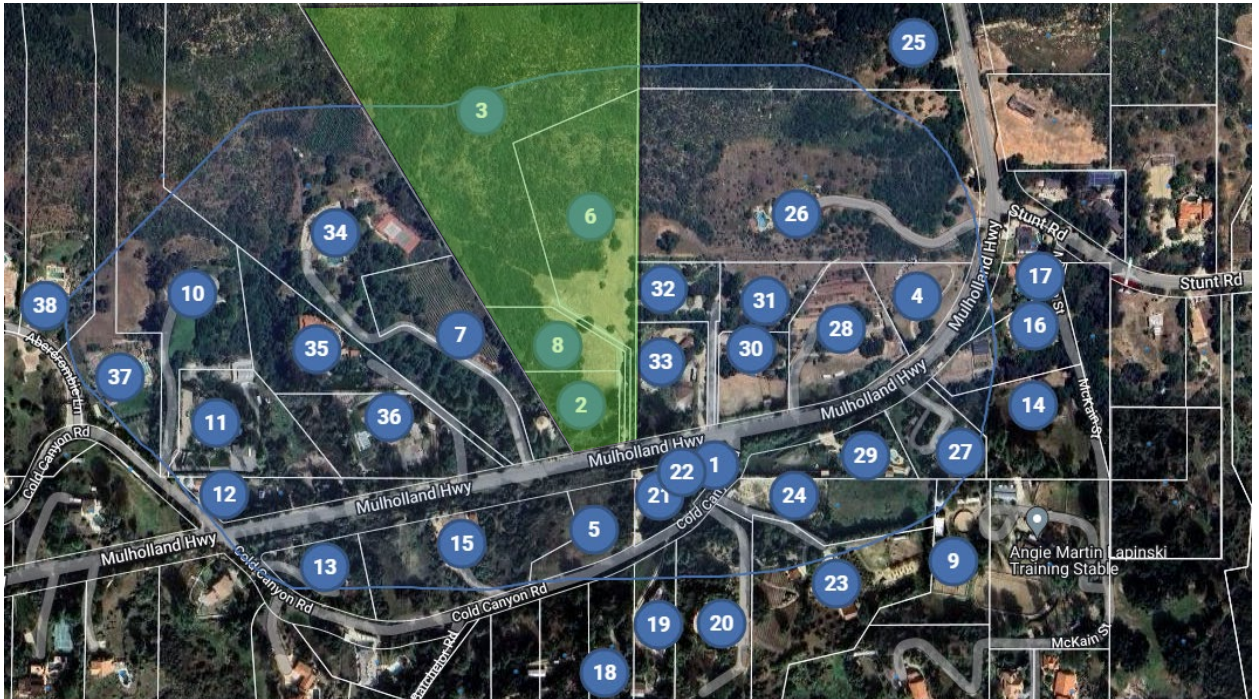


Table of Residential Building Area Square Footage

APN	Corresponding ID # on Study Area Map*	Building Square Feet
4455-019-015	25	1,008
4455-019-016	26	6,526
4455-019-025	28	2,777
4455-019-027	17	3,912
4455-019-028	29	3,060
4455-019-029	27	3,181
4455-019-030	14	2,240
4455-019-031	16	2,932
4455-019-034	30	3,343
4455-019-035	31	2,076
4455-019-036	32	3,852
4455-019-041	11	5,172
4455-019-042	35	8,368
4455-019-043	36	5,255
4455-019-049	33	5,200
4455-019-050	34	7,170
4455-020-003	21	4,473
4455-020-004	19	2,198
4455-020-005	20	2,556
4455-020-006	23	2,760
4455-020-035	18	2,533
4455-020-041	13	4,584
4455-020-042	15	4,008
4455-020-044	24	3,604
4455-060-029	38	6,772
4455-060-030	10	6,224
4455-060-031	37	8,259
		Average: 4,223.81 sf

* Following ID's removed from average due to vacant land or no single-family residence on site:

4, 9, 6, 8, 2, 3 ,7, 5, 22, 1

March 17, 2025

Holly Arias Gray, President (Non-Applicant)
Cold Creek Community Council
P. O. Box 8066
Calabasas, California, 91302
hollyariasgray@icloud.com
270.210.7957

County of Los Angeles Department of Regional Planning
320 W Temple St
Los Angeles, CA 90012
comment@planning.lacounty.gov

Re: Agenda Item
Project 2019-000010: Minor Coastal Development Permit Nos.
RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

Dear Hearing Officer:

The Cold Creek Community Council, in whose area the proposed development lies, offers the following comments on the above project for your consideration. We preface our comments by noting the noncompliance with Local Implementation Plan (LIP) section 22.44.970 that requires the "posting of a sign not less than 30 days prior to a public hearing on each public road frontage." (See the attached photo, taken March 16, 2025.) The LIP further requires that the applicant provide the planning director with a photo and signed affidavit indicating compliance with this requirement.

We have reviewed the developer's proposed project modifications in response to our previous letter. While we appreciate the resulting lessening of impact to H2 habitat, additional modifications to the project would promote greater public safety and more closely align with the goals of the Santa Monica Mountains Local Coastal Plan (LCP).

The subdivision of the subject property occurred in 1981, resulting in the four lots now proposed for development. Subsequently, the LCP was certified, which would now permit the development of only one dwelling unit on the property. The LCP is widely recognized as a visionary document that provides for the development of properties within its jurisdiction under guidelines that preserve the valuable environmental and scenic qualities of the Coastal Zone.

The Los Angeles County Planning staff has conducted its analysis of the proposed project as though it were in conformance with the density allowed under the LCP. This project should instead be held to more stringent standards, given the extensive analysis and community participation that created the LCP.

The project proposes to develop four lots that maximize the allowable Building Site Area (BSA) of 10,000 square feet, resulting in structures at the maximum permissible height of 18 feet. The Local Implementation Plan (LIP) of the LCP can require a smaller BSA to meet other provisions of the LIP, including protection of sensitive habitat and avoidance of hazards (County Code Section 22.44.1910.1).

As has become evident from the recent Palisades Fire, houses themselves are fuel for wildfires, spreading fire from one house to adjacent ones. The plan for lot 4 shows the proposed structure only ten feet from the adjacent property line. This provides only a very narrow area for firefighters to defend the structure.

The proposed structure is only approximately 70 feet away from the house on the adjacent property, well within the 100 foot zone that is considered a minimum distance that is to be kept clear of large flammable material. Therefore, the design of lot 4 endangers both the proposed structure and the adjacent house in the event of a wildfire.
Lot 4 also shows development that encroaches on a mapped flood zone. Yet there is no analysis or finding in the hearing documents that address this, as is required by section 22.44.2101 of the County Code.

It is within the scope of the County's authority to reduce the allowable BSA of a project to less than the maximum. In the case of this project, this would limit grading, minimize impervious surfaces, reduce impacts to H2 habitat, and provide for a greater margin of safety for future residents of the site and their neighbors.

Thank you for considering our comments.

Holly Arias Gray
Cold Creek Community Council, President

Attachment:

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	January 16, 2025
HEARING DATE:	January 21, 2025 AGENDA ITEM: 3
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Shawn Skeries, Principal Regional Planner sskeries@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project").

On September 13, 2024, LA County Planning staff ("Staff") received a letter from Elisa Paster, an attorney representing the applicant (attached as Exhibit A-1). The letter states that, in response to concerns expressed by the Cold Creek Community Council, the applicant will redesign the single-family residences proposed on Lot 3 and Lot 4 (Minor CDP Nos. RPPL2019000018 and RPPL2019000019). The footprint and square footage of the residence on Lot 3 will be reduced by 20 percent, from 4,114 square feet to 3,291 square feet, while the residence on Lot 4 will be moved approximately 20 feet to the south. These actions will reduce the proposed fuel modification within H2 Habitat by 4,264 square feet on Lot 3 and by 5,717 square feet on Lot 4. The letter also includes conceptual site plans for both redesigns as well as an analysis of how the resulting Project would be consistent with numerous goals and policies of the Santa Monica Mountains Local Coastal Program.

Staff recommended that the public hearing for this Project not be opened and that the Project be continued to January 21, 2025.

Since the above request was made by Staff, a natural disaster has occurred in the Project area, referred to as the Palisades Fire. Therefore, Staff requests a further continuance to March 18, 2025, to ensure that the surrounding community has an opportunity to participate in the public hearing process regarding the proposed Project.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO MARCH 18, 2025.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	March 6, 2025
HEARING DATE:	March 18, 2025 AGENDA ITEM: 9
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project").

On February 17, 2025, LA County Planning staff ("Staff") received a letter from Kimberly Rino, a land use professional representing homeowners in the vicinity of the Project (attached as Exhibit A). The letter states the nearby homeowner's objections to the development of the single-family residences on the grounds of public safety concerns for the surrounding area if the homes are to be built as proposed.

If you have any questions or need additional information, please contact Shawn Skeries of the Coastal Development Services Section at sskeries@planning.lacounty.gov.

Report Reviewed By: Rob Glaser

Robert Glaser, Supervising Regional Planner

Report
Approved By: M. Glaser

Mitch Glaser, Assistant Administrator

Exhibit A	Letter from Kimberly Rino dated 2/17/2025

10153 ½ Riverside Drive, Suite 280
Toluca Lake, CA 91602
Kimberly@dohenypartners.com
(310) 422-8289

February 17, 2025

Mr. Richard Mukai
Coastal Development Services
Department of Regional Planning, County of Los Angeles
Rmukai@planning.lacounty.org

PROJECT NO. 2019-000010 January 21, 2025
PAGE 2 OF 2

Since the above request was made by Staff, a natural disaster has occurred in the Project area, referred to as the Palisades Fire. Therefore, Staff requests a further continuance to March 18, 2025, to ensure that the surrounding community has an opportunity to participate in the public hearing process regarding the proposed Project.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO MARCH 18, 2025.

Dear Los Angeles County Planning Staff,

On behalf of a quorum of direct owners/neighbors and local community impacted by Project # 2019-000010, with the request to construct four new single-family homes on four lots via Parcel Map 10857 in 1981, we would like to submit our further objections to the current proposed planning application hearing SCHEDULED for March 18, 2025.

In brief, the proposed planning application was initially made informally known to the local community on April 22, 2024, when four sets of story poles were placed to designate the proposed location of these newly, soon-to-be, four homes to be constructed. The immediate neighbors promptly prepared a valid, yet reasonable presentation objecting to various aspects of the proposed planned community known as Green Hills Association.

Los Angeles County Planning respectfully then created the following recommendations for the developer to take under the advice:
Request: After taking a closer look at the project, we are recommending that the residences proposed for Lot 3 and Lot 4 be redesigned with smaller structural footprints and building site areas (BSA). This would reduce the impact of fuel modification on H2 Habitat for both lots. Several policies of the Santa Monica Mountains LCP Land Use Plan, as well as the Local Implementation Program, emphasize the importance of preserving H1 and H2 Habitat in its natural state, even if that means requiring less than the maximum allowed BSA and/or structural area. Reducing the size of the residences on Lot 1 and Lot 2 would not accomplish this, as the lots are smaller and contain much less H2 Habitat.

The developer then reduced the footprint of the home furthest away from the current residents yet failed to make changes to the lot size of parcel four. Moreover, the developer then intentionally moved the home

closer to the existing residents located to the left of this lot creating zero mitigation as to the dangerous proximity to the property line of the existing residents that remain directly adjacent to this proposed lot.

Furthermore, it is crucial that we understand the dynamic of today's coastal living environment, whereby, developments within high brush / high fire zone communities are continuously rejected because of the potential impact of fires such as the Woolsey fire as well as the fires of 2025 (Palisades and Altadena). With today's environment, four homes on four lots would never be approved under the 2024/25 fire code and/or Los Angeles County Planning Requirements. The frequent and extremely destructive fires we all have experienced in the Los Angeles County area across all regions – a "grandfathered in" planning permission from 1981 is no longer tenable or acceptable to the community and simply places existing residence at severe risk.

Here are the residents and local community's objections:

1. The revised plans are not in compliance with current planning ordinances with respect to current/future fire conditions, life safety, property safety and defensible space. It is simply impossible to claim that these "grandfathered in" laws from the early 1980's should be legally allowed to exist, let alone be approved in 2025. Not only is the County not doing its due diligence to protect current life and properties, but it's also willfully creating a situation where further life and properties from these future developments will be put at severe risk from future fire danger. What insurance company would provide homeowners with fire insurance for any of these four homes today or in the future and at the value they hope to achieve when the existing homeowners are receiving cancellation notices daily.

2. The County released its latest status of this project on January 16, 2025, (just days after the beginning of the Palisades & Eaton fires). The recommendation states that the four lot, four home development should be approved literally during the worst wildfire in Los Angeles County, IN HISTORY. While that was happening all the current property owners in the adjacent properties and neighboring community were evacuated from their homes and without power thus giving them zero opportunity to submit a rebuttal to the County's just released plans.

3. Although the community residents near this development sincerely appreciate that the County did allow a continuance of the hearing process to March 18th, 2025, which then allowed residents to prepare their objections given recent life changing developments for all Angelenos.

a. These catastrophic fires have changed the game for the entire county forever.

b. To approve the proposed plan to build four new homes at this site, leveraging a 1981 "grandfathered zoning ordinance" that is completely unapplicable to the current conditions is exposing all existing residents - both current and future - to willful endangerment.

This decision made by the County of Los Angeles Planning Staff exudes pure negligence and is morally wrong. If the 2024/25 zoning codes applied to this project, Planning Staff would rule for a humble one, possibly two at the most, and most certainly not three or recklessly four dwellings considering our lack of water flow. The audacity of the developer choosing to position one home (Lot 4) directly adjacent to two existing homes, dangerously adhering to the absolute minimum 10 ft from fence line, provides no practical defensible space while also stubbornly maintaining its footprint since inception.

c. This will be Los Angeles County Planning Departments decision that they will be responsible for its conclusion which will carry the liability of that direction.

4. Needless to say, the immediate neighbors requested an in-person meeting and approached the applicant/developer as genuinely concerned neighbors and were told that economic considerations dictate quantity of units. In other words, these are not homes built for personal use, these homes within this

community will be built with the intention of greed and return on investment with zero regard for the existing homeowners which will expose this community to severe risk.

Are we really going to be dictated solely by economic considerations when this current and devasting priority is what has led to Palisades and Altadena entire demise of a community, Malibu fractured by three major fires in six years, two in six weeks.

Economics (greed) or public safety?

5. Approving this development will be the demise of the existing and future homeowners' coverage.

In closing, the days of Angelenos acting in self-interest and neglecting the greater good and safety of our communities are over. People died in the destruction we all witnessed in the past days and weeks. It will be years before people return to their homes and/or communities are rebuilt.

We ask that the County of Los Angeles Planning Department and their respective leadership constituents take into consideration that just maybe the "grandfather clause" no longer acts as an applicable strategy or approval method as we all clearly know the guidelines of 1981 have no business in the hands of developments in 2025. Alot has changed in 45 years!

This is about public safety, let this new precedent be set now for all future communities.

Respectfully,

Kimberly Rino

Kimberly Rino
Founder – Doheny Partners, LLC
Urban Planning

cc:
Shawn Skeries, LA County Planning
Tyler Montgomery, LA County Planning
Robert Glaser, LA County Planning
Mitch Glaser, LA County Planning
Liam Lynch, Homeowner
Mairead Mac Mullan, Homeowner
Mark Kaufman, Homeowner
Michael & Christy Blodgett, Homeowner

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	March 13, 2025
HEARING DATE:	March 18, 2025 AGENDA ITEM: 9
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project").

On February 24, 2025, LA County Planning staff received a letter from the Santa Monica Mountains Conservancy, a State of California natural resources agency (attached as Exhibit A). The letter expresses concerns regarding wildlife movement and how that movement could be restricted with the development of the Project.

If you have any questions or need additional information, please contact Shawn Skeries of the Coastal Development Services Section at sskeries@planning.lacounty.gov.

Report Reviewed By: Rob Glaser

Robert Glaser, Supervising Regional Planner

Report
Approved By: M. Glaser

Mitch Glaser, Assistant Administrator

Attachments	
Exhibit A	Letter from Santa Monica Mountains Conservancy dated 2/24/2025

SANTA MONICA MOUNTAINS CONSERVANCY
LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001
WWW.SMMC.CA.GOV

February 24, 2025

Hearing Officer c/o Tyler Montgomery
Los Angeles County Regional Planning Department
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Comments on Minor Coastal Development Permit
Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, and RPPL2019000019
24937 Mulholland Highway, Calabasas
PN 2019-000010

Dear Hearing Officer:

The Conservancy makes the following case for the County to require habitat protection deed restrictions on each of the four subject lots in this proposed Cold Creek watershed project in the Mulholland Scenic Highway Corridor. The most important area to permanently protect is along the west project boundary to ensure north-south wildlife potential to Mulholland Highway towards Cold Creek. The attached figure shows the portions of each lot that should receive no-fencing, no lighting elements, no non-native shrubs and trees, no man-made materials deed restrictions. That figure shows the two northernmost houses in both the proposed and the slightly more clustered locations being negotiated between the applicant and the Las Virgenes Federation. No other project modification is requested.

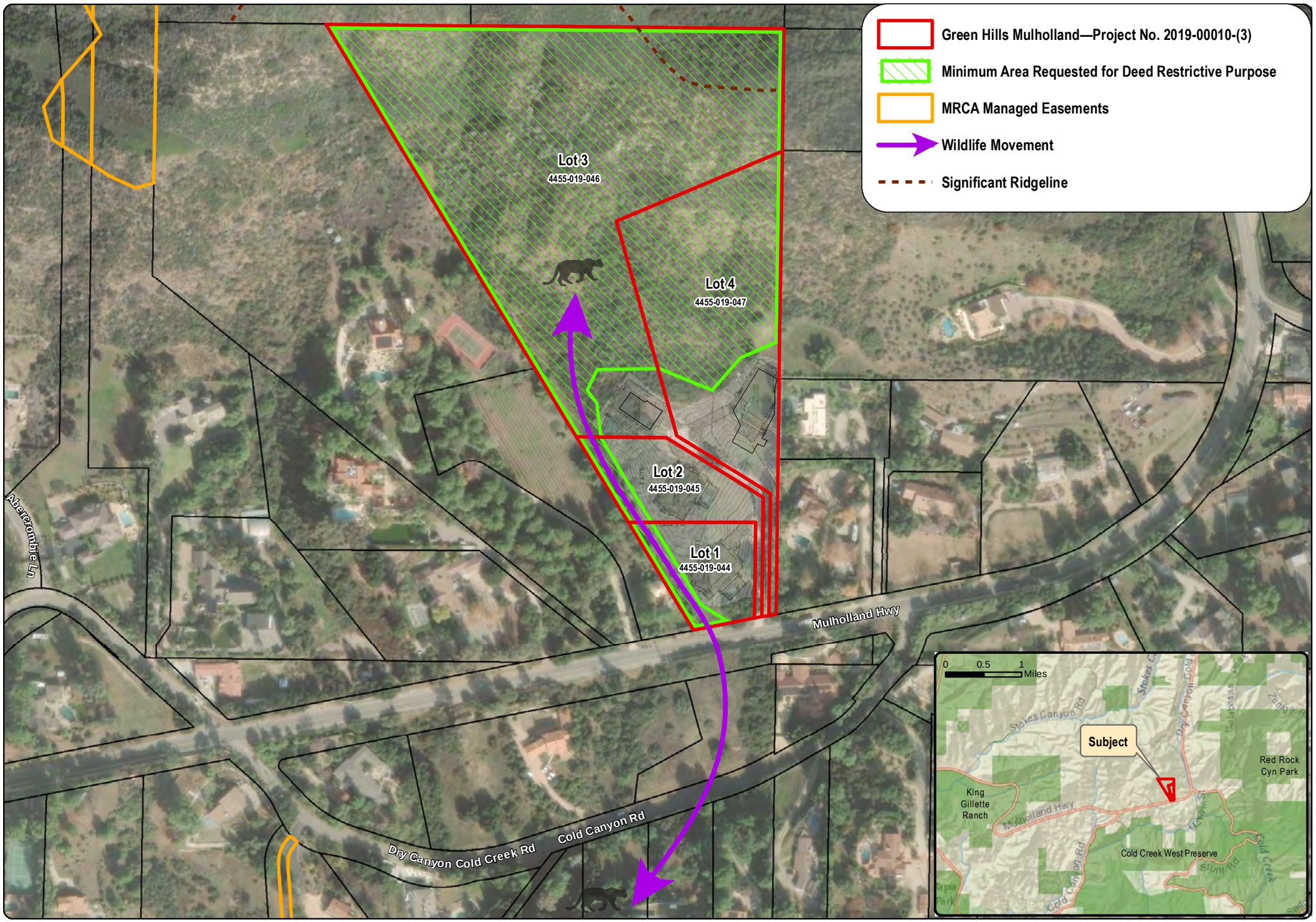
The project lies at the southeastern corner of a large, multi-watershed habitat block defined by Las Virgenes Road on the east, the 101 freeway to the north, Mulholland Highway to the south, and a combination of Mulholland Highway and large Calabasas subdivisions to the east. Connectivity in and out of this habitat block is good in the southwest corner with its adjacency of Malibu Creek State Park and King Gillette Ranch. However, habitat connectivity both eastward and southward has been reduced to narrow, unprotected gaps between residences. Those gaps continue to close from all types of new construction including fencing. That trend can only be expected to continue. Many of the remaining good, privately-owned connectivity sections across Mulholland Highway are on individual, expensive, smaller acreage lots that cannot all be realistically acquired by public agencies.

To ensure that adequate wildlife movement occurs along both the east and southeast boundaries of the large, above-described habitat block, all new project approvals must contribute with essential protected portions of land via entitlement conditions for permanent deed restrictions. The attached figure shows the existing animal movement path through the subject property to vacant land on the south side of Mulholland Highway. The current project would probably block this existing quality north-south habitat linkage if fencing was erected in the shown western boundary proposed permanent habitat linkage. The Mitigated Negative Declaration and staff report completely missed this potential impact. That potential impact must be mitigated with the requirement of deed restrictions on each of the four lots that prohibit all fencing, lighting elements, non-native shrubs and trees, and manmade materials. As depicted, this north-south corridor is narrow and long. To remain effective, it must not be deed restricted at a more narrow width.

Please contact Paul Edelman, Deputy Director of Natural Resources and Planning, with any communications or follow up documents and notifications at the above letterhead address, edelman@smmc.ca.gov , or 310-589-3200 x 128.

Sincerely,

STEVE VERES
Chairperson



Green Hills Mulholland—Project No. 2019-00010-(3)

0 100 200 Feet

N W E S

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	March 17, 2025
HEARING DATE:	March 18, 2025 AGENDA ITEM: 9
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project").

On March 17, 2025, LA County Planning staff received a letter from Elisa Paster representing the owner, Green Hills Associates, Inc. (attached as Exhibit A). The letter was submitted in response to concerns raised by Kimberly Rino in a letter dated February 17, 2025. Additionally, the letter acknowledges the letter sent by the Santa Monica Mountains Conservancy dated February 24, 2025, and states they do not have any objections to deed restrictions being placed on the four lots to ensure that adequate wildlife movement is maintained throughout the properties.

Additionally, Staff received an email from Mairead Mac Mullan (attached as Exhibit B), dated March 17, 2025, and signed by 24 neighbors expressing opposition to the Project.

If you have any questions or need additional information, please contact Shawn Skeries of the Coastal Development Services Section at sskeries@planning.lacounty.gov.

Report Reviewed By: for Robert Glaser

Robert Glaser, Supervising Regional Planner

Report Approved By:

Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Letter from Elisa Paster dated 3/14/2025
EXHIBIT B	Email from Mairead Mullan dated 3/17/2025

RAND|PASTER|NELSON

633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Elisa Paster
213.557.7223
Elisa@rpnllp.com

March 14, 2025

VIA EMAIL

LA County Regional Planning Hearing Officer
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov
comment@planning.lacounty.gov

Re: Response Letter to Doheny Partners on behalf of owners/neighbors in vicinity of the Project to LA County Regional Planning Department
Project No. 2019-000010

Dear Hearing Officer:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). The Hearing Officer is considering the Project at the public hearing on March 18, 2025. Given the severe housing crisis in Los Angeles County, made worse by the devastating fires, we urge the Hearing Officer to approve the Project. Please put this letter into the administrative record for the Project.

We hope the County agrees that the Applicant throughout the entitlement process thus far has been nothing but cooperative, transparent, and responsive to any questions, comments or concerns that have been raised by neighborhood groups/organizations and the County. The Project has been ongoing at the County for over five (5) years and has remained in full compliance with all applicable development standards. Throughout this time, the Applicant has diligently addressed and incorporated modification requests from both the County and various neighborhood organizations. Every effort has been made to respond to these requests to the best of the Applicant's ability, ensuring that the Project aligns with regulatory requirements and community concerns.

This letter is submitted in response to concerns raised by Kimberly Rino of Doheny Partners, LLC ("DP") on behalf of homeowners in the vicinity of the project dated February 17, 2025 with the subject "PROJECT NO. 2019-010" ("DP Letter"). The DP Letter raises concerns about (a) compliance with current County ordinances with respect to fire, life safety, and property safety and the applicability of "grandfathered" laws (b) release and timing of the January 16, 2025 Hearing Officer agenda/staff report (c) the applicability of a "grandfathered" zoning ordinance as it applies to the Project and location of the

residence at Lot 4 and (d) economic considerations and use of properties for personal return on investment. All of the arguments raised in the DP Letter are without merit and should not be relied upon by the Hearing Officer.

As discussed herein, the Applicant has taken those concerns seriously and has provided responses to the DP Letter. Our client has reached out to different neighborhood organizations on multiple occasions, including the neighborhood group/homeowners described in the DP Letter and presented to the Las Virgenes Homeowners Federation, Inc. via virtual meeting and presentation on January 25, 2024. Additionally, the Applicant sent an email on August 29, 2024 to Holly Arias, President of the Cold Creek Community Council ("CCCC") requesting a virtual meeting to present the project to the CCCC, however the request was not responded to. Further, the Applicant responded to a letter from the CCCC sent to Supervisor Horvath' office (without copying Applicant) via a response letter submitted to the County on September 13, 2024. That letter addressed the CCCC's concerns with the legality of the subdivision, consistency with the LCP/LUP and the redesign of lots 3 and 4 thereby reducing impacts to the high resource H2 habitat areas. The Applicant has always remained open to setting up meetings to discuss any concerns face-to-face, though on multiple occasions, offers to set up meetings with nearby residents have been ignored.

I. Compliance with Current County Ordinances and "Grandfathered" Laws/Fire Protection and Property Safety

Contrary to the misinformation in the DP Letter, the Project is in compliance with all current and applicable development standards for residences in the Santa Monica Mountains Local Implementation Plan ("LIP"), Local Coastal Program ("LCP") and the Scenic Resource Area ("SRA") as noted and confirmed by the County in their Staff Report dated January 21, 2025. Further, the Project is similar in character to other single-family residences in the area in terms of height and bulk, maintaining compliance with the building site area (less than 10,000 square feet), one-story building heights of no greater than 18 feet above grade, and comparable in size to most other residences as provided in our last response letter to the CCCC (attached as Attachment A), in which the Applicant prepared a study area map confirming the Projects four sites having building areas less than the average square footage of neighboring properties within an approximate 600-700 foot radius (4,224 square feet/per residence) and are consistent and compatible with the surrounding area.

APN-Lot	**Building Square Feet**
4455-019-044-Lot 1	4,114 square feet
4455-019-045-Lot 2	4,138 square feet
4455-019-046-Lot 3	3,291 square feet (proposed reduced size)
4455-019-047-Lot 4	4,186 square feet

The DP Letter does not indicate or note what specific ordinances or development standards the Project is non-compliant with or seeking to utilize grandfathered 1981 zoning regulations, therefore making this claim wholly speculative and false.

To clarify further, the only "grandfathered" or vested rights the Project is legally allowed and utilizing is the approval of Parcel Map 10857 which was subdivided in 1981 to allow for four legal parcels and confirmed via email dated September 3, 2024, from Tyler Montgomery that "the subdivision is

legal". Therefore, the development of four new single-family residences on four (4) contiguous parcels is allowed and compliant with the County and State Subdivision Laws.

As related to fire and life safety, the Applicant is in full compliance with all fire codes and has received preliminary approval from LA County Fire based on its detailed review of the plan. The Applicant is taking full responsibility to ensure that all of the four residences will not only meet all required County Fire standards but exceed those standards where applicable. Some of these extra fire protective measures could include, but not limited to the following:

- Fire Resistance Dens Glass Sheathing and or cement under all exterior cladding materials.
- Substituting wood siding with composite siding.
- Installation of fire sprinkler systems on the rooftop of all residences so long as allowed and approved by the County.

The Applicant is completely sympathetic to the most recent wildfire devastations that have impacted the region and victims and is therefore willing to commit to the above protection measures making the residences more fire defensible then neighboring properties. In fact, the Applicant has been actively involved in doing pro bono work in the rebuild efforts for victims who were affected by the Palisades Fire and understands the need for robust fire protection. Indeed, the County needs the proposed four housing units more than ever to help those displaced by the devastating fires.

II. Timing of the January 16, 2025, Hearing Officer Agenda/Staff Report

As noted in the DP Letter, the County continued the January 21, 2025 Hearing Officer meeting to March 18th, 2025 due to the Palisades Fire in the surrounding area and to allow for sufficient time since then to allow for any additional comments to be received and Project plans to be reviewed. As noted above the Project has been ongoing at the County for over five (5) years and has been continued five times from the original hearing date of May 28, 2024, as indicated below:

- Original Hearing date: 5/28/24-continued to allow for compliance with CEQA 30-day review period.
- Continued Hearing date: 6/25/24- continued as directed by staff.
- Continued Hearing date: 8/20/24-continued as directed by staff.
- Continued Hearing date: 9/17/24- continued as directed by staff.
- Continued Hearing date: 10/15/24-continued to allow staff more time to review changes to lots 3 and 4 (as requested and directed by County staff).
- Continued Hearing date: 1/21/25-continued due to Palisades fire.

At this point there has been plenty of opportunity to allow for any neighborhood groups and other organizations to provide comment or have the opportunity to review the Project and all subsequent revisions that have been made since the original submittal. The Applicant has also reached out on several occasions to the local community and neighborhood groups/homeowners described in the DP Letter, including Ms. Rino, with efforts made during a period from May 17, 2024-May 31, 2024 via email and phone calls in which the Applicant attempted to setup an on-site meeting with Ms. Rino. Since that time there has not been any success in establishing consistent communication or in setting up

any meetings to discuss the project further. Any further continuances or delays to the Project at this point is completely unfair to the Applicant.

III. Applicability of "Granfathered" Zoning Ordinance/Location of Residence-Lot 4

As described above in Section I, the Project complies with all current and applicable development standards for residences in the Santa Monica Mountains LIP, LCP and SRA areas, contrary to the false and speculative comments in the DP Letter on this subject. The Applicant has complied with all current applicable zoning regulations and land use polices and has further obliged all requested design changes from County staff and its plans will be subject to the most recent version of the building code.

Regarding the location of the residence for Lot 4 positioned directly adjacent to two existing residences to the east, this was redesigned/repositioned at the request of the County in September of 2024. While opponents characterize the location of the residence proposed for Lot 4 as too close to the adjacent residence to the east, its location complies with the required side-yard setback for a flag lot (10 feet from the property line). This location was chosen by the Applicant to avoid restricted flood hazard zone that runs through the middle of Lot 4, such that the residence should be placed on either the eastern or western portion of the property. A residence on the western portion of the property would result in significantly more fuel modification within the H2 Habitat. The re-location of the residence to the eastern side of the property (10 feet) reduces the amount of disturbance in the H2 habitat area (5,717 sf differential) from 35 % (original plan) to 29.5% (current plan). Additionally, relocating the home to the west side of the flood hazard area would place the residence very close to the residence on Lot 3. In such case, the open space buffer zone between the homes on Lots 3 and 4 would not exist and the goal of achieving a rural character created by such a buffer zone would not be achieved.

Further, only a portion of the residence (at the north end) is proposing a 10-foot setback, the remainder of the residence along the eastern side yard towards the south end provides up to a 32-foot setback from the property line. If the County prefers, we can move it back to its original position.

IV. Economic Considerations and Use of Property

The DP Letter makes claims that the Applicant is only intending on using the properties for economic considerations with intention on capitalizing on the quantity of units and return on investment and not being built for personal use. As a preliminary matter, this issue is completely irrelevant to the proceeding before the Hearing Office. Further, it is false and without any basis in fact. The Applicant intends on occupying two of the residences for their own personal use and family. It is also the Applicant's intention that all of the residences be occupied by families to provide much needed housing in a time where not only the State, but the entire area is in a housing crisis/shortage. The Project is not being dictated based on economic returns, rather it is being driven by providing much needed housing and contributing to the rebuild efforts of the areas recently impacted by the fires.

The founder of DP, LLC, who represents the owners and neighbors in the DP Letter, is a land use consultant specializing in assisting developers and property owners with the entitlement and construction process. It is unclear how such work is any different than what is proposed in this case, making that allegation even more suspect.

V. Compliance with the Santa Monica Mountains Conservancy

We are in acknowledgement of the letter sent by the Santa Monica Mountain Conservancy dated February 24, 2025 and do not have any objections to deed-restrictions being placed on the property to ensure that adequate wildlife movement is maintained throughout the properties.

VI. Consistency with LCP/LUP

The Applicant is committed to ensuring that the Project is compliant with the LUP's guiding principle that "resource protection taking priority over development," and has designed the Project accordingly. The Project demonstrates a commitment to the built environment and neighboring properties by incorporating design elements that respect community character, ensure compatibility with surrounding structures, and minimize environmental impact. The Project complies with the policies which are further described in Attachment B of this letter.

We look forward to our continued communication and dialogue as the Project progresses. Please do not hesitate to contact me if you have any questions regarding the contents of this letter.

Sincerely,

Elisa Paster
Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

Attachments:
A: Nearby Study Area Map of existing residential building SF
B: Consistency with LCP/LUP

Attachment A-Study Area Map

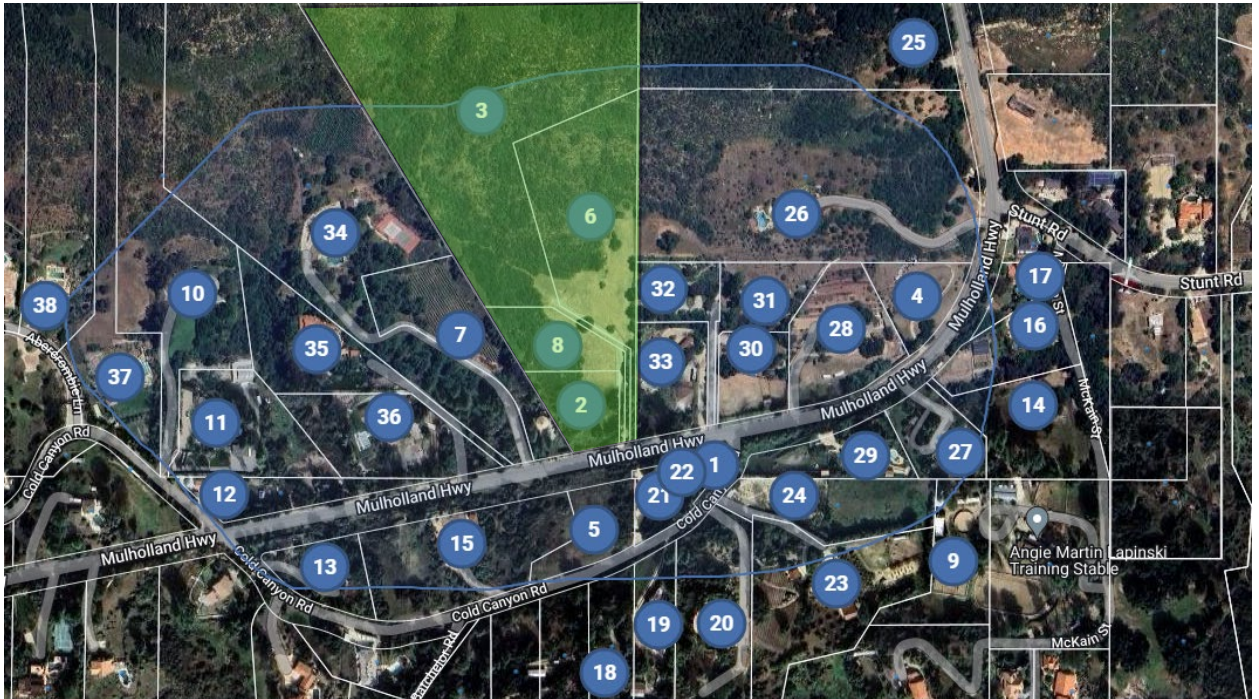


Table of Residential Building Area Square Footage

APN	Corresponding ID # on Study Area Map*	Building Square Feet
4455-019-015	25	1,008
4455-019-016	26	6,526
4455-019-025	28	2,777
4455-019-027	17	3,912
4455-019-028	29	3,060
4455-019-029	27	3,181
4455-019-030	14	2,240
4455-019-031	16	2,932
4455-019-034	30	3,343
4455-019-035	31	2,076
4455-019-036	32	3,852
4455-019-041	11	5,172
4455-019-042	35	8,368
4455-019-043	36	5,255
4455-019-049	33	5,200
4455-019-050	34	7,170
4455-020-003	21	4,473
4455-020-004	19	2,198
4455-020-005	20	2,556
4455-020-006	23	2,760
4455-020-035	18	2,533
4455-020-041	13	4,584
4455-020-042	15	4,008
4455-020-044	24	3,604
4455-060-029	38	6,772
4455-060-030	10	6,224
4455-060-031	37	8,259
		Average: 4,223.81 sf

* Following ID's removed from average due to vacant land or no single-family residence on site:

4, 9, 6, 8, 2, 3 ,7, 5, 22, 1

Attachment B

Consistency with LCP/LUP

Water Quality Goals and Policies

- **CO-4** Minimize impervious surfaces in new development, especially directly-connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.
    - *All the sites incorporate minimal grading and building pads that are designed in order to minimize the amount of impervious surface area. Each of the residences' footprints incorporate pervious planters to recapture some of the pervious surface area and aid in stormwater runoff. In addition, on-grade landscape areas have been designed at the perimeter of the building sites to aid in the increase of pervious surface areas. Lastly, the location of the residences are situated as close to the existing shared driveway and access to the site in order to limit the driveway (impervious) surface area to each site.*

- **CO-5** Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.
    - *All the sites have been designed with numerous area drains primarily located at the perimeter of the building pads near the base of the natural grade and run-off areas on site that helps minimize stormwater or dry weather flows.*

- **CO-6** Require development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, site and design development, including drainage, to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored where feasible.
    - *All the sites have been designed with 24" x 36" catch basins to help with stormwater flow that utilize the existing drainage pattern and consistent with the grade and slope of the sites to minimize stormwater run-off. Additionally, each of the sites have been designed with rain flow tanks (rainwater capture) re-use systems to help with onsite drainage in a non-erosive manner.*

- CO-10 Limit grading, soil compaction and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. Monitor grading projects to ensure that grading conforms to approved plans.
    - *Configuration of residences was thoughtfully designed to step gently with the sloping topography, thus minimizing grading. The location of all the residences have been situated as close to the existing shared driveway and access to the site in order to further limit the amount of grading and removal of indigenous vegetation, allowing access and providing fire protection for the site.*

Land Use Plan Policies

- **LU-4** Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
    - *Both lots 3 and 4 have been sited and designed to preserve the most high resource areas that maintain large undeveloped areas and ridgelines, as discussed in more detail below*.

- **LU -5** Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.
    - *Lots 3 and 4 have significant ridgelines at far north end of the site and the residences are well outside of a designated secondary ridgeline protecting the ridgeline resources.*

- **LU-29** Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:
    - Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;
    - Protecting natural vegetation, natural environmental features, and streams;
    - Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;
    - Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;
        - *The configuration and location of the residences are designed to step up gently with the topography thereby retaining the natural terrain and vegetation in the steeper portions of the lots. The sizing of the residences and useable outdoor areas are consistent with the natural setting in that they are terraced with the existing grade with minimal amounts of cut and fill. This design creates a pattern of land use that preserves the environmental resources and unique character of the land within the SM Mountains. In addition, the homes have been located to preserve open space buffers between each home reinforcing the rural character of the neighborhood and making the natural topography apparent surrounding each building site.*

- **LU-34** Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.
    - *The site is situated along a portion of Mulholland Highway that is a designated scenic route. The project lots and proposed residences are sited in a manner that it is not visible from Mulholland and intends to preserve existing views from the roadway and does not impact community amenities or natural features. Additionally, the view of the properties from Mulholland Highway is substantially blocked by a steep and high berm along Mulholland with a thick cover of natural vegetation. This feature will be preserved as part of the proposed development.*

- **LU-38** Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
    - *The proposed residences are only one-story in height and do not exceed 18 feet in height ensuring protection of scenic resources and the surrounding settings. In some*

cases, and especially at Lot 4, the proposed height is less than that allowed by the current Zoning Code.

- **LU-43** Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.
    - *Exterior lighting has been designed to minimize impacts by providing light fixtures with shielded recess step lights, and recessed downlights in exterior soffits thereby preserving dark skies and natural night skies and stars*.

Biological Resources Goals and Policies

- **CO-51** Where new development is permitted in H2 habitat pursuant to this LCP, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. Where new residential development is permitted in H3 habitat, the maximum allowable residential building site area shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less.
    - *The lots in which are located within in the H2 and H3 habitat zones do not exceed the maximum allowable building site as indicated above.*

- **CO-70** A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 "High Scrutiny" habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board (ERB).
    - *A Biological Assessment report and restoration plan was prepared for all four parcels. The Biological Assessment confirms that the Project is consistent with this policy and that it would not result in any significant impacts under the California Environmental Quality Act.*

- **CO-76** All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body.
    - *The siting of the residences is designed to minimize grading with minimal amount of cut and fill and will be consistent with building site area of 10,000 square feet. All vegetation clearance will be minimal to the extent possible and be restored or mitigated in order to prevent soil erosion, increased runoff and adverse impacts on plant and animal life. Additionally, landscape restoration plans are a part of the application for these properties.*

Fuel Modification Policies

- **CO-96** All new development shall be sited and designed to minimize required fuel modification and brushing to the maximum extent feasible in order to minimize habitat

disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety. Development shall utilize fire-resistant materials. Alternative fuel modification measures, including but not limited to landscaping techniques to preserve and protect habitat areas, buffers, designated open space, or public parkland areas, may be approved by the Fire Department only where such measures are necessary to protect public safety. All development shall be subject to applicable federal, State and County fire protection requirements.

- *Both lots 3 and 4 building pads have been sited to minimize the least amount of disturbance to fuel modifications zones B and C. The design revisions proposed by the Applicant to Lots 3 and 4 will further reduce the impact due to Fuel Modification on both properties.*

From: Richard Mukai
To: Shawn Skeries
Subject: FW: Green Hills Mulholland - Project No. 2019-00010-(3)
Date: Monday, March 17, 2025 10:24:20 AM
Importance: High

FYI, this just came in. Looks like something to add to the HO memo.

From: Kimberly Rino <Kimberly@dohenypartners.com>
Sent: Monday, March 17, 2025 10:13 AM
To: Richard Mukai <RMukai@planning.lacounty.gov>; Tyler Montgomery <tmontgomery@planning.lacounty.gov>; Robert Glaser <rglaser@planning.lacounty.gov>
Cc: 'Mairead Mac Mullan' <mairead@maireadmusic.com>; 'Liam Lynch' <liam@authenticagency.com>
Subject: Fw: Green Hills Mulholland - Project No. 2019-00010-(3)

CAUTION: External Email. Proceed Responsibly.

Good morning, LA County Planning

Please see below prior to our hearing tomorrow.

Thank you!
Kimberly

DOHENY PARTNERS rethink real estate

Kimberly K. Rino (pr. Reno)
Partner
Doheny Partners, LLC
Construction & Project Management
Family of General Contractors Since 1982 – License #425891
Land Use, Entitlement & Permit Expediting
10153 ½ Riverside Drive, Unit 280
Toluca Lake, CA 91602
www.dohenypartners.com
kimberly@dohenypartners.com
(310) 422-8289 Cell

As a mother of a child with Autism, please view a current project of ours that hits a chord of love, light and hope!
Friendship Foundation campus to provide vocational training for special needs students | Urbanize LA

"The positive thinker sees the invisible, feels the intangible, and achieves the impossible."

-Winston Churchill

From: Mairead Mac Mullan <mairead@maireadmusic.com>
Sent: Monday, March 17, 2025 9:47 AM
To: comment@planning.lacounty.gov <comment@planning.lacounty.gov>
Cc: Kimberly Rino <Kimberly@dohenypartners.com>; Liam Lynch <liam@authenticagency.com>
Subject: Green Hills Mulholland - Project No. 2019-00010-(3)

Green Hills Mulholland - Project No. 2019-00010-(3)
Mairead Mac Mullan, mairead@maireadmusic.com, Ph# 310- 773- 1093
Direct neighbor to proposed development of Project No. 2019-00010

Dear Los Angeles County Planning Department,
I am writing to submit a signed petition of over 20 of our neighbors who are either directly effected by the proposed development named above or in the close neighborhood. ***We are particularly concerned with Parcel Number RPPL2019000019 - which is currently running less than 11 feet from my family's fence line and less than 70 feet from our residence which is at least 30 feet short of what Fire Safety planning recommendations are in Fire zones which the Mulholland Corridor is.*** I implore of you that in light of our recent unprecedented but sadly new normal fire situation in Los Angeles County to reconsider the parameters for this proposed development.
Submitting the below signed petition to illustrate ours and our neighbors concerns. We respectfully ask for your extreme due diligence on this matter,
Sincerely,
Mairead Mac Mullan

Neighborhood Petition Objecting to Project No.2019-000010

Since the above request was made by Staff, a natural disaster has occurred in the Project area, referred to as the Palisades Fire. Therefore, Staff requests a further continuance to March 18, 2025, to ensure that the surrounding community has an opportunity to participate in the public hearing process regarding the proposed Project.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO MARCH 18, 2025.

To the Los Angeles County Planning staff,

We the direct neighbors and local community of the project number: 2019-00010 - *The planning request to construct 4 new single-family residences on four lots* ***which were created by Parcel Map 10857 in 1981*** -would like to submit our further objections to the current proposed planning application.

Brief Summary:

The proposed planning application was first made known to the local community on April 22nd 2024 - when 4 sets of story poles were put up in the proposed location for these 4 homes. Neighbors immediately put together a reasoned powerpoint objecting to particular aspects of the planning proposal. Los Angeles County Planning then created the following recommendations for the developer:

After taking a closer look at the project, we are recommending that the residences proposed for Lot 3 and Lot 4 be redesigned with smaller structural footprints and building site areas (BSA). This would reduce the overall impact of fuel modification on H2 Habitat for both of these lots. Several policies of the Santa Monica Mountains LCP Land Use Plan, as well as the Local Implementation Program, emphasize the importance of preserving H1 and H2 Habitat in its natural state, even if that means requiring less than the maximum allowed BSA and/or structural area. Reducing the size of the residences on Lot 1 and Lot 2 would not accomplish this, as the lots are smaller and contain much less H2 Habitat.

The developer then did reduce the footprint of the home furtherest away from current residents however did not make any changes to the Lot size of parcel 4 and actually moved it closer to the residents that are to the left of this lot and created no change to the dangerous proximity to the property line of the residents that are directly adjacent to this proposed lot. Outside of the fact that the proposed 4 home lots would never be granted with current Los Angeles County planning requirements, in lieu of the recent frequent and extremely destructive wild fires in the Los Angeles county area across all regions - grandfathered in planning permission from 1981 is no longer tenable. Here are the residents and local communities objections:

1. The revised plans are not in compliance with current planning ordinances and respecting current/future fire conditions, life safety, property safety and defensible space. There is no way that these grandfathered in laws from the early 1980's should be legally allowed to stand and be approved in 2025. Not only is the county not doing it's due diligence to protect current life and property, it is willfully creating a situation where further life and property from these future developments will be put at risk from future fire danger.

2. The County released its latest status on this project on January 8th, (the day after the beginning of the Palisades & Eaton fires) - it's recommendation that these plans should be approved literally during the worst wildfire in Los Angeles County. While that was happening all the current property owners in the adjacent properties and neighboring community were evacuated from their homes and without power thus giving them zero opportunity to submit a rebuttal to the County's just released plans.

3. The Community in proximity to this Development Permit appreciates that the County did allow a continuance of the hearing process, to allow time for residents to prepare their objections given recent life changing developments for All Angelenos.

a. These catastrophic fires have changed the game for the entire county.

b. To approve planning for 4 homes on this site, leaning on 1981 grandfathered zoning is tantamount to exposing all residents - both current and future - to willful endangerment.

It may be paper legal, but it is not morally legal. If 204/25 zoning were applied to this project, planning would rule for likely one dwelling, maybe two dwellings, and most certainly not three or recklessly four dwellings. Moreover, the applicant chooses to position one home (Lot 4) directly adjacent to two existing homes, dangerously adhering to the absolute minimum 10 ft from fence line, provided no practical defensible space while also stubbornly maintaining its footprint since inception.

c. This will be Plannings decision, you are responsible for its conclusion and carry with it the liability of your direction.

4. We approached the applicant as genuinely concerned neighbors and were told that economic considerations dictate quantity of units. Are we really going to be dictated solely by economic considerations here, when this very priority is what has led to Palisades in destruction, Alta Dena pummeled, Malibu fractured by 3 major fires in 6 years, 2 in 6 weeks. Economics or public safety?

5. Adding this development will kill insurance coverages for all residents both current and future.

6. In closing, the days of Angelenos acting in self-interest and neglecting the greater good of the community are over. They died in the destruction we all witnessed in the past days and weeks. We ask the Planning leadership to please put yourself in our shoes for one moment, while others in our City suffered from the neglect of long term, decades long residents point of view. this is about public safety in all its attributes. Let this new precedent be set now for all future communities. You possess in equal measure the authority to act and the responsibility of your action's outcomes.

Residents Signatures:

	Name	Address:
1.	Mairead MacMullan	24879 Mulholland Hwy 91302
2.		24879 Mulholland Hwy, CA 91302
3.		24885 Mulholland Hwy. CA 91302
4.		24885 Mulholland Hwy Calabasas CA 9130
5.		24871 Mulholland Hwy. Calabasas
6.		24885 Mulholland Hwy. Calabasas 913
7.	M. White	24875 Mulholland Hwy. 91302
8.		24875 Mulholland Hwy 91302
9.	Jan Van Surksum	24845 Mulholland Hwy 91302
10.	Mendoval	2222 Cold Canyon Rd, Calabasas CA 91302
11.	VLINDA YANNETTY	288 COLD CYN RD CALABASAS 91302
12.	James Roemer	2171 McKan St, Calabasas 91302
13.	Suzanne Gorrle	24980 Bob Batchelor Rd. 91302
14.	Jeremy Miller	2200 Cold Cyn. Rd. 91302
15.	LIAT MILLER	2200 COLD CANYON ROAD, CA 91302
16.	Mark & Nancy Kaufman	24969 Mulholland Hwy Calabasas, CA 91302
17.		2250 COLD CYN. RD. CALAB
18.		24875 MULHULLAND CALABASAS 9
19.	Danuta Jablonowska	2081 Cold Canyon Rd. Calabasas CA 913
20.	ANNECKA Kelleher	24940 BOB BATCHELOR RD 91302
21.	Pete (Merf) Kelleher	24940 BOB BATCHELOR RD 91302.
22.		24870 Bob Batchelor Rd 91302
23.		24890 Bob Batchelor Road 91302
24.	Sara Horner	24955 Bob Batchelor Rd. 91302

Printed Names & addresses of Residents Signing Petition objecting to the building of 4 new Single

family homes, Project Number: 2019-00010

1. Mairead Mac Mullan
2. 24879 Mulholland Hwy CA 91302
3. Liam Lynch 24879 Mulholland Hwy CA 91302
4. Michael Blodgett 24885 Mulholland Hwy CA 91302
5. Christy Blodgett 24885 Mulholland Hwy CA 91302
6. Joan Erwin 24871 Mulholland Hwy CA 91302
7. Calissa Blodgett 24885 Mulholland Hwy CA 91302
8. Melissa Whiting 24875 Mullholland Hwy CA 91302
9. Van Whiting 24875 Mullholland Hwy CA 91302
10. Jana Van Surksum 24845 Mullholland Hwy CA 91302
11. Jennifer Mayer Sandoval. 2222 Cold Canyon Rd, CA 91302
12. Linda Yannetty. 2183 Cold Canyon Rd, CA 91302
13. James Roemer 2171 McKain St, CA 91302
14. Suzanne Goode 24980 Bob Bachelor Rd, CA 91302
15. Jeremy Miller 2200 Cold Canyon Rd CA 91302
16. Liat Miller 2200 Cold Canyon Rd CA 91302
17. Mark & Nancy Kaufman 24969 Mulholland Hwy CA 91302
18. Walt Miller 2250 Cold Canyon Rd, CA 91302
19. Tim Skogstrom 24875 Mulholland Hwy, CA 91302
20. Danuta Jablonowska 2081 Cold Canyon Rd, CA 91302
21. Annecka Kelleher 24940 Bob Bachelor Rd, CA 91302
22. Pete (Merf) Kelleher 24940 Bob Bachelor Rd, CA 91302
23. Holly Arias Gray 24890 Bob Bachelor Rd, CA 91302
24. Elizabeth Arias Gray. 24890 Bob Bachelor Rd, CA 91302
25. Sara Horner 24955 Bob Bachelor Rd, CA 91302

Also please let it be noted that there has been no posting of this hearing outside of the proposed property development of Project Number: 2019-00010. Or anything received in the mail within the last 30 days.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	April 24, 2025
HEARING DATE:	May 6, 2025 AGENDA ITEM: 3
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots that were created by Parcel Map 10857 in 1981 ("Project").

A public hearing regarding the Project was initially scheduled for the January 21, 2025 Hearing Officer meeting, and a Report to the Hearing Officer was issued on January 8, 2025. However, at the Hearing Officer meeting on January 21, 2025, following the Palisades Fire, the Hearing Officer continued the item to March 18, 2025, without opening the public hearing, to ensure that the surrounding community had an opportunity to participate in the public hearing process.

At the Hearing Officer meeting on March 18, 2025, LA County Planning staff ("Staff") reported that the Project's on-site public hearing notices were no longer in place. County Code Section 22.44.970.D requires that these hearing notices be posted on the Project Site at least 30 days prior to the public hearing and that they be left in place until after the public hearing occurs. As a result, the Hearing Officer continued the item again to May 6, 2025, without opening the public hearing.

Since then, Staff has received three letters (attached) from Joan Slimocosky, the co-president of the Las Virgenes Homeowners Federation, Mairead MacMullen, and Kimberly

Rino, who represents several community members, requesting an additional continuance. These letters state that many community members will be unable to attend the Hearing Officer meeting on May 6, 2025.

Staff also received a letter from Elisa Paster, an attorney representing the applicant. The letter states that the applicant objects to an additional continuance because the community members who are requesting an additional continuance have had an ample opportunity to submit written comments regarding the Project. The letter also states that an additional continuance would cause an unnecessary delay for the Project, which has already been continued several times.

As the previous continuance was due to a lack of proper on-site posting by the applicant, Staff recommends continuing the item, without opening the public hearing, to a date on which all community stakeholders will be able to attend. Therefore, Staff recommends that this item be continued again to July 1, 2025, without opening the public hearing, because the applicant has indicated they will not be available during the month of June. Staff also recommends that Hearing Officer Mark Herwick continue to handle this item, with the expectation that he will open the public hearing on July 1, 2025.

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE PROJECT NUMBER 2019-000010 TO JULY 1, 2025, WITHOUT OPENING THE PUBLIC HEARING.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A-1	Three letters requesting an additional continuance
EXHIBIT B-1	Letter from Elisa Paster objecting to an additional continuance

From: Robert Glaser
To: Tyler Montgomery
Cc: Mitch Glaser
Subject: Fw: Project No. 2019-000010 continuation
Date: Monday, March 24, 2025 8:29:22 AM
Attachments: Outlook-5qsbr15w.png

FYI

ROBERT S. GLASER, (he/him/his)

SUPERVISING REGIONAL PLANNER, Coastal Development Services
Office: (213) 974-0051 • Direct: (818) 880-3352
Email: rglaser@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Joan Slimocosky <jslimocosky@gmail.com>
Sent: Tuesday, March 18, 2025 5:20 PM
To: Shawn Skeries <sskeries@planning.lacounty.gov>; Robert Glaser <rglaser@planning.lacounty.gov>; ddegrazia@planning.la <ddegrazia@planning.la>; abodek@planning.lac <abodek@planning.lac>
Subject: Project No. 2019-000010 continuation

CAUTION: External Email. Proceed Responsibly.

Good afternoon Mr. Skeries:
My name is Joan Slimocosky, co president of Las Virgenes Homeowners Federation. I traveled downtown this morning for a scheduled 9 AM hearing on this project before HO Mark Herwick. I live in the unincorporated Monte Nido area of the County. Perhaps you know how horrendously impacted the 101 freeway is with PCH and Topanga Cyn closed. Today was no exception- 6:30AM departure to make a 9AM hearing, only to have it continued all due to lack of required action by the developer! Besides feeling lousy from the cold I have, I am furious about this developer's lack of seriousness re basic posting requirements for the

property.
I am not able to make the continuation date now scheduled for May 6 as I will be in FL for my grandson's college graduation (airfare tkts already purchased). Written comments are just not adequate for such a precedent setting project.
I am requesting a further continuance of this project. And, we concerned residents need to be informed about a decision on this important matter.
Thank you for your consideration,

Joan Slimocosky

From: Robert Glaser
To: Tyler Montgomery
Subject: Fw: Reschedule request - Green Hills Mulholland - Project No. 2019-00010-(3)
Date: Monday, March 24, 2025 9:14:50 AM
Attachments: Outlook-qq2r10ye.png

HI Tyler,

Please add this correspondence for the HO memo for April 24 for the May 6th hearing.

Thanks,

Rob

ROBERT S. GLASER, (he/him/his)

SUPERVISING REGIONAL PLANNER, Coastal Development Services

Office: (213) 974-0051 • Direct: (818) 880-3352

Email: rglaser@planning.lacounty.gov

Los Angeles County Department of Regional Planning

320 West Temple Street, 13th Floor, Los Angeles, CA 90012

planning.lacounty.gov

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Mairead Mac Mullan <mairead@maireadmusic.com>
Sent: Wednesday, March 19, 2025 3:09 PM
To: sskeries@planning.la.county.gov <sskeries@planning.la.county.gov>; Robert Glaser <rglaser@planning.lacounty.gov>; David DeGrazia <DDegrazia@planning.lacounty.gov>; EDL-DRP BU-D Executive Office <executive@planning.lacounty.gov>
Cc: Kimberly Rino <Kimberly@dohenypartners.com>; Liam Lynch <liam@authenticagency.com>
Subject: Reschedule request - Green Hills Mulholland - Project No. 2019-00010-(3)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Department,

I am writing in reference to the hearing for: **Green Hills Mulholland - Project No. 2019-00010-(3)** - that was scheduled for yesterday March 18th - downtown for 9am. I made the

journey down and was ready to speak on behalf of myself and my neighbors to plea for a deeper scrutiny on the proposed plans for the property development referenced above when the public planning meeting was rescheduled to May 6th because of the Developers lack of proper posting of said meeting before any of us were given the opportunity to share our reasoned objections and researched facts. I am going to be out of the country for a long planned trip for my son's birthday in Ireland (a Freshman in University there) I cannot change this trip but I absolutely need to be able to be at the public hearing for this project so I am appealing to you to please postpone this hearing to June. With gratitude for your understanding and hope for a rescheduling,

Sincerely,
Mairead Mac Mullan
24879 Mulholland Highway
CA 91302

10153 1/2 Riverside Drive, Unit 280
North Hollywood, CA 91602
310 422 8289

March 25, 2025

Mr. Robert Glaser
Mr . Tyler Montgomery
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

RE: Project No. 2019-000010-(3) / Minor CDP No. RPPL2019000016, Minor CDP No. RPPL2019000017, Minor CDP No. RPPL2019000018, Minor CDP No. RPPL2019000019, Environmental Assessment No. RPPL2023001199

REQUEST FOR CONTINUANCE – GREEN HILLS MULHOLLAND

Dear Mr. Glaser,

The most recent Public Hearing was continued to May 6, 2025. We understand your team will be prepared to hear this project on that day. However, we wish to request a continuance as a result of several of our community leaders, homeowners, and concerned and invested partners of this community are traveling and/or unavailable.

We politely request a continuation to June 24th, 2025.

This letter dated March 25, 2025, clearly meets the April 24th request for a continuance deadline. We understand that the Hearing Officer will decide on May 6th whether to either grant a continuance or open to the Public Hearing.

Thank you for your consideration.

Respectfully submitted,

Kimberly Rino

Kimberly Rino, Partner

Doheny Partners, LLC

cc: Las Virgenes Homeowners Federation

Cold Creek Community Council

RAND|PASTER|NELSON

633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Elisa Paster
213.557.7223
Elisa@rpnllp.com

April 23, 2025

VIA EMAIL

LA County Regional Planning Hearing Officer
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov
comment@planning.lacounty.gov

Re: Objection to Hearing Officer Continuance Request and Confirmation of Scheduled Hearing Project No. 2019-000010

Dear Tyler:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). This letter serves as our formal objection to any further continuance of the Project, specifically to Kimberly Rino's request for continuance to a June hearing date. The original hearing for this matter was scheduled for May 28, 2024, almost a year ago, and more than four years after the Applicant formally submitted and proposed this modest Project. The Applicant has modified the project as required by the County, and it is patently unfair to continue the hearing further. The Applicant and architect are not available for any June hearing date, and we do not agree to a continuance until July, nor is there any grounds to keep continuing the hearing.

Additionally, The Las Virgenes Homeowners Federation has had ample time to submit written comments regarding the project and has another month to do so. These comments will be considered by the hearing officer. There is no code requirement that an opponent must be available for a hearing. It is wholly unreasonable to continue a hearing because a staff person from the Homeowners Federation is unavailable. The Federation has many members, as demonstrated by the large group who appeared at the hearing on March 18, 2025. In fact, as noted in our response letter to Ms. Rino and the County dated March 14, 2025, the Applicant on several occasions has reached out to the local community and neighborhood groups. This is nothing more than another attempt by the Federation to delay much needed housing.

We hope the County agrees that the Applicant throughout the entitlement process thus far has been nothing but cooperative, transparent, and responsive to any questions, comments or concerns that have been raised by neighborhood groups/organizations and the County. Because the hearing

officer set the date of the hearing at the March 18, 2025 meeting, by law, it cannot be continued by staff. Please confirm that the hearing will go forward on May 6, 2025, as announced at the last meeting.

Sincerely,

Elisa Paster
Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	May 5, 2025
HEARING DATE:	May 6, 2025 AGENDA ITEM: 3
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project").

RECOMMENDATION

In a written report dated April 24, 2025, LA County Planning staff ("Staff") recommended that the Hearing Officer continue the Project, without opening the public hearing, from May 6, 2025, to July 1, 2025. Staff is withdrawing that recommendation and is no longer requesting a continuance. Instead, Staff is now recommending that the Hearing Officer open the public hearing, adopt the Mitigated Negative Declaration, and approve the Project, consistent with the recommendation provided by Staff in a written report dated January 8, 2025.

Staff recommends the following motions:

CEQA:

I MOVE THAT THE HEARING OFFICER CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION ASSOCIATED WITH ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199 ALONG WITH THE

REQUIRED FINDINGS OF FACT FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016 SUBJECT TO THE FINDINGS AND CONDITIONS ATTACHED TO THE JANUARY 8, 2025, REPORT TO THE HEARING OFFICER.

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017 SUBJECT TO THE FINDINGS AND CONDITIONS ATTACHED TO THE JANUARY 8, 2025, REPORT TO THE HEARING OFFICER.

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018 SUBJECT TO THE FINDINGS AND CONDITIONS ATTACHED TO THE JANUARY 8, 2025, REPORT TO THE HEARING OFFICER.

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019 SUBJECT TO THE FINDINGS AND CONDITIONS ATTACHED TO THE JANUARY 8, 2025, REPORT TO THE HEARING OFFICER.

ADDITIONAL CORRESPONDENCE

On May 2, 2025, Staff received an additional letter from the applicant's attorney, Elisa Paster, objecting to Staff's recommendation to continue the Project, without opening the public hearing, to July 1, 2025. The letter states that, under Government Code Section 65905.5, a jurisdiction may not hold more than five public hearings regarding any housing development project, and that a continuance of a public hearing is counted toward this number. It also states that, under the Housing Accountability Act (Assembly Bill 1893), which went into effect on January 1, 2025, failure to comply with this section of the Government Code can result in fines and/or constitute a disapproval of the Project.

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A-2	Letter from Elisa Paster objecting to continuance (May 2, 2025)

RAND|PASTER|NELSON

633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Elisa Paster
213.557.7223
Elisa@rpnllp.com

May 2, 2025

VIA EMAIL

LA County Regional Planning Hearing Officer
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov

Re: Objection to Hearing Officer Continuance of May 6, 2025, Project Hearing
Project No. 2019-000010

Dear Hearing Officer:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). The Applicant was profoundly disappointed to learn that the County staff is recommending yet another continuation of the Project to a July hearing date, without even having the courtesy to call us prior to its recommendation. As described below, such a continuance is a violation of Government Code Section 65905.5, and this letter serves as our formal objection to any such further continuance of the hearing for the Project.

As you are aware, the original hearing for this matter was scheduled for May 28, 2024, almost a year ago, and more than four years after the Applicant formally submitted and proposed this modest Project in 2019. The Project has been continued on six separate occasions, as follows:

- June 25, 2024 – Continued at the direction of County staff
- August 20, 2024 – Continued at the direction of County staff
- September 17, 2024 – Continued at the direction of County staff
- October 15, 2024 – Continued to allow time for staff to review revised plans for Lots 3 and 4
- January 21, 2025 – Continued due to the Palisades Fire and rescheduled to March 18, 2025 to allow additional time for review and public comment
- March 18, 2025—Continued due to alleged site posting noticing requirements

Government Code Section 65905.5, subdivision (a) clearly states that "if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a … county, … **shall not conduct more than five hearings** pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the … county … continues a hearing subject to this section to another date, **the continued hearing shall count as one of the five hearings allowed under this section**." [1] The County's staff report confirms that the Project complies with all objective standards. (Emphasis added.) The County already has continued the hearing for the Project more than five times, thus undermining the purpose of the statue to help alleviate the State housing crisis in an expedient manner.

Furthermore, under Assembly Bill 1893, which went into effect January 1, 2025, failure to comply with Section 65905.5 constitutes a disapproval of a housing development project under the Housing Accountability Act ("HAA"),[2] and a local agency can be subject to fines and liable for paying attorneys' fees if a court concludes that the agency violated the HAA. The Legislature described the recent revisions as expanding "the scope of local government actions that constitute disapproval of a project to include instances where a local government 'effectively disapproves' a project through sustained inaction or the imposition of burdensome processing requirements."[3] The County's multiple continuations since May 2024, including the most recent proposed continuance to July, "effectively disapproves" the Project through the County's "sustained inaction." The law is clear that the County has already violated the HAA and that any further continuance of the hearing for the Project by the County is a separate violation of the HAA.

Since 2019, the Applicant has remained cooperative, transparent, and responsive to questions and concerns raised by the County as well as neighborhood groups. Multiple modifications to the Project have been made at the request of the County and community members to ensure consistency with applicable regulations and address environmental and neighborhood concerns.[4] Given the Applicant's collaboration with the County on this Project over several years, it was particularly concerning that County staff lacked the courtesy to call us regarding the recommended continuance to July. The Applicant wishes to continue its good working relationship with the County, but it is patently unfair to continue the Project hearing further, and we will consider any such hearing continuance a violation of Section 65905.5.

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[1] The Department of Housing and Community Development ("HCD") further confirmed that "the local government can **conduct a maximum of five hearings, including hearing continuances,** in connection with the approval of the project." (Emphasis added.) See HCD's *Housing Accountability Act Technical Assistance Advisory* (Sept. 15, 2020), p. 27, available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/hcd-memo-on-haa-final-sept2020.pdf.

[2] Gov. Code § 65589.5(h)(6)(E).

[3] Sen. Rules Com., Off. of Sen. Floor Analyses, 3d reading analysis of Assem. Bill No. 1893 (2023-2024 Reg. Ses.) as amended Aug. 23, 2024, available at https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202320240AB1893#.

[4] Additionally, the Applicant has diligently attempted to engage with local stakeholders, including a January 25, 2024 presentation to the Las Virgenes Homeowners Federation, Inc., an unanswered email to the Cold creek Community Council on August 29, 2024 to request a virtual presentation of the Project, and numerous attempts in May 2024 to coordinate an onsite meeting with Ms. Kimberly Rino, a local resident referenced in opposition correspondence. Other offers to engage in face-to-face discussions with neighbors have been consistently ignored.

Should the County continue the May 6, 2025 hearing, such action will be reported to the State Housing and Community Development Department and the Attorney General's office. We hope the County will act in accordance with State Housing Law.

We urge the County to hold the hearing as scheduled on May 6, 2025 as currently scheduled. We reserve any and all rights and remedies with respect to this matter, and this letter shall not constitute a waiver thereof.

Best regards,

Elisa Paster

Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

EP

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing on July 23, 2025 in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000016 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. RPPL2019000017, RPPL2019000018, and RPPL2019000019. This was an appeal of the Hearing Officer's approval of May 6, 2025.

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,114-square-foot single-family residence, a 451-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,338 cubic yards of grading ("Project") on a 1.0-acre property—also referred to as "Lot 1"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of three on-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill) and encroaches into the protected zones of three oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions

   The 1.0-acre Project Site consists of terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located on its eastern boundary, accessing Mulholland Highway approximately 165 feet to the south. After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.5 acres of H3 Habitat, consisting of native and non-native grasses on the eastern portion of the Project Site, and 0.5 acres of H2 Habitat, consisting of chaparral. The eastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of existing single-family residences to the east. A small area of oak woodland is located on the eastern portion of the Project Site, within H3 Habitat.

   B. Site Access

   The Project Site is accessed by a 20-foot-wide, 165-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan

   The Permittee proposes construction of a new 4,114-square-foot single-family residence with a 451-square-foot attached garage. The residence would be located on the eastern portion of a 1.0-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southwest of the residence. An existing 20-foot-wide, 165-foot-long paved driveway provides access to the Project Site along its eastern boundary. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,983 square feet and 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three oak trees on the eastern portion of the Project Site. In accordance with the ERB's recommended remapping, the

proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff ("Staff") has received numerous letters of opposition to the Project. The letters cite multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The County Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The County Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On June 5, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
    Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and

the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

13. **PREVIOUS HEARING PROCEEDINGS**. A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. This approval was appealed to the Commission on May 13, 2025 by the Las Virgenes Homeowners Federation, per the provisions of County Code Section 22.44.970.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

    Conservation and Open Space Element

    Policy CO-108:
    Site and design new development to minimize the amount of grading and the alteration of natural landforms.

    Policy CO-109:
    Site and design new development to protect natural features and minimize removal of natural vegetation.

    The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the western portion of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,983-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,338 cubic yards of grading (2,169 cubic yards cut and 2,169 cubic yards fill) and encroaches into the protected zones of three oak trees.

17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

18. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

19. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

21. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Commission dated June 13, 2024).

22. **OAK TREE IMPACTS.** The Commission finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of three oak trees on the eastern portion of the Project Site. Both encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

23. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

24. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,338 cubic yards of grading, consisting of 2,169 cubic yards cut and 2,169 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur mostly within a level,

previously cleared area, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

25. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,983 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While approximately half of the residence would be located in H3 Habitat, some fuel modification, grading, and the OWTS would be located within H2 Habitat. The proximity of existing H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.07 acres of direct development and 0.41 acres of fuel modification within the H2 Habitat (0.35 acres irrigated and 0.06 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

29. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

30. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all

applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

31. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

32. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project

implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016** subject to the attached conditions.

ACTION DATE: July 23, 2025

MG:RG:TM
7/10/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Commission conducted a duly noticed public hearing on July 23, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000017 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. RPPL2019000016, RPPL2019000018, and RPPL2019000019. This was an appeal of the Hearing Officer's approval of May 6, 2025.

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,138-square-foot single-family residence, a 427-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 3,776 cubic yards of grading ("Project") on a 1.2-acre flag lot—also referred to as "Lot 2"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of one on-site oak tree and two off-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions

   The 1.2-acre Project Site consists of a flag lot with terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located adjacent to its northeastern boundary, accessing Mulholland Highway approximately 380 feet to the south via the flag "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of native and non-native grasses on the eastern portion of the Project Site, and 0.9 acres of H2 Habitat, consisting of chaparral. The eastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located on the northern and eastern portions of the Project Site, within H3 Habitat.

   B. Site Access

   The Project Site is accessed by a 20-foot-wide, 380-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan

   The Permittee proposes construction of a new 4,138-square-foot single-family residence with a 427-square-foot attached garage. The residence would be located on the eastern portion of a 1.2-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southeast of the residence. An existing 20-foot-wide, 380-foot-long paved driveway provides access to the Project Site along its eastern boundary. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,540 square feet and 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three oak trees, which are two on-site trees on the eastern portion of the Project Site and one off-site tree just east of the

Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff ("Staff") has received numerous letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The County Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The County Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On June 5, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
    Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public

Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

13. **PREVIOUS HEARING PROCEEDINGS**. A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. This approval was appealed to the Commission on May 13, 2025 by the Las Virgenes Homeowners Federation, per the provisions of County Code Section 22.44.970.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to disturb natural vegetation and landforms on the western portion of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,540-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 3,776 cubic yards of grading (1,888 cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.

17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

18. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

19. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

21. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Commission dated June 13, 2024).

22. **OAK TREE IMPACTS.** The Commission finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of two oak trees on the eastern portion of the Project Site and one oak tree just east of the Project Site. One of the on-site oak trees would have a protected zone encroachment of more than 10 percent, which requires mitigation at a 5:1 ratio. The Permittee's habitat restoration plan proposes that five mitigation oak trees and one contingency oak tree be planted, for a total of six trees. The other two oak tree encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

23. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

24. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 3,776 cubic yards of grading, consisting of 1,888 cubic yards cut and 1,888 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area close to the existing access driveway, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

25. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,540 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While a portion of the residence would be located in H3 Habitat, some direct development, fuel modification, grading, and the OWTS would be located within H2 Habitat. The narrow width of the H3 Habitat area adjacent to the existing driveway, the proximity of H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.17 acres of direct development and 0.55 acres of fuel modification within the H2 Habitat (0.38 acres irrigated and 0.17 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

29. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

30. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

31. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

32. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017** subject to the attached conditions.

ACTION DATE: July 23, 2025

MG:RG:TM
7/10/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Commission conducted a duly noticed public hearing on May 6, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000018 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. 2019000016, RPPL2019000017, and RPPL2019000019. This was an appeal of the Hearing Officer's approval of May 6, 2025.

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,114-square-foot single-family residence, a 451-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,430 cubic yards of grading ("Project") on a 10.1-acre flag lot—also referred to as "Lot 3"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of two on-site oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,430 cubic yards of grading (2,215 cubic yards cut and 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions

   The 10.1-acre Project Site consists of a flag lot with relatively gently sloping terrain across the southern portion, but rising steeply toward the north, becoming rocky as it increases in elevation. An existing 20-foot-wide paved driveway is located adjacent to its southeastern boundary, accessing Mulholland Highway approximately 450 feet to the south via the flag lot "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of native and non-native grasses on the southeastern portion of the Project Site, and 9.8 acres of H2 Habitat, consisting of chaparral and rock outcrops. The southeastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located within the southernmost portion of the Project Site (the flag lot "stem"), within H3 Habitat. The northern portion of the Project Site consists of 9.0 acres that have been designated restricted use areas and/or flood hazard areas as part of the underlying parcel map.

   B. Site Access

   The Project Site is accessed by a 20-foot-wide, 450-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan

   The Permittee proposes construction of a new 3,291-square-foot single-family residence with a 451-square-foot attached garage and 938-square-foot covered patio. The residence would be located on the southeastern portion of a 10.1-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the southeast of the residence. An existing 20-foot-wide, 450-foot-long paved driveway provides access to the Project Site along its eastern boundary. A new paved circular turnaround would be added to the end of the driveway, partially located on the Project Site. Landscaping and hardscaping are proposed, including a swimming pool to the south of the residence, as well as the removal of an existing

chain-link fence from the western boundary of the Project Site. The Project would result in a total building site of 9,898 square feet and 4,430 cubic yards of grading (2,215 cubic yards cut and 2,215 cubic yards fill, balanced on site) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of two oak trees on the southern portion of the Project Site. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

9. **PUBLIC COMMENTS.** LA County Planning Staff ("Staff") has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The County Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The County Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed, and case materials were made available on LA County Planning's website. On June 5, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project

Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440.

12. **CEQA DETERMINATION.**
Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

13. **PREVIOUS HEARING PROCEEDINGS**. A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. This approval was appealed to the Commission on May 13, 2025 by the Las Virgenes Homeowners Federation, per the provisions of County Code Section 22.44.970.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site immediately adjacent to the paved access driveway. This will lessen the need to

disturb natural vegetation and landforms on the northern and western portions of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,898-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,430 cubic yards of grading (2,215 cubic yards cut, 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

18. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

19. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials

are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached garage would be constructed as part of the Project.

21. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Commission dated June 13, 2024).

22. **OAK TREE IMPACTS.** The Commission finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of two oak trees on the southern portion of the Project Site. One of the on-site oak trees would have a protected zone encroachment of more than 10 percent, which requires mitigation at a 5:1 ratio. The Permittee's habitat restoration plan proposes five mitigation trees and one contingency tree be planted, for a total of six trees. The second oak tree encroachment would extend into less than 10 percent of the protected zone, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

23. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent

with local biological resources. The ERB's recommended modifications have been included in the Project's conditions of approval.

24. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,430 cubic yards of grading, consisting of 2,215 cubic yards cut and 2,215 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area close to the existing access driveway, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

25. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,898 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While a portion of the residence would be located in H3 Habitat, some direct development, fuel modification, and grading would be located within H2 Habitat. The narrow width and small area of the H3 Habitat area adjacent to the existing driveway, underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    The Project would result in 0.19 acres of direct development and 1.02 acres of fuel modification within the H2 Habitat (0.48 acres irrigated and 0.54 acres non-irrigated). These impacts must be mitigated through a habitat impact in-lieu fee or on-site or off-site mitigation. Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be

approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

29. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

30. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

31. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

32. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is

in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018** subject to the attached conditions.

ACTION DATE: **July 23, 2025**

MG:RG:TM
7/10/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Commission conducted a duly noticed public hearing on May 6, 2025, in the matter of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000019 ("Minor CDP") and Environmental Assessment No. RPPL2023001199. Environmental Assessment No. RPPL2023001199 is also related to Minor CDP Nos. 2019000016, RPPL2019000017, and RPPL2019000018. This was an appeal of the Hearing Officer's approval of May 6, 2025.

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isaac Zachary ("Permittee"), requests a Minor CDP to construct a new 4,186-square-foot single-family residence, a 450-square-foot attached garage, a swimming pool, and an onsite wastewater treatment system (OWTS) with 4,758 cubic yards of grading ("Project") on a 3.8-acre flag lot—also referred to as "Lot 4"—located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone ("Project Site"). Development would encroach into the protected zones of three on-site oak trees and one off-site oak tree. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board ("ERB"), resulting in approximately 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a Minor CDP is required for any project that results in grading of between 50 and 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,758 cubic yards of grading (2,379 cubic yards cut and 2,379 cubic yards fill) and encroaches into the protected zones of four oak trees.

5. **PREVIOUS ENTITLEMENT(S).** The existing parcel and paved driveway were authorized by Parcel Map 10857 and CDP P-80-6480 in 1981.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map, which is a component of the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP").

7. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions

   The 3.8-acre Project Site consists of a flag lot with relatively gently sloping terrain across the southern portion, but rising steeply toward the north, becoming rocky as it increases in elevation. An existing 20-foot-wide paved driveway is located adjacent to its southwestern boundary, accessing Mulholland Highway approximately 450 feet to the south via the flag lot "stem." After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 1.1 acres of H3 Habitat, consisting of native and non-native grasses on the southeastern portion of the Project Site, and 2.7 acres of H2 Habitat, consisting of chaparral and rock outcrops. The southeastern portion of the Project Site is subject to annual brush clearance and mowing activities due to the presence of single-family residences to the east, as well as within the shoulders of the existing driveway. A small area of oak woodland is located within the southernmost portion the Project Site (the flag lot "stem"), within H3 Habitat. The northern and central portions of the Project Site consist of 2.9 acres that have been designated restricted use areas and/or flood hazard areas as part of the underlying parcel map.

   B. Site Access

   The Project Site is accessed by a 20-foot-wide, 450-foot-long shared paved driveway to Mulholland Highway, a 100-foot-wide public parkway (35-foot-wide paved width) and designated scenic highway to the south.

   C. Site Plan

   The Permittee proposes construction of a new 4,186-square-foot single-family residence with a 450-square-foot attached garage and a 760-square-foot covered patio. The residence would be located on the southeastern portion of a 3.8-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the west of the residence. An existing 20-foot-wide, 450-foot-long paved driveway provides access to the Project Site along its southwestern boundary. The Project proposes a new driveway running 95 feet to the northeast from this existing driveway. A new paved circular turnaround would be added to the end of the existing driveway, partially located on the Project Site. Landscaping and hardscaping are proposed,

including a swimming pool to the south of the residence, as well as the removal of an existing chain-link fence from the eastern boundary of the Project Site. The Project would result in a total building site of 9,898 square feet and 4,850 cubic yards of grading (2,717 cubic yards cut, 2,133 cubic yards fill, 584 cubic yards export) due to the need for removal and recompaction of the underlying soil. The Project would result in encroachments into the protected zones of three on-site oak trees on the southern portion of the Project Site and one off-site oak tree. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats. While the residence is proposed outside of all restricted use areas, a portion of the driveway, hardscape, and swimming pool would be located within the designated flood hazard zone.

9. **PUBLIC COMMENTS.** LA County Planning Staff ("Staff") has received four letters of opposition to the Project. The letters site multiple reasons for their opposition, including increased fire risk, harm to biological resources, visual impacts, incompatible architecture, inadequate plans for mitigation tree planting, the potential for higher local insurance rates or cancelled policies, and that four dwelling units on the Project Site is an inappropriate density.

10. **AGENCY RECOMMENDATIONS.**

    A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended that the Project proceed to a public hearing without conditions.

    B. The County Department of Public Health, in a letter dated July 29, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding provision of water purveyor will-serve letters and non-conventional OWTS covenants. These have been included as conditions of approval.

    C. The County Fire Department, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with a specific condition requiring approval of all plans by the Fire Department Engineering Unit. This has been included as a condition of approval.

    D. The County Department of Public Works, in a letter dated July 31, 2019, recommended that the Project proceed to a public hearing with specific conditions regarding on-site grading and drainage, low-impact development features, and the provision of permits or letters of non-jurisdiction letters from all applicable State and Federal agencies. These have been included as conditions of approval.

11. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was noticed and case materials were made available on LA County Planning's website. On June 5, 2025, a total of 58 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project

Site, as well as 23 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site on April 22, 2024, pursuant to the LIP requirements (County Code Section 22.44.1440).

12. **CEQA DETERMINATION.**
Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project and three other projects on three adjoining parcels.

13. **PREVIOUS HEARING PROCEEDINGS**. A duly noticed public hearing was scheduled before the Hearing Officer on May 28, 2024. The item was subsequently continued, without the public hearing being opened, to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. On May 6, 2025, the public hearing was opened, and Staff gave a presentation recommending approval. Public testimony was given both for and against the Project. The Hearing Officer subsequently closed the public hearing, adopted the MND and MMRP, and approved the Project. This approval was appealed to the Commission on May 13, 2025 by the Las Virgenes Homeowners Federation, per the provisions of County Code Section 22.44.970.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize much of the existing cleared portion of the Project Site. This will lessen the need to disturb natural vegetation and landforms on the northern and western portions of the Project Site with direct development. No H1 Habitat, H1 Habitat Buffer, or H1 Habitat Quiet Zone would be impacted as part of the Project.

Land Use Element

Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the south, east, and west. The Project would also comply with the LIP limitations on building site area, as the 9,895-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Thus, a Minor CDP is required because the Project proposes 4,758 cubic yards of grading (2,379 cubic yards cut and 2,379 cubic yards fill) and encroaches into the protected zones of four oak trees.

17. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 10-foot yard required in all directions for flag lots.

18. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

19. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached two-car garage would be constructed as part of the Project.

21. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and garage will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area is located entirely within the previously cleared portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps attached to the Report to the Commission dated June 13, 2024).

22. **OAK TREE IMPACTS.** The Commission finds that the Project is consistent with the oak tree and oak woodland preservation requirements of County Code Sections 22.44.950, 22.44.1920, et seq. The Project would encroach into the protected zones of three on-site oak trees on the southern portion of the Project Site and one off-site oak tree on the southern portion of the Project Site. All encroachments would extend into less than 10 percent of the protected zones, which means no mitigation is required by the LIP. However, all on-site oak trees will be monitored for a period of 10 years, and any trees that die as a result of the Project must be mitigated at a 10:1 ratio. The Project also proposes development within approximately 2,888 square feet of oak woodland. Although the oak woodland is within H3 Habitat, it will be mitigated on site at a 2:1 ratio, per the Permittee's habitat restoration plan.

23. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and the planting of mitigation oak trees through field surveying. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would be consistent

with local biological resources. The ERB's recommended modifications have been included within the Project's conditions of approval.

24. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 4,758 cubic yards of grading, consisting of 2,379 cubic yards cut and 2,379 cubic yards fill, balanced on site. The Project is consistent with the applicable grading requirements because grading, including removal and recompaction of the underlying unstable pad, would occur in an area that has been previously cleared, and the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

25. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Minimal fencing and retaining walls are proposed for the Project Site, and an existing perimeter chain-link fence would be removed to facilitate wildlife movement.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,898 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1920. The habitat remapping recommended by the ERB would result in 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat on the Project Site. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the entirety of the residence, OWTS, and all grading would be located in H3 Habitat, some fuel modification would be located within H2 Habitat. The relatively small area of the H3 Habitat area and the required fuel modification radius of 200 feet makes this encroachment unavoidable.

    The Project would result in no direct development within H2 Habitat, although there would be 0.54 acres of fuel modification, all non-irrigated. These impacts must be mitigated through a habitat impact in-lieu fee or through on-site or off-site restoration (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing

a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

29. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

30. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

31. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

ENVIRONMENTAL FINDINGS

32. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before them that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND and MMRP reflects the independent judgment and analysis of the Commission.

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is

in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that they independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that they considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019** subject to the attached conditions.

ACTION DATE: July 23, 2025

MG:RG:TM
7/10/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 1.0-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[August 6, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000017, RPPL2019000018, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 23, 2025**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,983 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal

legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or

eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-045; 4455-019-046; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in

suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

    c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 1.2-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[August 6, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000018, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 23, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,540 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement

document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or

supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-046; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be

monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue

on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the

grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific

Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

    c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or

enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 10.1-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[August 6, 2025,** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000017, and RPPL2019000019.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 23, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,898 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent, and a north-south wildlife movement corridor with a minimum width of 45 feet adjacent to the western property boundary. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and manmade materials shall be prohibited from the designated wildlife corridor. The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement

document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

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26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that

impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-045; and 4455-019-047) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be

monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue

on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the

grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific

Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:
    a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

    c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or

enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence on a 3.8-acre property in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.44.1090 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of the UAS requires the approval of the Permittee pursuant to LA

County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after the appeal period ends **[August 6, 2025],** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") associated with Environmental Assessment No. RPPL2023001199, which are incorporated by this reference as if set forth fully herein. Environmental Assessment No. RPPL2023001199 is also related to Minor CDPs No. RPPL2019000016, RPPL2019000017, and RPPL2019000018.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary, until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Sections 22.44.1130 and/or 22.44.1140 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 23, 2025.**

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

20. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,898 square feet.

21. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

22. Prior to the issuance of building permits, the permittee shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

23. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.

24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

25. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B), as well as all areas of the Project Site with grades of more than 50 percent. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;

        ii. Construction and maintenance of public hiking trails;

        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and

        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of

prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

26. Prior to approval of the Exhibit "A," the permittee shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of stormwater. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces to permeable areas of the site (i.e. rain gardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns and/or rain barrels for stormwater capture.

27. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

28. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

29. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, per the provisions of County Code Section 22.44.1320.

30. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

31. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that the approved habitat restoration plan is followed and that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that

they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

32. The biological monitor shall ensure compliance with the habitat restoration plan prepared by Courtney McCammon of CJ Biomonitoring dated October 8, 2020, with amendments dated August 7, 2023 ("Habitat Restoration Plan"). The Habitat Restoration Plan requires the planting of 10 mitigation coast live oak trees, two contingency coast live oak trees, and the designation of 28,876 square feet for removal of non-native plants and the planting of up to 75 scrub oak seedlings. Restoration shall occur on the subject property, as well as three adjacent properties (Assessor's Parcel Numbers 4455-019-044; 4455-019-045; and 4455-019-046) in order to mitigate direct development within the protected zones of two coast live oaks and 14,438 square feet of oak woodland across all four properties. All encroached trees, on-site oak trees, and mitigation trees shall be monitored for 10 years following the completion of construction, with annual reports provided to the LA County Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the LA County Planning Staff Biologist. At the discretion of the Director, similar proportional on-site restoration may be approved solely on the subject property to the satisfaction of the LA County Planning Staff Biologist.

33. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.

34. The biological monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

35. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the biological monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

36. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.

37. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring

period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

38. All current storage and any planned storage of accessory uses and movable items (e.g., Recreational Vehicle, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except as authorized by a specific permit. TPZs shall have no storage, no dumping, or irrigation, except for irrigation during exceptional drought.

39. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.

40. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

41. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the

surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they shall establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

f. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.

g. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

42. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The permittee's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife,

including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

43. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

44. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

45. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department and in accordance with the following:

a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

46. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

47. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

48. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a habitat impact in-lieu fee and/or restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of a grading or building permit. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit.

Attachments:
Exhibit 1 Public Works letter dated July 31, 2019
Exhibit 2 Habitat Restoration Plan dated October 8, 2020

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**BIOLOGICAL MONITOR**--Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. The monitor shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	**HABITAT RESTORATION PLAN**--The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include previsions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	**STAKING OF GRADING LIMITS--**The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	**NESTING BIRD SURVEY**--Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP

4.5	Biological Resources	**TEMPORARY WILDLIFE FENCING--** Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	**PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE—**A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	**INITIAL GRUBBING & GRADING—**Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	**INITIAL FUEL MODIFICATION—**The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	**NATIVE AMERICAN MONITORS—**The Project Applicant shall retain professional Native American monitors procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuanceof grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	**DISPOSITION OF TRIBAL RESOURCES—**The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	**ARCHEOLOGICAL DOCUMENTS—**Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	**TREATMENT OF HUMAN REMAINS—**If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	**MITIGATION COMPLIANCE**--As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 22, 2025
HEARING DATE:	July 23, 2025 AGENDA ITEM: 8
PROJECT NUMBER:	2019-000010
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019 Environmental Assessment No. RPPL2023001199
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	24937 Mulholland Highway, Calabasas
OWNER:	Green Hills Associates, Inc.
APPLICANT:	Isaac Zachary
APPELLANT:	Las Virgenes Homeowners Federation
PUBLIC MEETINGS HELD:	9 OF 5
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it was deemed complete prior to the effective date of the IZO
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project"). On July 22, 2025, LA County Planning staff ("Staff") received three letters.

The first letter, from Elisa Paster, an attorney representing the applicant (attached as Exhibit A-1), states that the County is already in violation of the Housing Accountability Act's five-hearing rule, as nine hearings have already occurred. It also asserts that the Project is consistent with the goals and policies of the current Santa Monica Mountains Local Coastal Program ("LCP"), as well as the development standards of the Santa Monica Mountains Local Implementation Program. Specifically, it states that the Project would be in character with the surrounding community, would be more fire resistant than nearby development, and would

not negatively affect wildlife movement. It also states that the residence proposed for Lot 4 would meet all required setbacks and cannot feasibly be moved further east.

The second letter, from Joan Slimocosky, the co-president of the Las Virgenes Homeowners Federation ("LVHF") (attached as Exhibit B-1), provides the reasons why the LVHF opposes the Project. It objects to the four residences maximizing the allowed building site areas of 10,000 square feet for each lot. It also objects to the cumulative effect of the Project on biological resources, stating that the LCP requires resource conservation to be favored over development.

The third letter, from Mairead MacMullan, a neighboring property owner (attached as Exhibit C-1), asserts that the Project cannot be approved. It states that the Project would conflict with California Public Resources Code ("PRC") Section 4291, which requires that a minimum 100-foot radius of defensible space be maintained around all buildings or structures, and the proposed residence on Lot 4 is less than 100 feet from her residence to the east. Staff would like to note that "defensible space" refers to fuel modification of flammable materials around buildings or structures – not to other structures themselves – and that this requirement does not extend beyond the boundary of any subject property (PRC Section 4291 and California Code of Regulations Section 1299.03).

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A-1	Letter from Elisa Paster (7/22/25)
EXHIBIT B-1	Letter from Joan Slimocosky (7/22/25)
EXHIBIT C-1	Letter from Mairead MacMullan (7/22/25)

RAND|PASTER|NELSON

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Elisa Paster
213.557.7223
Elisa@rpnllp.com

July 22, 2025

VIA EMAIL

LA County Regional Planning Commission
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov

Re: Letter to Regional Planning Commission-Appeal of the Hearing Officer's approval of May 6, 2025-Project No. 2019-000010-(3)

Dear Chair Louie and Members of the Commission:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant and appellee for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). The LA County Regional Planning Commission is scheduled to hear the appeal of the Hearing Officer's approval for the Project at the scheduled public hearing on July 23, 2025. That hearing will be a separate and independent violation of the Housing Accountability Act's ("HAA") five-hearing rule, just as the Hearing Officer hearing was a separate and independent violation of the HAA. On that basis, alone, the pending appeal should be denied. Applicant reserves all of its rights and remedies under applicable law relating to that issue.

Even if the County were not in violation of the HAA, we urge the Regional Planning Commission to deny the pending appeal ("Appeal") filed by the Las Virgenes Homeowners Federation because it is wholly without merit. The Project is compliant with all relevant plans and policies, including Coastal policies, and the Mitigated Negative Declaration prepared for the Project is legally sound. The Appeal is grounded in NIMBYism, not in fact. Indeed, over the last five years that the Project has been pending, the Applicant has bent over backwards to respond to changing staff direction and neighborhood input, making meaningful modifications to the Project. Now is the time to move the Project forward. Given the severe housing crisis in Los Angeles County, made worse by the devastating fires, we urge the Commission to deny the appeal and to approve the Project. Please put this letter into the administrative record for the Project.

I. Violation of Government Code Section 65905.5 (Number of allowed Public Hearings)

The original hearing for this matter was scheduled for May 28, 2024 before the Hearing Officer, over a year ago, and more than four years after the Applicant formally submitted and proposed this

modest Project in 2019. Too much time has passed since this Project was submitted, and the County has violated the HAA. Government Code Section 65905.5, subdivision (a) clearly states that "if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a … county, … **shall not conduct more than five hearings** pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the … county … continues a hearing subject to this section to another date, **the continued hearing shall count as one of the five hearings allowed under this section**." [1] (Emphasis added.) The approval of the Project by the Hearing Office confirms that the Project complies with all objective standards, as discussed in further detail in the staff report. The County already has continued the hearing for the Project more than five times, thus undermining the purpose of the statue to help alleviate the State housing crisis in an expedient manner. Between the already held public hearings and continuances and this hearing, **nine public hearings** have occurred.

Under Assembly Bill 1893, which went into effect January 1, 2025, failure to comply with the five-hearing rules constitutes a disapproval of a housing development project under the HAA,[2] which can result in the imposition of fines and attorneys' fees. The Legislature described the recent revisions as expanding "the scope of local government actions that constitute disapproval of a project to include instances where a local government 'effectively disapproves' a project through sustained inaction or the imposition of burdensome processing requirements."[3] The County's multiple continuations since May 2024, including the most recent proposed continuance to July, "effectively disapproves" the Project through the County's "sustained inaction." The law is clear that the County has already violated the HAA and that any further continuances or hearing for the Project by the County constitute separate and independent violations of the HAA. On that basis alone, the Appeal should be denied.

II. Applicant's Compliance and Arguments to Appeal

Since 2019, the Applicant has remained cooperative, transparent, and responsive to questions and concerns raised by the County as well as neighborhood groups. The Project has been ongoing at the County for over five (5) years and has remained in full compliance with all applicable development standards. Multiple modifications to the Project have been made at the request of the County and community members to ensure consistency with applicable regulations and address environmental and neighborhood concerns as further outlined below.[4]

---

[1] The Department of Housing and Community Development ("HCD") further confirmed that "the local government can **conduct a maximum of five hearings, including hearing continuances,** in connection with the approval of the project." (Emphasis added.) See HCD's *Housing Accountability Act Technical Assistance Advisory* (Sept. 15, 2020), p. 27, available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/hcd-memo-on-haa-final-sept2020.pdf.

[2] Gov. Code § 65589.5(h)(6)(E).

[3] Sen. Rules Com., Off. of Sen. Floor Analyses, 3d reading analysis of Assem. Bill No. 1893 (2023-2024 Reg. Ses.) as amended Aug. 23, 2024, available at https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202320240AB1893#.

[4] Additionally, the Applicant has diligently attempted to engage with local stakeholders, including a January 25, 2024 presentation to the Las Virgenes Homeowners Federation, Inc., an unanswered email to the Cold creek Community Council on August 29, 2024 to request a virtual presentation of the Project, and numerous attempts in

a. Consistency with Applicable Plans and Community Character

Contrary to the Appellant's claims the Project is fully consistent with all the relevant current and applicable development standards for residences in the Santa Monica Mountains Local Coastal Program ("LCP"), consisting of the Land Use Plan ("LUP") and Local Implementation Plan ("LIP"), and the Scenic Resource Area ("SRA") as noted and confirmed by the County in their Staff Report dated January 21, 2025. The Applicant is committed to ensuring that the Project is compliant with the LUP's general guiding principle that "environmental and coastal resource protection taking priority over land use and development," (page 96 of the LUP) and has designed the Project accordingly. The Project demonstrates a commitment to the built environment and neighboring properties by incorporating design elements that respect community character, ensure compatibility with surrounding structures, and minimize environmental impact. A longer discussion of the Project's compliance is described in Attachment A of this letter.

Further, the Project is similar in character to other single-family residences in the area in terms of height and bulk, maintaining compliance with the building site area (less than 10,000 square feet), one-story building heights of no greater than 18 feet above grade, and comparable in size to most other residences as provided in our previous responses to neighborhood groups and Appellant (attached as Attachment B), in which the Applicant prepared a study area map confirming the Projects four sites having building areas less than the average square footage of neighboring properties within an approximate 600-700 foot radius (4,224 square feet/per residence) and are consistent and compatible with the surrounding area.

APN-Lot	**Building Square Feet**
4455-019-044-Lot 1	4,114 square feet
4455-019-045-Lot 2	4,138 square feet
4455-019-046-Lot 3	3,291 square feet (proposed reduced size)
4455-019-047-Lot 4	4,186 square feet

b. The Project Will Be More Fire Resistant Than Existing Development

As the Project relates to fire and life safety, the Applicant is in full compliance with all fire codes and has received preliminary approval from LA County Fire based on its detailed review of the plan. The Applicant is taking full responsibility to ensure that all the four residences will not only meet all required County Fire standards but exceed those standards where applicable. Some of these extra fire protective measures could include, but are not limited to the following:

- Fire Resistance Dens Glass Sheathing and or cement under all exterior cladding materials.
- Substituting wood siding with composite siding.
- Installation of fire sprinkler systems on the rooftop of all residences so long as allowed and approved by the County.

May 2024 to coordinate an onsite meeting with Ms. Kimberly Rino, a local resident referenced in opposition correspondence. Other offers to engage in face-to-face discussions with neighbors have been consistently ignored.

The Applicant is completely sympathetic to the most recent wildfire devastations that have impacted the region and victims and is therefore willing to commit to the above protection measures making the residences more fire defensible than neighboring properties. In fact, the Applicant has been actively involved in doing pro bono work in the rebuilding efforts for victims who were affected by the Palisades Fire and understands the need for robust fire protection.

c. Location of Residence-Lot 4

Regarding the location of the residence for Lot 4 positioned directly adjacent to two existing residences to the east, this was redesigned/repositioned at the request of the County in September of 2024. While opponents characterize the location of the residence proposed for Lot 4 as too close to the adjacent residence to the east, its location complies with the required side-yard setback for a flag lot (10 feet from the property line). This location was chosen by the Applicant to avoid restricted flood hazard zone that runs through the middle of Lot 4, such that the residence should be placed on either the eastern or western portion of the property. A residence on the western portion of the property would result in significantly more fuel modification within the H2 Habitat. The re-location of the residence to the eastern side of the property (10 feet) reduces the amount of disturbance in the H2 habitat area (5,717 sf differential) from 35 % (original plan) to 29.5% (current plan). Additionally, relocating the home to the west side of the flood hazard area would place the residence very close to the residence on Lot 3. In such case, the open space buffer zone between the homes on Lots 3 and 4 would not exist and the goal of achieving a rural character created by such a buffer zone would not be achieved.

Further, only a portion of the residence (at the north end) is proposing a 10-foot setback, the remainder of the residence along the eastern side yard towards the south end provides up to a 32-foot setback from the property line.

d. Impacts on Wildlife and Biology Will Be Less Than Significant

Regarding wildlife protection concerns raised by the Appellant, we are in acknowledgement of the letter sent by the Santa Monica Mountain Conservancy dated February 24, 2025 and do not have any objections to deed-restrictions being placed on the property to ensure that adequate wildlife movement is maintained throughout the properties. Appellants' claims that the Project would impact wildlife are speculative and unsupported by evidence. In fact, the Mitigated Negative Declaration imposes mitigation measures including on-site biological monitor, a pre-construction biological survey, wildlife protection screening, habitat restoration, and a native bird survey, all of which will reduce the impacts to a level of insignificance.

Similarly, Appellant's contention that impacts on trees or that the project does not provide sufficient tree coverage are speculative. As noted by the MND, the Project will include the planting of 12 live coast oaks, and retention of additional undersized scrub oaks and coast live oaks on site within approximately 28,931 square feet of preserved undeveloped areas, which would result in approximately a 2:1 replacement ratio.

e. Applicability of "Grandfathered" Zoning Ordinance/Location of Residence-Lot 4

As described above in Section I, the Project complies with all current and applicable development standards for residences in the Santa Monica Mountains LIP, LCP and SRA areas, contrary

to the false and speculative comments in the Appeal on this subject. The Applicant has complied with all current applicable zoning regulations and land use polices and has further obliged all requested design changes from County staff and its plans will be subject to the most recent version of the building code.

Appellants raise a speculative concern about impacts on utilities. There is no evidence to support this statement. Construction will not occur on neighboring properties, Appellants have no easements across the Applicant's property, and no impacts will occur.

The Applicant has worked diligently and in good faith for over five years to bring forward a modest, code-compliant project that aligns with the County's development standards, the Local Coastal Program, and fire safety regulations. The Project has undergone multiple revisions in response to County and community feedback and now represents a carefully balanced design that minimizes environmental impact while providing much-needed housing. The numerous continuances already held have exceeded the limits imposed by State law, and any further delay risks violating the HAA. We respectfully urge the Regional Planning Commission to uphold the Hearing Officer's approval and deny the appeal, allowing this long-pending Project to proceed in accordance with State and local policy objectives.

Best regards,

Elisa Paster

Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

Attachments:
A: Consistency with LCP/LUP
B: Nearby Study Area Map of existing residential building SF

Attachment A

Consistency with LCP/LUP

Water Quality Goals and Policies

- **CO-4** Minimize impervious surfaces in new development, especially directly-connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.
    - *All the sites incorporate minimal grading and building pads that are designed in order to minimize the amount of impervious surface area. Each of the residences' footprints incorporate pervious planters to recapture some of the pervious surface area and aid in stormwater runoff. In addition, on-grade landscape areas have been designed at the perimeter of the building sites to aid in the increase of pervious surface areas. Lastly, the location of the residences are situated as close to the existing shared driveway and access to the site in order to limit the driveway (impervious) surface area to each site.*

- **CO-5** Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.
    - *All the sites have been designed with numerous area drains primarily located at the perimeter of the building pads near the base of the natural grade and run-off areas on site that helps minimize stormwater or dry weather flows.*

- **CO-6** Require development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, site and design development, including drainage, to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored where feasible.
    - *All the sites have been designed with 24" x 36" catch basins to help with stormwater flow that utilize the existing drainage pattern and consistent with the grade and slope of the sites to minimize stormwater run-off. Additionally, each of the sites have been designed with rain flow tanks (rainwater capture) re-use systems to help with onsite drainage in a non-erosive manner.*

- CO-10 Limit grading, soil compaction and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. Monitor grading projects to ensure that grading conforms to approved plans.
    - *Configuration of residences was thoughtfully designed to step gently with the sloping topography, thus minimizing grading. The location of all the residences have been situated as close to the existing shared driveway and access to the site in order to further limit the amount of grading and removal of indigenous vegetation, allowing access and providing fire protection for the site.*

Land Use Plan Policies

- **LU-4** Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
    - *Both lots 3 and 4 have been sited and designed to preserve the most high resource areas that maintain large undeveloped areas and ridgelines, as discussed in more detail below*.

- **LU -5** Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.
    - *Lots 3 and 4 have significant ridgelines at far north end of the site and the residences are well outside of a designated secondary ridgeline protecting the ridgeline resources.*

- **LU-29** Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:
    - Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;
    - Protecting natural vegetation, natural environmental features, and streams;
    - Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;
    - Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;
        - *The configuration and location of the residences are designed to step up gently with the topography thereby retaining the natural terrain and vegetation in the steeper portions of the lots. The sizing of the residences and useable outdoor areas are consistent with the natural setting in that they are terraced with the existing grade with minimal amounts of cut and fill. This design creates a pattern of land use that preserves the environmental resources and unique character of the land within the SM Mountains. In addition, the homes have been located to preserve open space buffers between each home reinforcing the rural character of the neighborhood and making the natural topography apparent surrounding each building site.*

- **LU-34** Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.
    - *The site is situated along a portion of Mulholland Highway that is a designated scenic route. The project lots and proposed residences are sited in a manner that it is not visible from Mulholland and intends to preserve existing views from the roadway and does not impact community amenities or natural features. Additionally, the view of the properties from Mulholland Highway is substantially blocked by a steep and high berm along Mulholland with a thick cover of natural vegetation. This feature will be preserved as part of the proposed development.*

- **LU-38** Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
    - *The proposed residences are only one-story in height and do not exceed 18 feet in height ensuring protection of scenic resources and the surrounding settings. In some*

cases, and especially at Lot 4, the proposed height is less than that allowed by the current Zoning Code.

- **LU-43** Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.
    - *Exterior lighting has been designed to minimize impacts by providing light fixtures with shielded recess step lights, and recessed downlights in exterior soffits thereby preserving dark skies and natural night skies and stars*.

Biological Resources Goals and Policies

- **CO-51** Where new development is permitted in H2 habitat pursuant to this LCP, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. Where new residential development is permitted in H3 habitat, the maximum allowable residential building site area shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less.
    - *The lots in which are located within in the H2 and H3 habitat zones do not exceed the maximum allowable building site as indicated above.*

- **CO-70** A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 "High Scrutiny" habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board (ERB).
    - *A Biological Assessment report and restoration plan was prepared for all four parcels. The Biological Assessment confirms that the Project is consistent with this policy and that it would not result in any significant impacts under the California Environmental Quality Act.*

- **CO-76** All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body.
    - *The siting of the residences is designed to minimize grading with minimal amount of cut and fill and will be consistent with building site area of 10,000 square feet. All vegetation clearance will be minimal to the extent possible and be restored or mitigated in order to prevent soil erosion, increased runoff and adverse impacts on plant and animal life. Additionally, landscape restoration plans are a part of the application for these properties.*

Fuel Modification Policies

- **CO-96** All new development shall be sited and designed to minimize required fuel modification and brushing to the maximum extent feasible in order to minimize habitat

disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety. Development shall utilize fire-resistant materials. Alternative fuel modification measures, including but not limited to landscaping techniques to preserve and protect habitat areas, buffers, designated open space, or public parkland areas, may be approved by the Fire Department only where such measures are necessary to protect public safety. All development shall be subject to applicable federal, State and County fire protection requirements.

- *Both lots 3 and 4 building pads have been sited to minimize the least amount of disturbance to fuel modifications zones B and C. The design revisions proposed by the Applicant to Lots 3 and 4 will further reduce the impact due to Fuel Modification on both properties.*

Attachment B-Study Area Map

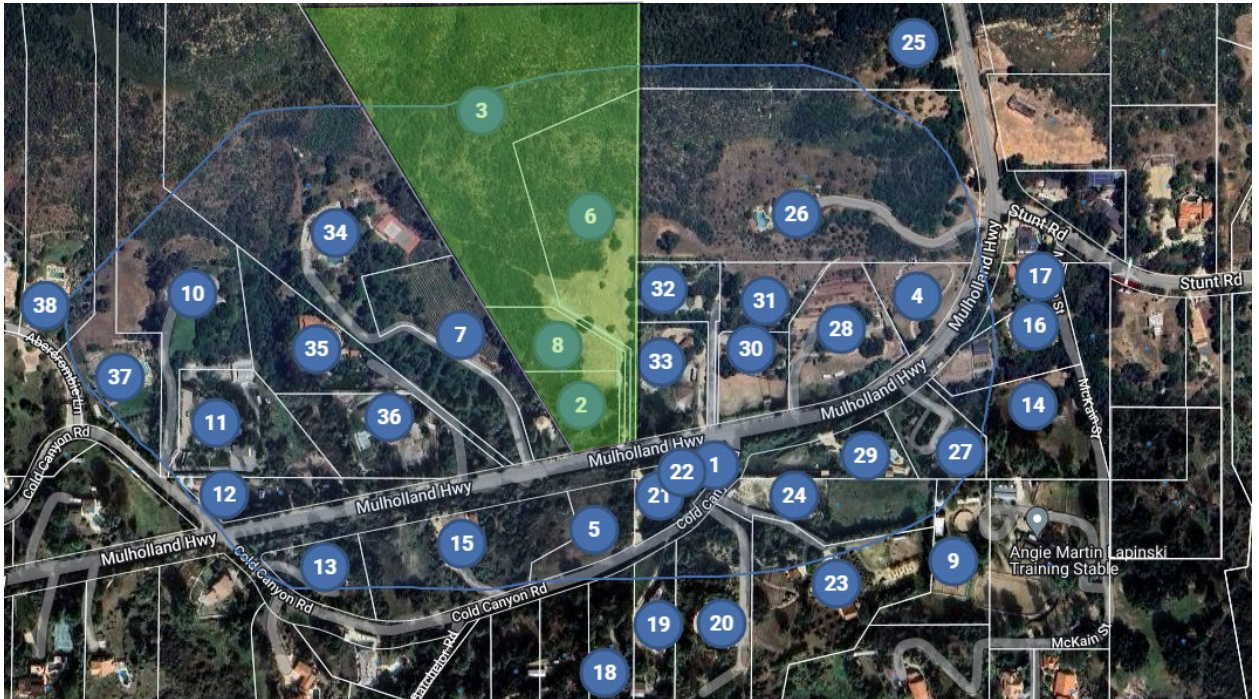


Table of Residential Building Area Square Footage

APN	Corresponding ID # on Study Area Map*	Building Square Feet
4455-019-015	25	1,008
4455-019-016	26	6,526
4455-019-025	28	2,777
4455-019-027	17	3,912
4455-019-028	29	3,060
4455-019-029	27	3,181
4455-019-030	14	2,240
4455-019-031	16	2,932
4455-019-034	30	3,343
4455-019-035	31	2,076
4455-019-036	32	3,852
4455-019-041	11	5,172
4455-019-042	35	8,368
4455-019-043	36	5,255
4455-019-049	33	5,200
4455-019-050	34	7,170
4455-020-003	21	4,473
4455-020-004	19	2,198
4455-020-005	20	2,556
4455-020-006	23	2,760
4455-020-035	18	2,533
4455-020-041	13	4,584
4455-020-042	15	4,008
4455-020-044	24	3,604
4455-060-029	38	6,772
4455-060-030	10	6,224
4455-060-031	37	8,259
		Average: 4,223.81 sf

* Following ID's removed from average due to vacant land or no single-family residence on site:

4, 9, 6, 8, 2, 3 ,7, 5, 22, 1

July 21, 2025

Los Angeles County Regional Planning Commission
Hall of Records
320 W. Temple Street, Room 150
Los Angeles, CA 90012

PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

Honorable Commissioners:

The Las Virgenes Homeowners Federation appeals the approval of this project, as proposed, by the DRP Hearing Officer on May 6, 2025. The project proposes to develop 4 lots that maximize the allowable building site area of 10,000 square feet, a maximization that applies only to parcels with NO constraints. This subdivision has constraints duly noted in the numerous letters submitted to planning staff.

Overarching this totally discretionary maximization, approved by County Planning, is the precedent setting idea of a new subdivision in the Santa Monica Mountains. This subdivision, now conveniently morphed into four (4) single-family residences makes a mockery of everything the LCP requires, the preserving of resources in the coastal zone. Those of us who have worked so long and hard for the certification of the LCP refuse to stand by and see it be continuously "chipped away at".

We urge you to review the LCP once again, especially the mandate of **Resource conservation over development.** We request you require County Planning to use their discretionary ability to look again at the cumulative effect on biological resources in the mountains and specifically the impact on these resources in our Very High Fire Hazard Severity Zone post January 2025.

The balance has shifted. **Support/ Uphold our appeal.**

Thank you,

Joan Slimocosky, Treasurer/ co-president

LVHF

From:	Mairead Mac Mullan
To:	DRP Public Comment
Cc:	Tyler Montgomery; Robert Glaser; Joan Slimocosky; Suzanne Goode; Roger Pugliese; Liam Lynch; Michael Blodgett
Subject:	Appeal on Project # 2019- 000010, hearing 9am 7/23
Date:	Tuesday, July 22, 2025 10:53:35 AM

CAUTION: External Email. Proceed Responsibly.

To the Regional Planning Commission,

I would like to submit into the record the following argument for appeal on the planning granted by LA County planning permission on May 8th 2025 for the project:

Project # 2019- 000010, *with the request to construct four new single-family homes on four lots via Parcel Map 10857 in 1981*

I contest that in particular reference to **LOT 4 (MINOR CDP NO. RPPL2019000019):** that it is in violation of the *Public Resources Code (PRC) 4291*

In Los Angeles County, if you are building a new home in a very high fire hazard severity zone, you will need to maintain 100 feet of defensible space around your home, and this includes maintaining distance from your closest neighbor. This 100-foot area is required by law (Public Resources Code (PRC) 4291) and is crucial for reducing the potential for fire spread.

The current proposed footprint of the structure to be put on **Lot 4** ***is 10 feet from our property line fence and 66 feet from the structure of our Home.***

On March 24, 2025 the latest fire hazard severity maps for Los Angeles County, which include areas under both state and local responsibility, were released. The updated map show an increase in the number of acres designated as fire hazard zones in Los Angeles County, including a 30% increase in the highest severity category.
Our property and the proposed new development are in the highest severity zone.

We implore this Regional Planning Commisision to enact your due diligence in enforcing this state law.

I am attaching the *Public Resources Code (PRC) 4291*. *None of us need reminding in Los Angeles County about how important it is to respect defensible space and mitigate fire risk for current and prospective new homeowners in our region. As a family that has now evacuated their home at least 3 times in the last 7 years and packed bags ready to go innumerable others we cannot in good conscience not petition and beg this commission to not willfully create a situation where people and property are put into real and explicit harm,*

Sincerely,
Mairead Mac Mullan
Resident at 24879 Mulholland Hwy, CA 91302

CALIFORNIA CODES

PUBLIC RESOURCES CODE SECTION 4291

4291. A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush- covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:

(a) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

(b) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

(c) Remove that portion of any tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(d) Maintain any tree adjacent to or overhanging a building free of dead or dying wood. (e) Maintain the roof of a structure free of leaves, needles, or other dead vegetative

growth.

(f) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.

(g) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in such an area, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(h) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of

nonflammable materials, or conditioned upon the contents and composition of same, he or she may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

No exemption or variance shall apply unless and until the occupant thereof, or if there is not an occupant, the owner thereof, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(i) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(j) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

4291.1.

(a) Notwithstanding Section 4021, a violation of Section 4291 is an infraction punishable by a fine of not less than one hundred dollars ($100), nor more than five hundred dollars ($500). If a person is convicted of a second violation of Section 4291 within five years, that person shall be punished by a fine of not less than two hundred fifty dollars ($250), nor more than five hundred dollars ($500). If a person is convicted of a third violation of Section 4291 within five years, that person is guilty of a misdemeanor and shall be punished by a fine of not less than five hundred dollars ($500). If a person is convicted of a third violation of Section 4291 within five years, the department may perform or contract for the performance of work necessary to comply with Section 4291 and may bill the person convicted for the costs incurred, in which case the person convicted, upon payment of those costs, shall not be required to pay the fine. If a person convicted of a violation of Section 4291 is granted probation, the court shall impose as a term or condition of probation, in addition to any other term or condition of probation, that the person pay at least the minimum fine prescribed in this section.

(b) If a person convicted of a violation of Section 4291 produces in court verification prior to imposition of a fine by the court, that the condition resulting in the citation no longer exists, the court may reduce the fine imposed for the violation of Section 4291 to fifty dollars ($50).

4292. Except as otherwise provided in Section 4296, any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous land, or forest-covered land, brush-covered land, or grass-covered land shall, during such times and in such areas as are determined to be necessary by the director or

the agency which has primary responsibility for fire protection of such areas, maintain around and adjacent to any pole or tower which supports a switch, fuse, transformer, lightning arrester, line junction, or dead end or corner pole, a firebreak which consists of a clearing of not less than 10 feet in each direction from the outer circumference of such pole or tower. This section does not, however, apply to any line which is used exclusively as telephone, telegraph, telephone or telegraph messenger call, fire or alarm line, or other line which is classed as a communication circuit by the Public Utilities Commission. The director or the agency which has primary fire protection

responsibility for the protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

From: Mark
To: Tyler Montgomery
Subject: 24937 Mulholland Highway, Calabasas mitigated negative declaration
Date: Thursday, May 9, 2024 2:12:56 PM

CAUTION: External Email. Proceed Responsibly.

Mr Montgomery,
I am the property owner at 24969 Mulholland Highway which is adjacent to the project proposed by Mr. Zachary for 24937 Mulholland Highway.
I have some very strong objections and concerns as to this project being able to receive a mitigated negative declaration. my concerns include the density of this particular project being greater than adjoining properties. Additionally this project should have to proceed through all the normal required application processes, including the coastal commission for approval.
This applicant has not done any community outreach. He has not communicated with adjoining property owners about the project or how it will impact our properties. He has been cagey about
The applicant will not be living in this area, and he has demonstrated an insensitivity to the concerns of the property owners that will be impacted by his project.
I would greatly appreciate a callback to discuss this matter further my cell number is 818-517-9343 thank you.
Mark Kaufman

LA County Planning & Mulholland Neighbors

Grounds for Concern
Project No. 2019-000010-(3)

Prepared for:
Tyler Montgomery, Case Planner

Agenda Today

1. Mulholland Corridor Low Density Character
2. Extreme Fire Danger
3. Elevated Insurance Cancellation Risk
4. Our Wildlife
5. Our Homes Integrity
6. Irrigation & Septic systems
7. Documentation
8. In Closing

Bucolic Low-Density Mulholland Corridor

Bucolic Low-Density Mulholland Corridor

- The Mulholland Corridor is characterized by low density, rural dwellings with significant conservation lands in the heart of the protected Santa Monica Mountains

- Developer is leveraging old, grandfathered rules to maximize their land to dwelling acreage ratios

- If application were filed using today's ordinances, permitting for such heigh density development would be denied.
    a. Significant precedent exists for unit modifications in the immediate adjacent lands
        I. Abercrombie Estates was reduced from 130 planned homes to 13

- Developer is applying suburban subdivision lot proximity principles to a very different rural subdivided community
    a. The precedent here is very different

Bucolic Low-Density Mulholland Corridor

We live with and within natural beauty with oxygen between properties, chapparal and common shared vista’s

Proposed Proximity & Density

Proposed Density

Proposed Proximity & Density

- We have neighbors who have lived here for 13 years, 22 years and 24 years, respectively. We have lived in balance and in harmony and have a right to a reasonable continuation of that minimal impact neighbor proximity.
- As preliminarily planned, this speculative development is proposing to build four lots in acreage appropriate for two
    a. Proposed 18ft elevation is unintentionally higher in certain lots due to a proposed build on sloped gradients. Ultimately this represents a measurably higher elevation from multiple sight-lines on neighbors property
    b. Driveway appears to exceed the 150ft as allowable per Coastal requirements
    c. Populations for multiple homes gives cause to serious traffic safety concerns on a bend that has experienced numerous fatal accidents over the years.

Proposed Proximity & Density

Relative distance between existing homes versus 4 Lot Plan

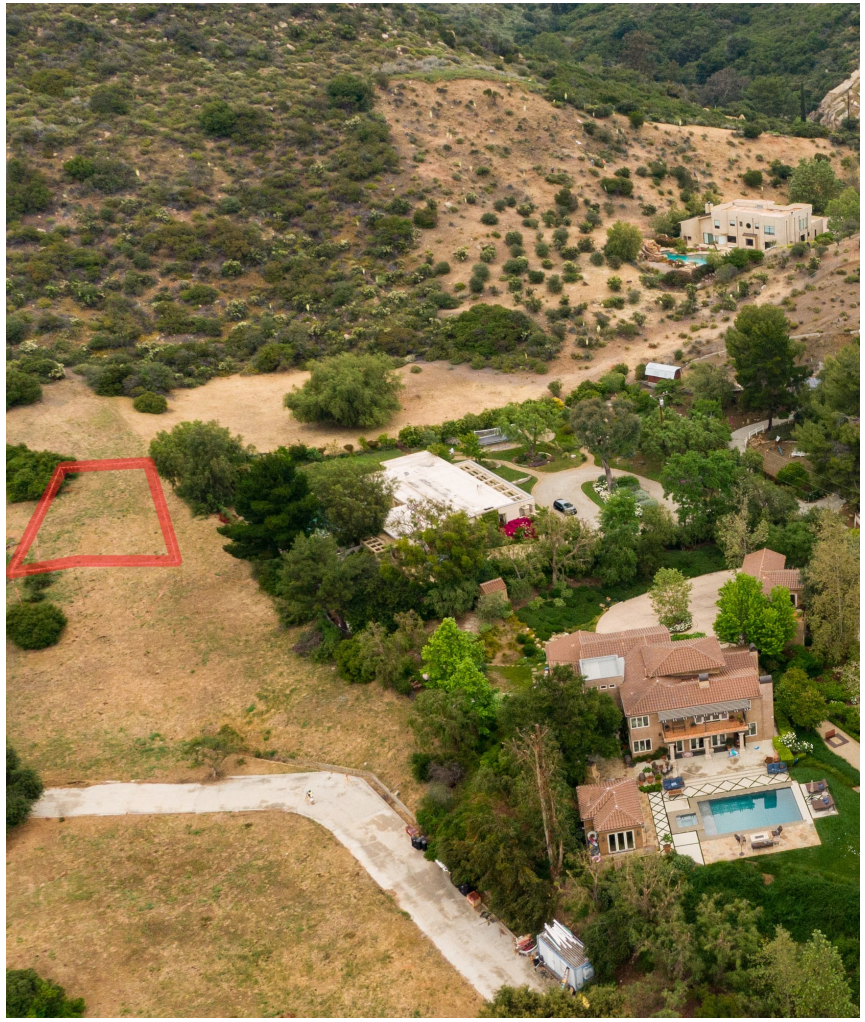
Extreme Fire Danger

- Significant fire safety risk with limitations for Fire Department access to sites, while constituting an immediate danger to existing homes

    a. Fire Department should exhibit great concern in assessment of the plan
    b. A corresponding risk of home owners insurance cancellation is elevated

    I. Multiple homes in the corridor have suffered loss of insurance due to fire risk
    I. These speculative new homes would likely face the very challenging risk as non-insurable classification
    II. Existing neighbors homes would be under severe threat of cancellation too due to proximity and density.

Extreme Fire Danger @ Structure Proximity



Extreme Fire Danger @ Structure Proximity

Lot 4 Story Poles

@ only 11 feet
from this
fence-line

Woolsey Fire 2018

Fire Risk has changed immeasurably since this Lot subdivision and also since the commencement of permit planning.

Cooper Ecological Monitoring Inc. report curiously makes no reference to the Woolsey fire, which, did not impact our homes, but only due to a late change in wind direction.

Extreme Fire Risk @ Structure Proximity

This is about urgent real-time safety proofing for all neighbors and sustainable future proofing for the next generation of neighbors.

It is Not Hypothetical: It is Real

View from our homes during Woolsey Fire Dec 2018

Lot 4 drawn @ only 11 feet from this fence-line

It is Not Hypothetical: It is Real

It is Not Hypothetical: It is Real

View from our homes Woolsey Fire Dec 2018

It is Real for All Neighbors

View from our roadways & easements Woolsey Fire Dec 2018

It is Real for All Neighbors

View from immediately adjacent Mulholland Highway Woolsey Fire Dec 2018

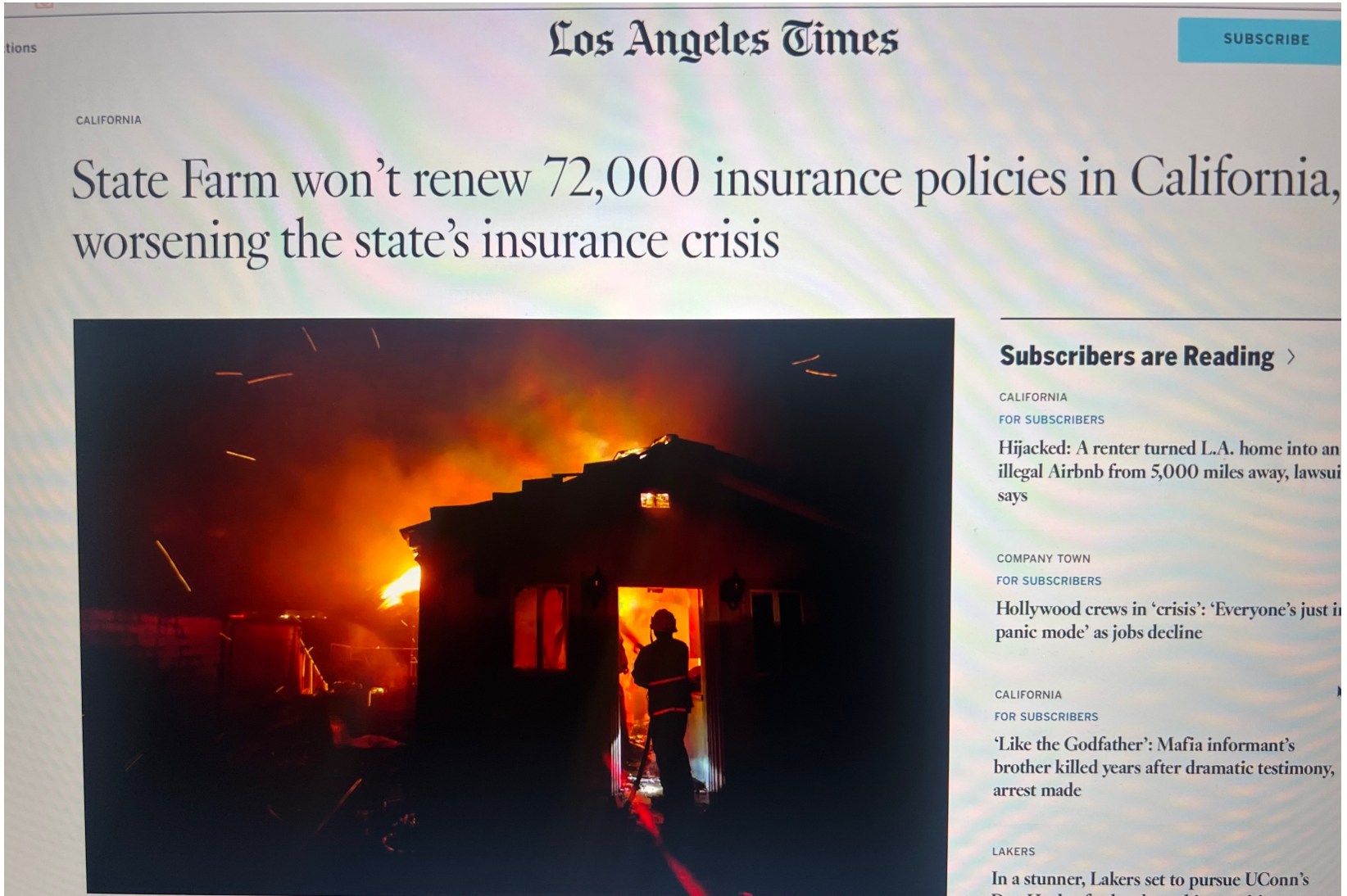
It is Real for All Neighbors

View from Proposed Development during Woolsey Fire 2018

It Could Be Again

Immediate Video
Woolsey Fire 2018

Insurance Cancellation



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Los Angeles Times

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Wildlife Protection

- Wildlife report appears to have not incorporated a number of species which have been seen regularly as part of the local habitat H2 and potentially H1 protected species.

- Subject property lies within the Cold Creek Watershed. The Mountains Restoration Trust maintains:

a. The Cold Creek watershed is home to large mammals such as bobcat, coyote, gray fox, striped skunk, mule deer, bush rabbit.

b. Bird diversity is high with characteristic native species such as western scrub jay, owl, California thrasher, canyon wren, black-headed grosbeak, ash-throated flycatcher and acorn woodpecker.

c. Rock outcroppings on the High Trail Property offer vital nesting and roosting areas for raptors such as eagles, falcons, owls, red-tailed hawks, (nesting on neighboring beams.

Our Wildlife: Mountain Lion

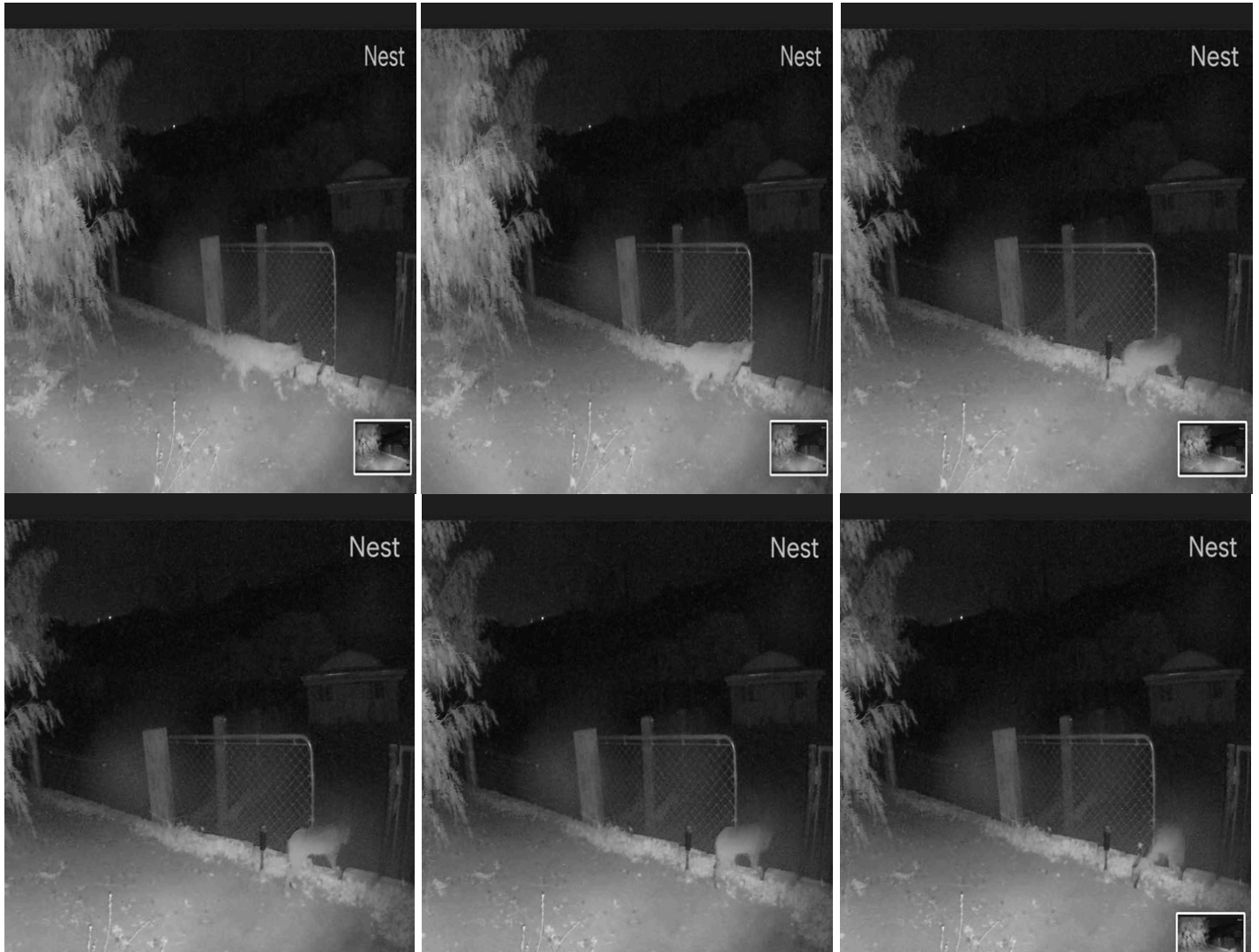
Mountain Lion photos
on our properties

Source:
Nest Security Camera

Source:
Nest Security Camera

Our Wildlife: Bobcat

Bobcat photos
on our properties



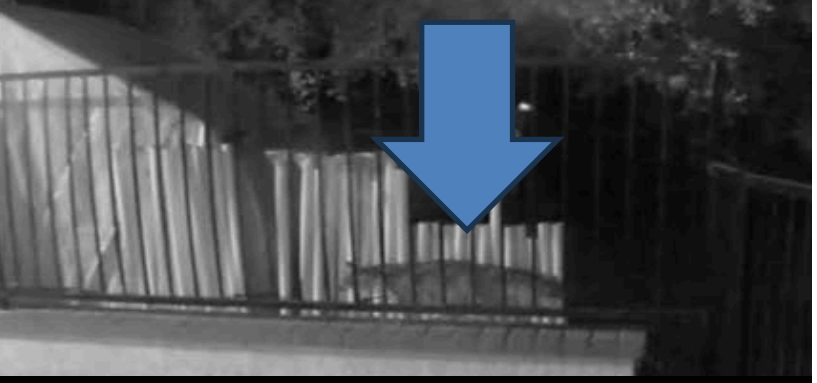
Source:
Nest Security Camera

Source:
Nest Security Camera

Our Wildlife: Foxes

Fox photos on our properties

Source:
Nest Security Camera



Nest

Nest

Nest

Nest

Irrigation & Plumbing Systems

- Potential impact on our existing irrigation systems, septic plumbing systems once excavation begins so close to neighbors' infrastructure.

Irrigation & Plumbing Systems

Proposed structure line immediately adjacent to neighbor property, fence-line and pool & irrigations systems

Home Integrity

- Architectural integrity of the spec homes is such that they appear significantly lesser quality grade than the existing homes adjacent as well as the corridor.
    a. Appropriate for an urban or suburban dwelling, but not a rural corridor dwelling
    b. Will significantly impact our property values in current plan

Home Integrity

24879 Mulholland Highway

Home Integrity

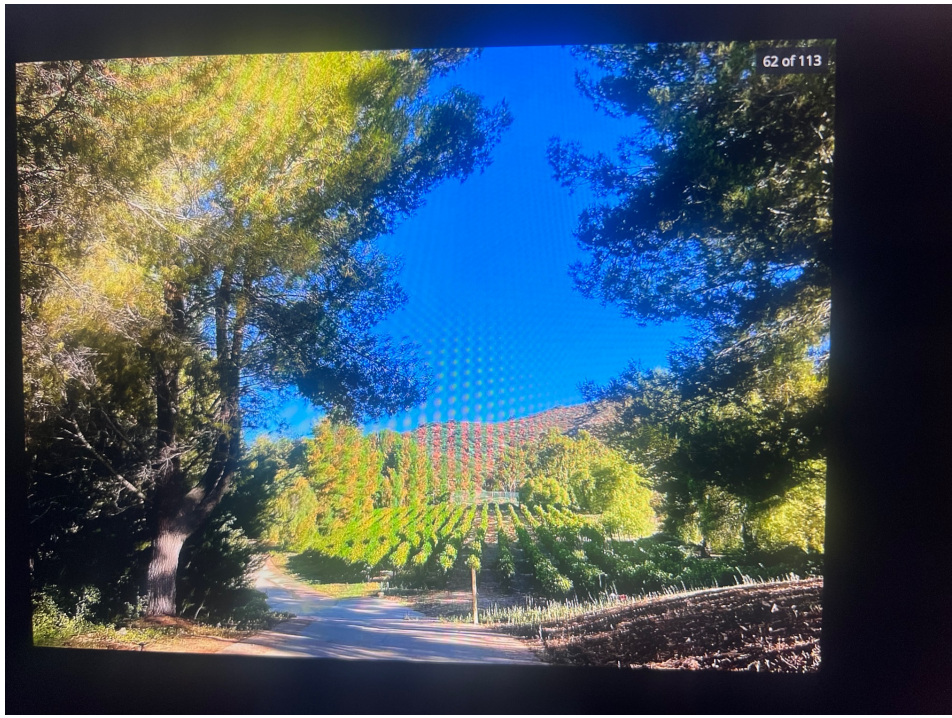
24885
Mulholland
Highway

Home Integrity

24871 Mulholland Highway

Home Integrity

24969
Mulholland
Highway



Proposed Spec Design

Agriculture Protection

- Tree plan is entirely symbolic, token, and nominal and does nothing to satisfy privacy and separate and quiet enjoyment from your neighbors.
    a. Moreover, plan is to remove a significant number of ‘invasive’ trees per tree report

Documents & Reports

- All filing documents appear to be outdated and revised and current reports appear required to be conducted to satisfy permitting protocols and planning.

In Closing

a. We don't disregard developers right to develop within reason
b. We ask that the developer be an honorable custodian of the land and a considerate empathetic neighbor.
c. We ask that they acknowledge the very particular and unique environment micro climate and bio-diverse geology they are contemplating developing within.
d. Develop for two or maximum three fine, high-quality homes on enhanced footprint.
    i. Remove homes that represent known fire hazards due to immediate proximity to adjacent properties
    ii. Opens the possibility to receive non-development credits against retiring the acreage immediately adjacent to your neighbors
    iii. Increases value of individual home values within development
e. Significantly increase tree plan to provide seclusion and privacy for your development and your neighbors legal properties

Mulholland Neighbors
Thank You Sincerely
for your
Valuable Time and Consideration

Appendix: Neighbor Petition & Letters

Holly Arias Gray
President
Cold Creek Community Council
P. O. Box 8066
Calabasas 91302
hollyariasgray@icloud.com

June 11, 2024

Tyler Montgomery, AICP
Assistant Regional Planner
Los Angeles County Regional Planning Department
tmontgomery@planning.lacounty.gov

Dear Mr. Montgomery:

PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

The Cold Creek Community Council (CCCC) has reviewed the case materials for the above-referenced project and offers the following comments for your review and consideration.

The proposed project is located within the Cold Creek Community; the boundaries are identical to those of the Cold Creek watershed. The Cold Creek watershed is distinguished among the watersheds of the Santa Monica Mountains for its excellent water quality and outstanding biological diversity.

Members of our board of directors have met on the project site with the project proponent and adjacent neighbors who have concerns about the project's impact on the site resources, their properties, and their quality of life.

Subdivision

The project's Initial Study states that Parcel Map 10857 created the four parcels on the property in 1981. The CCCC would like to be assured that this subdivision was not included in the group of land use actions undertaken illegally by a former county employee.

The application for development of four contiguous parcels by the same applicant indicates that this proposal is, at least in part, speculative. While we acknowledge that an owner of a legal parcel is entitled to reasonable use of his or her property, reasonable use does not automatically entitle the applicant to construct four structures of over 4,000 square feet of floor area each, the impacts of which would be exacerbated by accessory hardscapes, such as driveways and pools, as well as by the required fuel modification.

The Santa Monica Mountains Local Coastal Program Land Use Plan (LUP) states on page four, "[W]hile this LUP is meant to be a guide for the public in determining allowable uses of private property, nothing in this LUP provides an entitlement to any specific form of development…" (emphasis added). The Local Coastal Program, now in effect, would allow for the construction of only one dwelling unit on the combined four parcels.

Resource Protection

The LUP's guiding principle states on page 13, "resource protection has priority over development." Given that this project would never be approved under the current LUP, it is

incumbent upon the county to undertake the most thorough review of the cumulative impacts of four developments being permitted simultaneously.

Four LUP policies that are relevant to this project are CO 4, which states," minimize impervious surfaces in new development;" CO 5, which states "infiltrate development runoff on-site;" CO 6, which states "[r]equire development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site;" and CO 10, which states, "[l]imit grading, soil compaction, and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development."

Project Redesign

The square footage of each proposed dwelling, along with accessory structures and hardscape, pushes the envelope of what can be allowed on each parcel. As noted above, no specific type or description of development is entitled by the LUP. Downsizing and relocating building sites would reduce project impacts, as called for in LUP policies.

One specific action would be to relocate structure #4 to the west of the natural drainage channel marked on the project map as a flood hazard zone. This would not only meet the spirit of policy CO 6 by removing the necessity of culvert placement in the channel but would also reduce the amount of fuel modification in the H2 habitat and assist firefighters' efforts by bringing the structure closer to the proposed turnaround.

Another specific action would be to rotate structure #2 by 90 degrees so that it is aligned on a north-south axis. Combined with the relocation of structure #4, this would allow for more distance from the drainage channel and protect and enhance the oak woodland that is cited as functional in the project's Biological Assessment. These two actions would better facilitate wildlife movement through this zone.

In our community meeting with the developer, he stated that he is willing to consider these suggested changes. We request that the permits sought in this hearing be denied so that a more thorough review of the cumulative impacts can be undertaken and these impacts mitigated by project redesign.

Thank you for your serious consideration of our comments and concerns.

Sincerely,

Holly Arias Gray
President, Cold Creek Community Council

RAND|PASTER|NELSON

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Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Elisa Paster
213.557.7223
Elisa@rpnllp.com

September 13, 2024

VIA EMAIL

Dylan Sittig
Regional Planning Deputy for Chair Horvath
DSittig@bos.lacounty.gov

Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov

Re: Response Letter to Cold Creek Community Council (CCCC) to LA County Regional Planning Department
Project No. 2019-000010-(3)

Dear Mr. Sittig and Mr. Montgomery:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County").

This letter is submitted in response to concerns raised by the Cold Creek Community Council ("CCCC") and the correspondence you submitted to the County Regional Planning Department on June 11, 2024 with the subject "PROJECT NO. 2019-000010-(3), MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019" ("CCC Letter"). The CCCC Letter raises questions about (a) the legality of the subdivision and verification from the County (b) consistency with the Santa Monica Mountains Local Coastal Plan ("LCP") and Land Use Plan Goals and Policies and (c) provides redesign suggestions for lots 2 (APN: 4455-019-045) and 4 (4455-019-047) that the Applicant has responded to below. The Applicant has also provided proposed redesigned project plans for lots 3 (APN: 4455-019-046) and 4 as further discussed below in Section III.

As discussed herein, the Applicant has taken those concerns seriously and has proposed certain changes to the Project. While the previous design is consistent with all applicable plans and policies, including the LCP, additional changes have been proposed to improve the Project. Note, our client has also reached out to the CCCC multiple times to set up a meeting to discuss your concerns face-to-face. We have not received any response to our request to meet, though we remain open to doing so.

Please put this letter into the administrative record for the Project.

I. Legality of Subdivision

In response to the CCCC concerns that the Project was legally subdivided via Parcel Map 10857 in 1981 and was not approved during any illegal actions taken by a former County Employee, the County confirmed via email dated September 3, 2024, from Tyler Montgomery that "the subdivision is legal". Further the County provided additional background about the illegal actions conducted by the ex-County employee. Specifically, one former employee was involved in issuing of illegal certificates of compliance between 1990 and 2000, all of which have been identified. The four lots in question were created by a Parcel Map in 1981. Parcel Maps constitute a subdivision and require a public review and hearing, which occurred at that time. We understand that Mr. Montgomery has also provided this information to the CCCC. Therefore, the development of four new single-family residences on four contiguous parcels is allowed and compliant with the County and State Subdivision Laws.

II. Consistency with LCP/LUP

The Applicant, like the CCCC, is committed to ensuring that the Project is compliant with the LUP's guiding principle that "resource protection taking priority over development," and has designed the Project accordingly. The Project complies with the four LUP policies noted in the CCCC letter to the County (Policies-CO 4, CO 5 CO 6, and CO 10) and are further described below:

<u>Water Quality Goals and Policies</u>

- **<u>CO-4</u>** Minimize impervious surfaces in new development, especially directly-connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.
    - *All of the sites incorporate minimal grading and building pads that are designed in order to minimize the amount of impervious surface area. Each of the residences' footprints incorporate pervious planters to recapture some of the pervious surface area and aid in stormwater runoff. In addition, on-grade landscape areas have been designed at the perimeter of the building sites to aid in the increase of pervious surface areas. Lastly, the location of the residences are situated as close to the existing shared driveway and access to the site in order to limit the driveway (impervious) surface area to each site.*

- **<u>CO-5</u>** Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.
    - *All of the sites have been designed with numerous area drains primarily located at the perimeter of the building pads near the base of the natural grade and run-off areas on site that helps minimize stormwater or dry weather flows.*

- **<u>CO-6</u>** Require development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, site and design development, including drainage, to complement and utilize existing drainage patterns and

systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored where feasible.

- *All of the sites have been designed with 24" x 36" catch basins to help with stormwater flow that utilize the existing drainage pattern and consistent with the grade and slope of the sites to minimize stormwater run-off. Additionally, each of the sites have been designed with rain flow tanks (rainwater capture) re-use systems to help with onsite drainage in a non-erosive manner.*

- CO-10 Limit grading, soil compaction and removal of locally-indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. Monitor grading projects to ensure that grading conforms to approved plans.
  - *Configuration of residences was thoughtfully designed to step gently with the sloping topography, thus minimizing grading. The location of all the residences have been situated as close to the existing shared driveway and access to the site in order to further limit the amount of grading and removal of indigenous vegetation, allowing access and providing fire protection for the site.*

Moreover, the Project also complies with the additional policies which are further described below:

Land Use Plan Policies

- **LU-4** Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
  - *Both lots 3 and 4 have been sited and designed to preserve the most high resource areas that maintain large undeveloped areas and ridgelines, as discussed in more detail below*.

- **LU -5** Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.
  - *Lots 3 and 4 have significant ridgelines at far north end of the site and the residences are well outside of a designated secondary ridgeline protecting the ridgeline resources.*

- **LU-29** Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:
  - Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;
  - Protecting natural vegetation, natural environmental features, and streams;
  - Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;
  - Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;
    - *The configuration and location of the residences are designed to step up gently with the topography thereby retaining the natural terrain and vegetation in the*

steeper portions of the lots. The sizing of the residences and useable outdoor areas are consistent with the natural setting in that they are terraced with the existing grade with minimal amounts of cut and fill. This design creates a pattern of land use that preserves the environmental resources and unique character of the land within the SM Mountains. In addition, the homes have been located to preserve open space buffers between each home reinforcing the rural character of the neighborhood and making the natural topography apparent surrounding each building site.

- **LU-34** Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.
    - *The site is situated along a portion of Mulholland Highway that is a designated scenic route. The project lots and proposed residences are sited in a manner that it is not visible from Mulholland and intends to preserve existing views from the roadway and does not impact community amenities or natural features. Additionally, the view of the properties from Mulholland Highway is substantially blocked by a steep and high berm along Mulholland with a thick cover of natural vegetation. This feature will be preserved as part of the proposed development.*

- **LU-38** Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
    - *The proposed residences are only one-story in height and do not exceed 18 feet in height ensuring protection of scenic resources and the surrounding settings. In some cases, and especially at Lot 4, the proposed height is less than that allowed by the current Zoning Code.*

- **LU-43** Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.
    - *Exterior lighting has been designed to minimize impacts by providing light fixtures with shielded recess step lights, and recessed downlights in exterior soffits thereby preserving dark skies and natural night skies and stars.*

Biological Resources Goals and Policies

- **CO-51** Where new development is permitted in H2 habitat pursuant to this LCP, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. Where new residential development is permitted in H3 habitat, the maximum allowable residential building site area shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less.
    - *The lots in which are located within in the H2 and H3 habitat zones do not exceed the maximum allowable building site as indicated above.*

- **CO-70** A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 "High Scrutiny" habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board (ERB).
    - *A Biological Assessment report and restoration plan was prepared for all four parcels. The Biological Assessment confirms that the Project is consistent with this policy and that it would not result in any significant impacts under the California Environmental Quality Act.*

- **CO-76** All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body.
    - *The siting of the residences is designed to minimize grading with minimal amount of cut and fill and will be consistent with building site area of 10,000 square feet. All vegetation clearance will be minimal to the extent possible and be restored or mitigated in order to prevent soil erosion, increased runoff and adverse impacts on plant and animal life. Additionally, landscape restoration plans are a part of the application for these properties.*

Fuel Modification Policies

- **CO-96** All new development shall be sited and designed to minimize required fuel modification and brushing to the maximum extent feasible in order to minimize habitat disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety. Development shall utilize fire-resistant materials. Alternative fuel modification measures, including but not limited to landscaping techniques to preserve and protect habitat areas, buffers, designated open space, or public parkland areas, may be approved by the Fire Department only where such measures are necessary to protect public safety. All development shall be subject to applicable federal, State and County fire protection requirements.
    - *Both lots 3 and 4 building pads have been sited to minimize the least amount of disturbance to fuel modifications zones B and C. The design revisions proposed by the Applicant to Lots 3 and 4 (described below) will further reduce the impact due to Fuel Modification on both of these properties.*

III. Project Redesign of Lots 3 and 4 and Residential Building Area Study

In an effort to work with the CCCC, the Applicant has incorporated design changes to Lots 3 and 4 which ultimately reduce impacts to the high resource H2 habitat areas (Attachment A). The specific changes are further described below:

- Lot 3 (APN: 4455-019-046): The residence is proposed to be reduced in size by 20% in building footprint at the rear of the building pad, reducing the total size of the residence from 4,114 square feet ("Original Lot 3 Design") to 3,291 square feet ("New Lot 3 Design"). The reduction in footprint greatly impacts the amount of H2 habitat that is preserved and to fuel modification zones B and C. The lot size is 442,134 sf (10.15 acres) and the existing H2 area on Lot 3 is 430,695 sf (9.89 acres).

	Original Lot 3 Design	New Lot 3 Design
House Size	4,114 sf	3,291 sf
H2 Habitat Total Affected (sf)	64,096 sf	59,832 sf (4,264 sf reduction)
% of H2 Area Impacted	14.5%	13.89%

  Specifically, the New Lot 3 Design would preserve an additional 4,264 sf of H2 habitat.

- Lot 4 (APN: 4455-019-047): The residence is proposed to be relocated and shifted southward from its originally proposed location while maintaining the same size and therefore reducing impacts to fuel modification zones B and C and reducing the amount of disturbance in the H2 habitat area (5,717 sf differential) from 35 % to 29.5%. The relocation of the residence also minimized impacts to the existing floodplain/hazard area to the west and location and distance to the lot 3 residence. The lot size is 166,934 sf (3.83 acres) and the existing H2 area on Lot 4 is 104,729 sf (2.4 acres).

	Original Lot 4 Design	New Lot 4 Design
House Size	4,186 sf	4,186 sf
H2 Habitat Total Affected (sf)	36,663 sf	30,946 sf (5,717 sf reduction)
% of H2 Area Impacted	35%	29.5%

In response to the CCCC comment letter of the residence relocation on lot 4, the Applicant did not decide to pursue relocating the structure west of the existing floodplain/hazard area. If the residence was relocated to this area it would potentially have two negative impacts: (1) the area west of the flood hazard area is steeper than the proposed relocation area and would therefore require greater quantities of grading and higher retaining walls; and (2) relocating the home to the west side of the flood hazard area would place the home very close to the home on Lot 3. In such case the open space buffer zone between the homes on Lots 3 and 4 would not exist and the goal of achieving a rural character created by such a buffer zone would not be achieved.

Additionally, in response to the request to rotate the residence on lot 2 by 90 degrees so that it is aligned on a north-south axis, this was also not pursued as the Applicant in consultation with their project architect did not understand how this would have any meaningful impact on the residences relationship to any nearby drainage channel, or how this would further "enhance the oak woodland". In contrast, it would require increased grading as the currently proposed design and location is stepped or terraced in a manner that works with the existing topography to minimize grading and retaining wall heights.

Lastly, based on data from the County Assessor, the Applicant prepared a study area map (Attachment B) of all existing residential building area within an approximate 600–700-foot radius of the immediate and surrounding area of the Project. The study identified 38 total sites and found that 28 of the sites have an existing building or residence, with the average or weighted building square footage being 4,224 square feet. In comparison to the Projects four sites the total size of building areas is less than the average square footage and are consistent and compatible with the surrounding area.

APN-Lot	**Building Square Feet**
4455-019-044-Lot 1	4,114 square feet
4455-019-045-Lot 2	4,138 square feet
4455-019-046-Lot 3	3,291 square feet (proposed reduced size)
4455-019-047-Lot 4	4,186 square feet

We look forward to our continued communication and dialogue as the Project progresses. Please do not hesitate to contact me if you have any questions regarding the contents of this letter.

Sincerely,

Elisa Paster
Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

Attachment:
A. Revised Project Plans (Lots 3 and 4)
B. Nearby Study Area Map of existing residential building SF

Attachment A-Revised Project Plans (Lots 3 and 4)

Existing H2 & H3 Habitats

LOT 4

LOT 1

LOT 2

LOT 3

SETBA

FLOOD HAZARD AREA

20'-0" CLEAR

230.02' S58°30'00"E ACCESS

238.01

SINGLE FAMILY DWELLING - 2

266.24' N89°46'23"E

SINGLE FAMILY DWELLING -3

ENCLOSED AREA

COVERED OUTDOOR AREA

PLANTER

187.70' S89°43'12"E

209.02'

200' RADIUS

465.93' S15°58'17"E

LINE BETWEEN H2 AND H3 HABITATS

AREA OF H2 WITHIN FUEL MODIFICATION AREA B (32,364 SF)
7.5% of H2 AREA
7.3% OF TOTAL LOT AREA

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (27,468 SF ±)
6.3% OF H2 AREA
6.2% OF TOTAL LOT AREA

LINE BETWEEN FUEL MOD ZONES B AND C

LIMIT OF FUEL MOD ZONE C

REVEGETATION AREA

Lot 3 - Current Configuration

1" = 20'-0"

LOT 4

LOT 1

LOT 2

LOT 3

SETBA

FLOOD HAZARD AREA

20'-0" CLEAR

230.02' S58°30'00"E ACCESS

238.01

SINGLE FAMILY DWELLING - 2

PLANTER

ENTRY

DW

266.24' N89°46'23"E

LINE BETWEEN H2 AND H3 HABITATS

465.93' S15°58'17"E

200' RADIUS

ENCLOSED AREA

COVERED OUTDOOR AREA

S89°43'12"E

187.70'

209.02'

AREA OF H2 WITHIN FUEL MODIFICATION AREA B (23,591 SF) 5.4% of H2 AREA 5.2% OF TOTAL LOT AREA

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (27,479 SF ±) 6.3% OF H2 AREA 6.1% OF TOTAL LOT AREA

4,206 SF ± DIFFERENTIAL IN H2 IMPACT (0.97% OF LOT 3 AREA, OR 0.94% OF TOTAL LOT 3 AREA)

REVISED LIMIT OF FUEL MOD ZONE C WITH HOUSE REDUCTION

4,264 SF ± DIFFERENTIAL IN H2 IMPACT (0.98% OF LOT 3 AREA, OR 0.96% OF TOTAL LOT 3 AREA)

CURRENT LIMIT OF ZONE C

REVEGETATION AREA

20% REDUCTION IN BUILDING FOOTPRINT

CURRENT LIMIT OF ZONE B

REVISED LIMIT OF ZONE B WITH HOUSE REDUCTION

Lot 3 - Home Reduced by 20%

1" = 20'-0"

LINE BETWEEN FUEL MOD ZONES B AND C

AREA OF H2 WITHIN FUEL MODIFICATION AREA B (1,546±) 1.4% OF H2 AREA 0.90% OF TOTAL LOT AREA

LIMIT OF FUEL MOD ZONE C

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (29,400 SF±) 28% OF H2 AREA 28% OF TOTAL LOT AREA

LINE BETWEEN H2 AND H3 HABITATS

LINE BETWEEN FUEL MOD ZONES B AND C

ENCLOSED AREA

SINGLE FAMILY DWELLING - 4

COVERED OUTDOOR AREA

200' RADIUS

200' RADIUS

200' RADIUS

FLOOD HAZARD AREA

20'-0" CLEAR

LOT 4

LOT 1

LOT 2

LOT 3

SINGLE FAMILY DWELLING - 1

SINGLE FAMILY DWELLING - 2

SINGLE FAMILY DWELLING -3

ACCESS DRIVE

20'-0" CLEAR DRIVEWAY

ENTRY GA

PLANTER

PATIO

POOL

490.77' N00°23'48"E

254.99'

249.65'

200.68' N00°23'48"E

266.24' N89°46'23"E

263.98'

209.02'

187.70' S89°43'12"E

238.01' S58°30'00"E

230.02' S58°30'00"E

465.93' S15°58'17"E

1067.3

1050.3

92'-10" SETBACK

FLOOD HAZARD AREA

Lot 4 - Current Configuration

1" = 20'-0"

REVISED LIMIT OF FUEL MOD ZONE B WITH HOUSE RELOCATION

LINE BETWEEN FUEL MOD ZONES B AND C

REVISED LIMIT OF FUEL MOD ZONE C WITH HOUSE RELOCATION

LINE BETWEEN H2 AND H3 HABITATS

5,717 SF DIFFERENTIAL IN H2 IMPACT
5.4%% OF H2 AREA
3.4% OF TOTAL LOT AREA

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (23,683 SF±)
28% OF H2 AREA
28% OF TOTAL LOT AREA

CURRENT LINE BETWEEN FUEL MOD ZONES B AND C

92'-10" SETBACK

200' RADIUS

200' RADIUS

200' RADIUS

ENCLOSED AREA RELOCATED HOUSE

ENCLOSED AREA CURRENT HOUSE

COVERED OUTDOOR AREA

10'-0"

FLOOD HAZARD AREA

20'-0" CLEAR

LOT 4

LOT 1

LOT 2

LOT 3

SINGLE FAMILY DWELLING - 1

SINGLE FAMILY DWELLING - 2

SINGLE FAMILY DWELLING -3

PLANTER

PATIO

20'-0" CLEAR DRIVEWAY

ACCESS DRIVE

ENTRY GA

1067.3

1050.3

490.77' N00°23'48"E

254.99'

249.65'

200.68' N00°23'48"E

S58°30'00"E ACCESS DRIVE

238.01' S58°30'00"E

266.24' N89°46'23"E

263.98'

209.02'

187.70' S89°43'12"E

465.93' S15°58'17"E

FLOOD HAZARD AREA

Lot 4 - SAME SIZE BUT SHIFTED ON SITE

1" = 20'-0"

Attachment B-Study Area Map

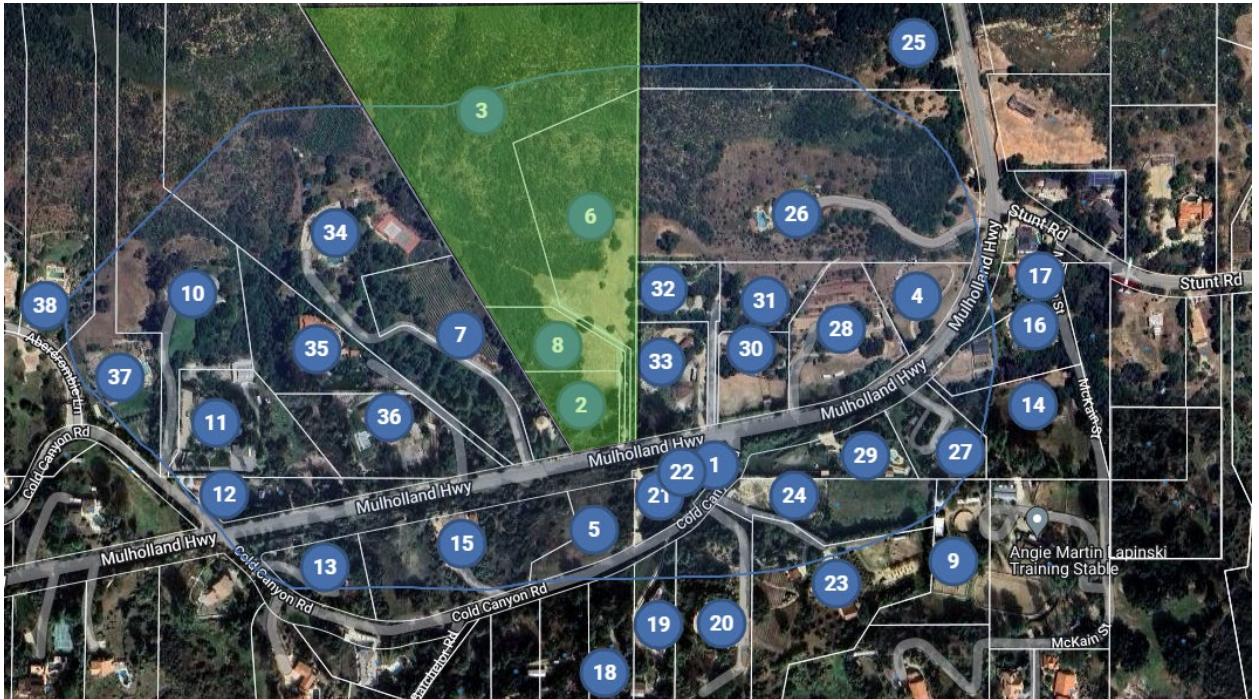

Table of Residential Building Area Square Footage

APN	Corresponding ID # on Study Area Map*	Building Square Feet
4455-019-015	25	1,008
4455-019-016	26	6,526
4455-019-025	28	2,777
4455-019-027	17	3,912
4455-019-028	29	3,060
4455-019-029	27	3,181
4455-019-030	14	2,240
4455-019-031	16	2,932
4455-019-034	30	3,343
4455-019-035	31	2,076
4455-019-036	32	3,852
4455-019-041	11	5,172
4455-019-042	35	8,368
4455-019-043	36	5,255
4455-019-049	33	5,200
4455-019-050	34	7,170
4455-020-003	21	4,473
4455-020-004	19	2,198
4455-020-005	20	2,556
4455-020-006	23	2,760
4455-020-035	18	2,533
4455-020-041	13	4,584
4455-020-042	15	4,008
4455-020-044	24	3,604
4455-060-029	38	6,772
4455-060-030	10	6,224
4455-060-031	37	8,259
		Average: 4,223.81 sf

* Following ID's removed from average due to vacant land or no single-family residence on site:

4, 9, 6, 8, 2, 3 ,7, 5, 22, 1

March 17, 2025

Holly Arias Gray, President (Non-Applicant)
Cold Creek Community Council
P. O. Box 8066
Calabasas, California, 91302
hollyariasgray@icloud.com
270.210.7957

County of Los Angeles Department of Regional Planning
320 W Temple St
Los Angeles, CA 90012
comment@planning.lacounty.gov

Re: Agenda Item
Project 2019-000010: Minor Coastal Development Permit Nos.
RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

Dear Hearing Officer:

The Cold Creek Community Council, in whose area the proposed development lies, offers the following comments on the above project for your consideration. We preface our comments by noting the noncompliance with Local Implementation Plan (LIP) section 22.44.970 that requires the "posting of a sign not less than 30 days prior to a public hearing on each public road frontage." (See the attached photo, taken March 16, 2025.) The LIP further requires that the applicant provide the planning director with a photo and signed affidavit indicating compliance with this requirement.

We have reviewed the developer's proposed project modifications in response to our previous letter. While we appreciate the resulting lessening of impact to H2 habitat, additional modifications to the project would promote greater public safety and more closely align with the goals of the Santa Monica Mountains Local Coastal Plan (LCP).

The subdivision of the subject property occurred in 1981, resulting in the four lots now proposed for development. Subsequently, the LCP was certified, which would now permit the development of only one dwelling unit on the property. The LCP is widely recognized as a visionary document that provides for the development of properties within its jurisdiction under guidelines that preserve the valuable environmental and scenic qualities of the Coastal Zone.

The Los Angeles County Planning staff has conducted its analysis of the proposed project as though it were in conformance with the density allowed under the LCP. This project should instead be held to more stringent standards, given the extensive analysis and community participation that created the LCP.

The project proposes to develop four lots that maximize the allowable Building Site Area (BSA) of 10,000 square feet, resulting in structures at the maximum permissible height of 18 feet. The Local Implementation Plan (LIP) of the LCP can require a smaller BSA to meet other provisions of the LIP, including protection of sensitive habitat and avoidance of hazards (County Code Section 22.44.1910.1).

As has become evident from the recent Palisades Fire, houses themselves are fuel for wildfires, spreading fire from one house to adjacent ones. The plan for lot 4 shows the proposed structure only ten feet from the adjacent property line. This provides only a very narrow area for firefighters to defend the structure.

The proposed structure is only approximately 70 feet away from the house on the adjacent property, well within the 100 foot zone that is considered a minimum distance that is to be kept clear of large flammable material. Therefore, the design of lot 4 endangers both the proposed structure and the adjacent house in the event of a wildfire.
Lot 4 also shows development that encroaches on a mapped flood zone. Yet there is no analysis or finding in the hearing documents that address this, as is required by section 22.44.2101 of the County Code.

It is within the scope of the County's authority to reduce the allowable BSA of a project to less than the maximum. In the case of this project, this would limit grading, minimize impervious surfaces, reduce impacts to H2 habitat, and provide for a greater margin of safety for future residents of the site and their neighbors.

Thank you for considering our comments.

Holly Arias Gray
Cold Creek Community Council, President

Attachment:

10153 ½ Riverside Drive, Suite 280
Toluca Lake, CA 91602
Kimberly@dohenypartners.com
(310) 422-8289

February 17, 2025

Mr. Richard Mukai
Coastal Development Services
Department of Regional Planning, County of Los Angeles
Rmukai@planning.lacounty.org

PROJECT NO. 2019-000010 January 21, 2025
PAGE 2 OF 2

Since the above request was made by Staff, a natural disaster has occurred in the Project area, referred to as the Palisades Fire. Therefore, Staff requests a further continuance to March 18, 2025, to ensure that the surrounding community has an opportunity to participate in the public hearing process regarding the proposed Project.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO MARCH 18, 2025.

Dear Los Angeles County Planning Staff,

On behalf of a quorum of direct owners/neighbors and local community impacted by Project # 2019-000010, with the request to construct four new single-family homes on four lots via Parcel Map 10857 in 1981, we would like to submit our further objections to the current proposed planning application hearing SCHEDULED for March 18, 2025.

In brief, the proposed planning application was initially made informally known to the local community on April 22, 2024, when four sets of story poles were placed to designate the proposed location of these newly, soon-to-be, four homes to be constructed. The immediate neighbors promptly prepared a valid, yet reasonable presentation objecting to various aspects of the proposed planned community known as Green Hills Association.

Los Angeles County Planning respectfully then created the following recommendations for the developer to take under the advice:
Request: After taking a closer look at the project, we are recommending that the residences proposed for Lot 3 and Lot 4 be redesigned with smaller structural footprints and building site areas (BSA). This would reduce the impact of fuel modification on H2 Habitat for both lots. Several policies of the Santa Monica Mountains LCP Land Use Plan, as well as the Local Implementation Program, emphasize the importance of preserving H1 and H2 Habitat in its natural state, even if that means requiring less than the maximum allowed BSA and/or structural area. Reducing the size of the residences on Lot 1 and Lot 2 would not accomplish this, as the lots are smaller and contain much less H2 Habitat.

The developer then reduced the footprint of the home furthest away from the current residents yet failed to make changes to the lot size of parcel four. Moreover, the developer then intentionally moved the home

closer to the existing residents located to the left of this lot creating zero mitigation as to the dangerous proximity to the property line of the existing residents that remain directly adjacent to this proposed lot.

Furthermore, it is crucial that we understand the dynamic of today's coastal living environment, whereby, developments within high brush / high fire zone communities are continuously rejected because of the potential impact of fires such as the Woolsey fire as well as the fires of 2025 (Palisades and Altadena). With today's environment, four homes on four lots would never be approved under the 2024/25 fire code and/or Los Angeles County Planning Requirements. The frequent and extremely destructive fires we all have experienced in the Los Angeles County area across all regions – a "grandfathered in" planning permission from 1981 is no longer tenable or acceptable to the community and simply places existing residence at severe risk.

Here are the residents and local community's objections:

1. The revised plans are not in compliance with current planning ordinances with respect to current/future fire conditions, life safety, property safety and defensible space. It is simply impossible to claim that these "grandfathered in" laws from the early 1980's should be legally allowed to exist, let alone be approved in 2025. Not only is the County not doing its due diligence to protect current life and properties, but it's also willfully creating a situation where further life and properties from these future developments will be put at severe risk from future fire danger. What insurance company would provide homeowners with fire insurance for any of these four homes today or in the future and at the value they hope to achieve when the existing homeowners are receiving cancellation notices daily.

2. The County released its latest status of this project on January 16, 2025, (just days after the beginning of the Palisades & Eaton fires). The recommendation states that the four lot, four home development should be approved literally during the worst wildfire in Los Angeles County, IN HISTORY. While that was happening all the current property owners in the adjacent properties and neighboring community were evacuated from their homes and without power thus giving them zero opportunity to submit a rebuttal to the County's just released plans.

3. Although the community residents near this development sincerely appreciate that the County did allow a continuance of the hearing process to March 18th, 2025, which then allowed residents to prepare their objections given recent life changing developments for all Angelenos.

a. These catastrophic fires have changed the game for the entire county forever.

b. To approve the proposed plan to build four new homes at this site, leveraging a 1981 "grandfathered zoning ordinance" that is completely unapplicable to the current conditions is exposing all existing residents - both current and future - to willful endangerment.

This decision made by the County of Los Angeles Planning Staff exudes pure negligence and is morally wrong. If the 2024/25 zoning codes applied to this project, Planning Staff would rule for a humble one, possibly two at the most, and most certainly not three or recklessly four dwellings considering our lack of water flow. The audacity of the developer choosing to position one home (Lot 4) directly adjacent to two existing homes, dangerously adhering to the absolute minimum 10 ft from fence line, provides no practical defensible space while also stubbornly maintaining its footprint since inception.

c. This will be Los Angeles County Planning Departments decision that they will be responsible for its conclusion which will carry the liability of that direction.

4. Needless to say, the immediate neighbors requested an in-person meeting and approached the applicant/developer as genuinely concerned neighbors and were told that economic considerations dictate quantity of units. In other words, these are not homes built for personal use, these homes within this

community will be built with the intention of greed and return on investment with zero regard for the existing homeowners which will expose this community to severe risk.

Are we really going to be dictated solely by economic considerations when this current and devasting priority is what has led to Palisades and Altadena entire demise of a community, Malibu fractured by three major fires in six years, two in six weeks.

Economics (greed) or public safety?

5. Approving this development will be the demise of the existing and future homeowners' coverage.

In closing, the days of Angelenos acting in self-interest and neglecting the greater good and safety of our communities are over. People died in the destruction we all witnessed in the past days and weeks. It will be years before people return to their homes and/or communities are rebuilt.

We ask that the County of Los Angeles Planning Department and their respective leadership constituents take into consideration that just maybe the "grandfather clause" no longer acts as an applicable strategy or approval method as we all clearly know the guidelines of 1981 have no business in the hands of developments in 2025. Alot has changed in 45 years!

This is about public safety, let this new precedent be set now for all future communities.

Respectfully,

Kimberly Rino

Kimberly Rino
Founder – Doheny Partners, LLC
Urban Planning

cc:
Shawn Skeries, LA County Planning
Tyler Montgomery, LA County Planning
Robert Glaser, LA County Planning
Mitch Glaser, LA County Planning
Liam Lynch, Homeowner
Mairead Mac Mullan, Homeowner
Mark Kaufman, Homeowner
Michael & Christy Blodgett, Homeowner

SANTA MONICA MOUNTAINS CONSERVANCY
LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
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FAX (323) 221-9001
WWW.SMMC.CA.GOV

February 24, 2025

Hearing Officer c/o Tyler Montgomery
Los Angeles County Regional Planning Department
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Comments on Minor Coastal Development Permit
Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, and RPPL2019000019
24937 Mulholland Highway, Calabasas
PN 2019-000010

Dear Hearing Officer:

The Conservancy makes the following case for the County to require habitat protection deed restrictions on each of the four subject lots in this proposed Cold Creek watershed project in the Mulholland Scenic Highway Corridor. The most important area to permanently protect is along the west project boundary to ensure north-south wildlife potential to Mulholland Highway towards Cold Creek. The attached figure shows the portions of each lot that should receive no-fencing, no lighting elements, no non-native shrubs and trees, no man-made materials deed restrictions. That figure shows the two northernmost houses in both the proposed and the slightly more clustered locations being negotiated between the applicant and the Las Virgenes Federation. No other project modification is requested.

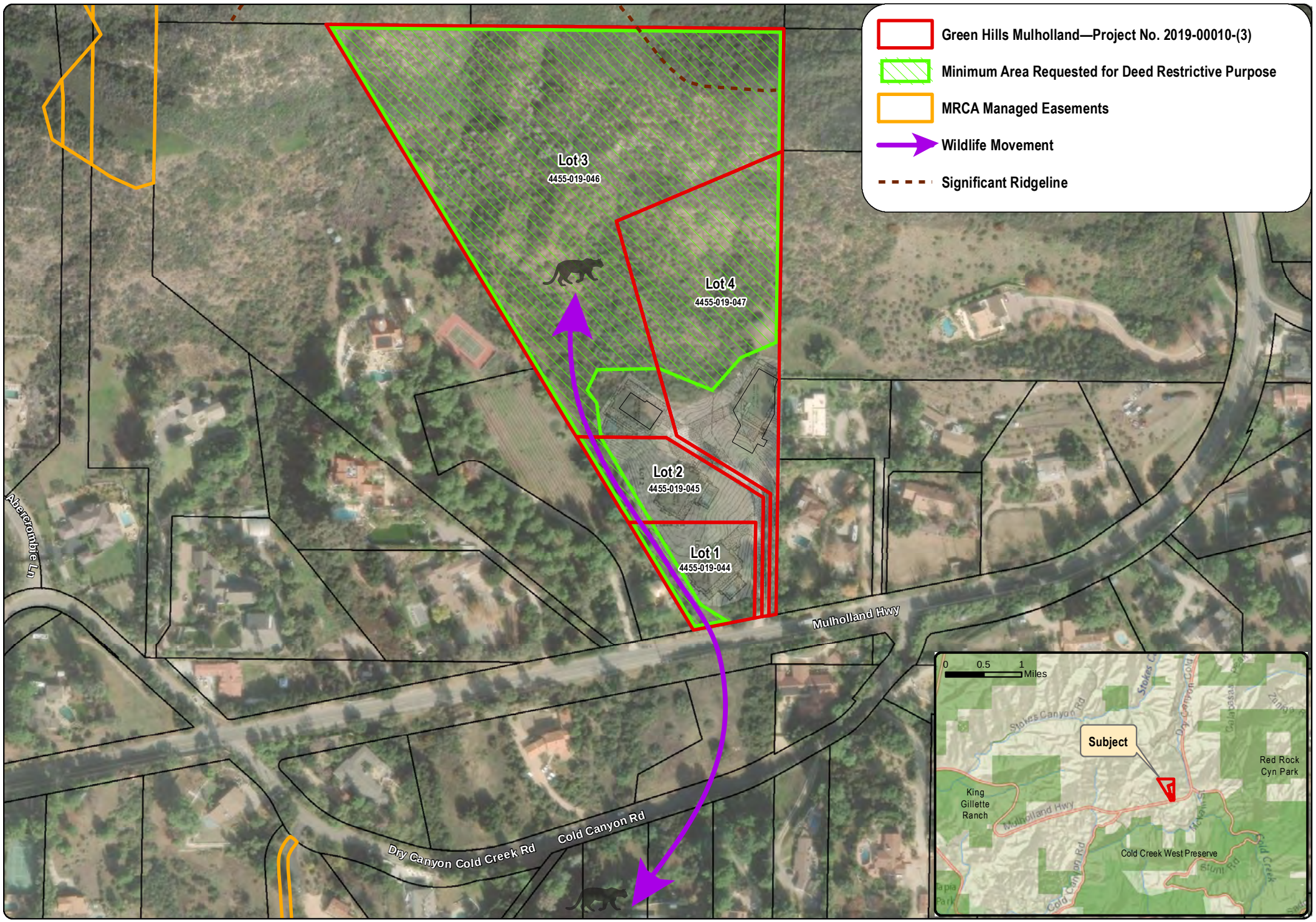
The project lies at the southeastern corner of a large, multi-watershed habitat block defined by Las Virgenes Road on the east, the 101 freeway to the north, Mulholland Highway to the south, and a combination of Mulholland Highway and large Calabasas subdivisions to the east. Connectivity in and out of this habitat block is good in the southwest corner with its adjacency of Malibu Creek State Park and King Gillette Ranch. However, habitat connectivity both eastward and southward has been reduced to narrow, unprotected gaps between residences. Those gaps continue to close from all types of new construction including fencing. That trend can only be expected to continue. Many of the remaining good, privately-owned connectivity sections across Mulholland Highway are on individual, expensive, smaller acreage lots that cannot all be realistically acquired by public agencies.

To ensure that adequate wildlife movement occurs along both the east and southeast boundaries of the large, above-described habitat block, all new project approvals must contribute with essential protected portions of land via entitlement conditions for permanent deed restrictions. The attached figure shows the existing animal movement path through the subject property to vacant land on the south side of Mulholland Highway. The current project would probably block this existing quality north-south habitat linkage if fencing was erected in the shown western boundary proposed permanent habitat linkage. The Mitigated Negative Declaration and staff report completely missed this potential impact. That potential impact must be mitigated with the requirement of deed restrictions on each of the four lots that prohibit all fencing, lighting elements, non-native shrubs and trees, and manmade materials. As depicted, this north-south corridor is narrow and long. To remain effective, it must not be deed restricted at a more narrow width.

Please contact Paul Edelman, Deputy Director of Natural Resources and Planning, with any communications or follow up documents and notifications at the above letterhead address, edelman@smmc.ca.gov , or 310-589-3200 x 128.

Sincerely,

STEVE VERES
Chairperson



Green Hills Mulholland—Project No. 2019-00010-(3)

0 100 200 Feet

N W E S

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Elisa Paster
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March 14, 2025

VIA EMAIL

LA County Regional Planning Hearing Officer
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov
comment@planning.lacounty.gov

Re: Response Letter to Doheny Partners on behalf of owners/neighbors in vicinity of the Project to LA County Regional Planning Department
Project No. 2019-000010

Dear Hearing Officer:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). The Hearing Officer is considering the Project at the public hearing on March 18, 2025. Given the severe housing crisis in Los Angeles County, made worse by the devastating fires, we urge the Hearing Officer to approve the Project. Please put this letter into the administrative record for the Project.

We hope the County agrees that the Applicant throughout the entitlement process thus far has been nothing but cooperative, transparent, and responsive to any questions, comments or concerns that have been raised by neighborhood groups/organizations and the County. The Project has been ongoing at the County for over five (5) years and has remained in full compliance with all applicable development standards. Throughout this time, the Applicant has diligently addressed and incorporated modification requests from both the County and various neighborhood organizations. Every effort has been made to respond to these requests to the best of the Applicant's ability, ensuring that the Project aligns with regulatory requirements and community concerns.

This letter is submitted in response to concerns raised by Kimberly Rino of Doheny Partners, LLC ("DP") on behalf of homeowners in the vicinity of the project dated February 17, 2025 with the subject "PROJECT NO. 2019-010" ("DP Letter"). The DP Letter raises concerns about (a) compliance with current County ordinances with respect to fire, life safety, and property safety and the applicability of "grandfathered" laws (b) release and timing of the January 16, 2025 Hearing Officer agenda/staff report (c) the applicability of a "grandfathered" zoning ordinance as it applies to the Project and location of the

residence at Lot 4 and (d) economic considerations and use of properties for personal return on investment. All of the arguments raised in the DP Letter are without merit and should not be relied upon by the Hearing Officer.

As discussed herein, the Applicant has taken those concerns seriously and has provided responses to the DP Letter. Our client has reached out to different neighborhood organizations on multiple occasions, including the neighborhood group/homeowners described in the DP Letter and presented to the Las Virgenes Homeowners Federation, Inc. via virtual meeting and presentation on January 25, 2024. Additionally, the Applicant sent an email on August 29, 2024 to Holly Arias, President of the Cold Creek Community Council ("CCCC") requesting a virtual meeting to present the project to the CCCC, however the request was not responded to. Further, the Applicant responded to a letter from the CCCC sent to Supervisor Horvath' office (without copying Applicant) via a response letter submitted to the County on September 13, 2024. That letter addressed the CCCC's concerns with the legality of the subdivision, consistency with the LCP/LUP and the redesign of lots 3 and 4 thereby reducing impacts to the high resource H2 habitat areas. The Applicant has always remained open to setting up meetings to discuss any concerns face-to-face, though on multiple occasions, offers to set up meetings with nearby residents have been ignored.

I. Compliance with Current County Ordinances and "Grandfathered" Laws/Fire Protection and Property Safety

Contrary to the misinformation in the DP Letter, the Project is in compliance with all current and applicable development standards for residences in the Santa Monica Mountains Local Implementation Plan ("LIP"), Local Coastal Program ("LCP") and the Scenic Resource Area ("SRA") as noted and confirmed by the County in their Staff Report dated January 21, 2025. Further, the Project is similar in character to other single-family residences in the area in terms of height and bulk, maintaining compliance with the building site area (less than 10,000 square feet), one-story building heights of no greater than 18 feet above grade, and comparable in size to most other residences as provided in our last response letter to the CCCC (attached as Attachment A), in which the Applicant prepared a study area map confirming the Projects four sites having building areas less than the average square footage of neighboring properties within an approximate 600-700 foot radius (4,224 square feet/per residence) and are consistent and compatible with the surrounding area.

APN-Lot	**Building Square Feet**
4455-019-044-Lot 1	4,114 square feet
4455-019-045-Lot 2	4,138 square feet
4455-019-046-Lot 3	3,291 square feet (proposed reduced size)
4455-019-047-Lot 4	4,186 square feet

The DP Letter does not indicate or note what specific ordinances or development standards the Project is non-compliant with or seeking to utilize grandfathered 1981 zoning regulations, therefore making this claim wholly speculative and false.

To clarify further, the only "grandfathered" or vested rights the Project is legally allowed and utilizing is the approval of Parcel Map 10857 which was subdivided in 1981 to allow for four legal parcels and confirmed via email dated September 3, 2024, from Tyler Montgomery that "the subdivision is

legal". Therefore, the development of four new single-family residences on four (4) contiguous parcels is allowed and compliant with the County and State Subdivision Laws.

As related to fire and life safety, the Applicant is in full compliance with all fire codes and has received preliminary approval from LA County Fire based on its detailed review of the plan. The Applicant is taking full responsibility to ensure that all of the four residences will not only meet all required County Fire standards but exceed those standards where applicable. Some of these extra fire protective measures could include, but not limited to the following:

- Fire Resistance Dens Glass Sheathing and or cement under all exterior cladding materials.
- Substituting wood siding with composite siding.
- Installation of fire sprinkler systems on the rooftop of all residences so long as allowed and approved by the County.

The Applicant is completely sympathetic to the most recent wildfire devastations that have impacted the region and victims and is therefore willing to commit to the above protection measures making the residences more fire defensible then neighboring properties. In fact, the Applicant has been actively involved in doing pro bono work in the rebuild efforts for victims who were affected by the Palisades Fire and understands the need for robust fire protection. Indeed, the County needs the proposed four housing units more than ever to help those displaced by the devastating fires.

II. Timing of the January 16, 2025, Hearing Officer Agenda/Staff Report

As noted in the DP Letter, the County continued the January 21, 2025 Hearing Officer meeting to March 18th, 2025 due to the Palisades Fire in the surrounding area and to allow for sufficient time since then to allow for any additional comments to be received and Project plans to be reviewed. As noted above the Project has been ongoing at the County for over five (5) years and has been continued five times from the original hearing date of May 28, 2024, as indicated below:

- Original Hearing date: 5/28/24-continued to allow for compliance with CEQA 30-day review period.
- Continued Hearing date: 6/25/24- continued as directed by staff.
- Continued Hearing date: 8/20/24-continued as directed by staff.
- Continued Hearing date: 9/17/24- continued as directed by staff.
- Continued Hearing date: 10/15/24-continued to allow staff more time to review changes to lots 3 and 4 (as requested and directed by County staff).
- Continued Hearing date: 1/21/25-continued due to Palisades fire.

At this point there has been plenty of opportunity to allow for any neighborhood groups and other organizations to provide comment or have the opportunity to review the Project and all subsequent revisions that have been made since the original submittal. The Applicant has also reached out on several occasions to the local community and neighborhood groups/homeowners described in the DP Letter, including Ms. Rino, with efforts made during a period from May 17, 2024-May 31, 2024 via email and phone calls in which the Applicant attempted to setup an on-site meeting with Ms. Rino. Since that time there has not been any success in establishing consistent communication or in setting up

any meetings to discuss the project further. Any further continuances or delays to the Project at this point is completely unfair to the Applicant.

III. Applicability of "Granfathered" Zoning Ordinance/Location of Residence-Lot 4

As described above in Section I, the Project complies with all current and applicable development standards for residences in the Santa Monica Mountains LIP, LCP and SRA areas, contrary to the false and speculative comments in the DP Letter on this subject. The Applicant has complied with all current applicable zoning regulations and land use polices and has further obliged all requested design changes from County staff and its plans will be subject to the most recent version of the building code.

Regarding the location of the residence for Lot 4 positioned directly adjacent to two existing residences to the east, this was redesigned/repositioned at the request of the County in September of 2024. While opponents characterize the location of the residence proposed for Lot 4 as too close to the adjacent residence to the east, its location complies with the required side-yard setback for a flag lot (10 feet from the property line). This location was chosen by the Applicant to avoid restricted flood hazard zone that runs through the middle of Lot 4, such that the residence should be placed on either the eastern or western portion of the property. A residence on the western portion of the property would result in significantly more fuel modification within the H2 Habitat. The re-location of the residence to the eastern side of the property (10 feet) reduces the amount of disturbance in the H2 habitat area (5,717 sf differential) from 35 % (original plan) to 29.5% (current plan). Additionally, relocating the home to the west side of the flood hazard area would place the residence very close to the residence on Lot 3. In such case, the open space buffer zone between the homes on Lots 3 and 4 would not exist and the goal of achieving a rural character created by such a buffer zone would not be achieved.

Further, only a portion of the residence (at the north end) is proposing a 10-foot setback, the remainder of the residence along the eastern side yard towards the south end provides up to a 32-foot setback from the property line. If the County prefers, we can move it back to its original position.

IV. Economic Considerations and Use of Property

The DP Letter makes claims that the Applicant is only intending on using the properties for economic considerations with intention on capitalizing on the quantity of units and return on investment and not being built for personal use. As a preliminary matter, this issue is completely irrelevant to the proceeding before the Hearing Office. Further, it is false and without any basis in fact. The Applicant intends on occupying two of the residences for their own personal use and family. It is also the Applicant's intention that all of the residences be occupied by families to provide much needed housing in a time where not only the State, but the entire area is in a housing crisis/shortage. The Project is not being dictated based on economic returns, rather it is being driven by providing much needed housing and contributing to the rebuild efforts of the areas recently impacted by the fires.

The founder of DP, LLC, who represents the owners and neighbors in the DP Letter, is a land use consultant specializing in assisting developers and property owners with the entitlement and construction process. It is unclear how such work is any different than what is proposed in this case, making that allegation even more suspect.

V. Compliance with the Santa Monica Mountains Conservancy

We are in acknowledgement of the letter sent by the Santa Monica Mountain Conservancy dated February 24, 2025 and do not have any objections to deed-restrictions being placed on the property to ensure that adequate wildlife movement is maintained throughout the properties.

VI. Consistency with LCP/LUP

The Applicant is committed to ensuring that the Project is compliant with the LUP's guiding principle that "resource protection taking priority over development," and has designed the Project accordingly. The Project demonstrates a commitment to the built environment and neighboring properties by incorporating design elements that respect community character, ensure compatibility with surrounding structures, and minimize environmental impact. The Project complies with the policies which are further described in Attachment B of this letter.

We look forward to our continued communication and dialogue as the Project progresses. Please do not hesitate to contact me if you have any questions regarding the contents of this letter.

Sincerely,

Elisa Paster
Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

Attachments:
A: Nearby Study Area Map of existing residential building SF
B: Consistency with LCP/LUP

Attachment A-Study Area Map

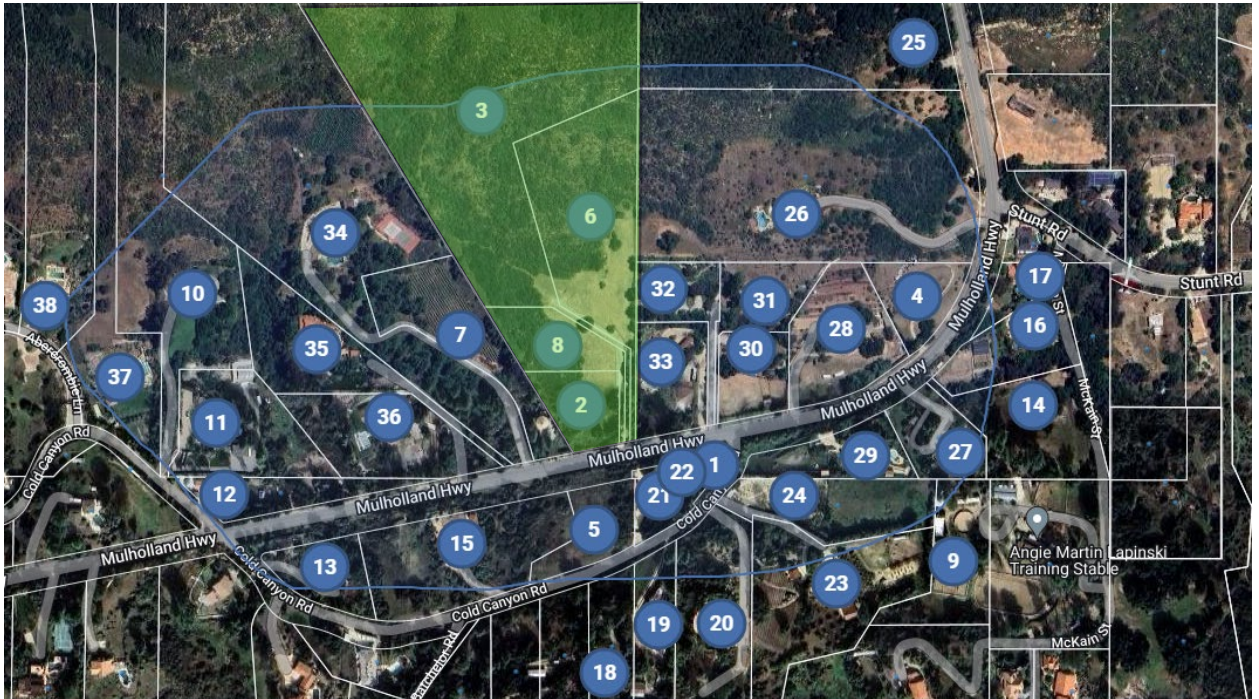

Table of Residential Building Area Square Footage

APN	Corresponding ID # on Study Area Map*	Building Square Feet
4455-019-015	25	1,008
4455-019-016	26	6,526
4455-019-025	28	2,777
4455-019-027	17	3,912
4455-019-028	29	3,060
4455-019-029	27	3,181
4455-019-030	14	2,240
4455-019-031	16	2,932
4455-019-034	30	3,343
4455-019-035	31	2,076
4455-019-036	32	3,852
4455-019-041	11	5,172
4455-019-042	35	8,368
4455-019-043	36	5,255
4455-019-049	33	5,200
4455-019-050	34	7,170
4455-020-003	21	4,473
4455-020-004	19	2,198
4455-020-005	20	2,556
4455-020-006	23	2,760
4455-020-035	18	2,533
4455-020-041	13	4,584
4455-020-042	15	4,008
4455-020-044	24	3,604
4455-060-029	38	6,772
4455-060-030	10	6,224
4455-060-031	37	8,259
		Average: 4,223.81 sf

* Following ID's removed from average due to vacant land or no single-family residence on site:

4, 9, 6, 8, 2, 3 ,7, 5, 22, 1

Attachment B

Consistency with LCP/LUP

Water Quality Goals and Policies

- **CO-4** Minimize impervious surfaces in new development, especially directly-connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.
    - *All the sites incorporate minimal grading and building pads that are designed in order to minimize the amount of impervious surface area. Each of the residences' footprints incorporate pervious planters to recapture some of the pervious surface area and aid in stormwater runoff. In addition, on-grade landscape areas have been designed at the perimeter of the building sites to aid in the increase of pervious surface areas. Lastly, the location of the residences are situated as close to the existing shared driveway and access to the site in order to limit the driveway (impervious) surface area to each site.*

- **CO-5** Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.
    - *All the sites have been designed with numerous area drains primarily located at the perimeter of the building pads near the base of the natural grade and run-off areas on site that helps minimize stormwater or dry weather flows.*

- **CO-6** Require development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, site and design development, including drainage, to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored where feasible.
    - *All the sites have been designed with 24" x 36" catch basins to help with stormwater flow that utilize the existing drainage pattern and consistent with the grade and slope of the sites to minimize stormwater run-off. Additionally, each of the sites have been designed with rain flow tanks (rainwater capture) re-use systems to help with onsite drainage in a non-erosive manner.*

- CO-10 Limit grading, soil compaction and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. Monitor grading projects to ensure that grading conforms to approved plans.
    - *Configuration of residences was thoughtfully designed to step gently with the sloping topography, thus minimizing grading. The location of all the residences have been situated as close to the existing shared driveway and access to the site in order to further limit the amount of grading and removal of indigenous vegetation, allowing access and providing fire protection for the site.*

Land Use Plan Policies

- **LU-4** Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
    - *Both lots 3 and 4 have been sited and designed to preserve the most high resource areas that maintain large undeveloped areas and ridgelines, as discussed in more detail below*.

- **LU -5** Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.
    - *Lots 3 and 4 have significant ridgelines at far north end of the site and the residences are well outside of a designated secondary ridgeline protecting the ridgeline resources.*

- **LU-29** Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:
    - Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;
    - Protecting natural vegetation, natural environmental features, and streams;
    - Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;
    - Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;
        - *The configuration and location of the residences are designed to step up gently with the topography thereby retaining the natural terrain and vegetation in the steeper portions of the lots. The sizing of the residences and useable outdoor areas are consistent with the natural setting in that they are terraced with the existing grade with minimal amounts of cut and fill. This design creates a pattern of land use that preserves the environmental resources and unique character of the land within the SM Mountains. In addition, the homes have been located to preserve open space buffers between each home reinforcing the rural character of the neighborhood and making the natural topography apparent surrounding each building site.*

- **LU-34** Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.
    - *The site is situated along a portion of Mulholland Highway that is a designated scenic route. The project lots and proposed residences are sited in a manner that it is not visible from Mulholland and intends to preserve existing views from the roadway and does not impact community amenities or natural features. Additionally, the view of the properties from Mulholland Highway is substantially blocked by a steep and high berm along Mulholland with a thick cover of natural vegetation. This feature will be preserved as part of the proposed development.*

- **LU-38** Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
    - *The proposed residences are only one-story in height and do not exceed 18 feet in height ensuring protection of scenic resources and the surrounding settings. In some*

cases, and especially at Lot 4, the proposed height is less than that allowed by the current Zoning Code.

- **LU-43** Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.
    - *Exterior lighting has been designed to minimize impacts by providing light fixtures with shielded recess step lights, and recessed downlights in exterior soffits thereby preserving dark skies and natural night skies and stars*.

Biological Resources Goals and Policies

- **CO-51** Where new development is permitted in H2 habitat pursuant to this LCP, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. Where new residential development is permitted in H3 habitat, the maximum allowable residential building site area shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less.
    - *The lots in which are located within in the H2 and H3 habitat zones do not exceed the maximum allowable building site as indicated above.*

- **CO-70** A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 "High Scrutiny" habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board (ERB).
    - *A Biological Assessment report and restoration plan was prepared for all four parcels. The Biological Assessment confirms that the Project is consistent with this policy and that it would not result in any significant impacts under the California Environmental Quality Act.*

- **CO-76** All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body.
    - *The siting of the residences is designed to minimize grading with minimal amount of cut and fill and will be consistent with building site area of 10,000 square feet. All vegetation clearance will be minimal to the extent possible and be restored or mitigated in order to prevent soil erosion, increased runoff and adverse impacts on plant and animal life. Additionally, landscape restoration plans are a part of the application for these properties.*

Fuel Modification Policies

- **CO-96** All new development shall be sited and designed to minimize required fuel modification and brushing to the maximum extent feasible in order to minimize habitat

disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety. Development shall utilize fire-resistant materials. Alternative fuel modification measures, including but not limited to landscaping techniques to preserve and protect habitat areas, buffers, designated open space, or public parkland areas, may be approved by the Fire Department only where such measures are necessary to protect public safety. All development shall be subject to applicable federal, State and County fire protection requirements.

- *Both lots 3 and 4 building pads have been sited to minimize the least amount of disturbance to fuel modifications zones B and C. The design revisions proposed by the Applicant to Lots 3 and 4 will further reduce the impact due to Fuel Modification on both properties.*

From: Richard Mukai
To: Shawn Skeries
Subject: FW: Green Hills Mulholland - Project No. 2019-00010-(3)
Date: Monday, March 17, 2025 10:24:20 AM
Importance: High

FYI, this just came in. Looks like something to add to the HO memo.

From: Kimberly Rino <Kimberly@dohenypartners.com>
Sent: Monday, March 17, 2025 10:13 AM
To: Richard Mukai <RMukai@planning.lacounty.gov>; Tyler Montgomery <tmontgomery@planning.lacounty.gov>; Robert Glaser <rglaser@planning.lacounty.gov>
Cc: 'Mairead Mac Mullan' <mairead@maireadmusic.com>; 'Liam Lynch' <liam@authenticagency.com>
Subject: Fw: Green Hills Mulholland - Project No. 2019-00010-(3)

CAUTION: External Email. Proceed Responsibly.

Good morning, LA County Planning

Please see below prior to our hearing tomorrow.

Thank you!
Kimberly

DOHENY PARTNERS rethink real estate

Kimberly K. Rino (pr. Reno)
Partner
Doheny Partners, LLC
Construction & Project Management
Family of General Contractors Since 1982 – License #425891
Land Use, Entitlement & Permit Expediting
10153 ½ Riverside Drive, Unit 280
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www.dohenypartners.com
kimberly@dohenypartners.com
(310) 422-8289 Cell

As a mother of a child with Autism, please view a current project of ours that hits a chord of love, light and hope!
Friendship Foundation campus to provide vocational training for special needs students | Urbanize LA

"The positive thinker sees the invisible, feels the intangible, and achieves the impossible."

-Winston Churchill

From: Mairead Mac Mullan <mairead@maireadmusic.com>
Sent: Monday, March 17, 2025 9:47 AM
To: comment@planning.lacounty.gov <comment@planning.lacounty.gov>
Cc: Kimberly Rino <Kimberly@dohenypartners.com>; Liam Lynch <liam@authenticagency.com>
Subject: Green Hills Mulholland - Project No. 2019-00010-(3)

Green Hills Mulholland - Project No. 2019-00010-(3)
Mairead Mac Mullan, mairead@maireadmusic.com, Ph# 310- 773- 1093
Direct neighbor to proposed development of Project No. 2019-00010

Dear Los Angeles County Planning Department,
I am writing to submit a signed petition of over 20 of our neighbors who are either directly effected by the proposed development named above or in the close neighborhood. ***We are particularly concerned with Parcel Number RPPL2019000019 - which is currently running less than 11 feet from my family's fence line and less than 70 feet from our residence which is at least 30 feet short of what Fire Safety planning recommendations are in Fire zones which the Mulholland Corridor is.*** I implore of you that in light of our recent unprecedented but sadly new normal fire situation in Los Angeles County to reconsider the parameters for this proposed development.
Submitting the below signed petition to illustrate ours and our neighbors concerns. We respectfully ask for your extreme due diligence on this matter,
Sincerely,
Mairead Mac Mullan

Neighborhood Petition Objecting to Project No.2019-000010

Since the above request was made by Staff, a natural disaster has occurred in the Project area, referred to as the Palisades Fire. Therefore, Staff requests a further continuance to March 18, 2025, to ensure that the surrounding community has an opportunity to participate in the public hearing process regarding the proposed Project.

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO MARCH 18, 2025.

To the Los Angeles County Planning staff,

We the direct neighbors and local community of the project number: 2019-00010 - *The planning request to construct 4 new single-family residences on four lots* ***which were created by Parcel Map 10857 in 1981*** -would like to submit our further objections to the current proposed planning application.

Brief Summary:

The proposed planning application was first made known to the local community on April 22nd 2024 - when 4 sets of story poles were put up in the proposed location for these 4 homes. Neighbors immediately put together a reasoned powerpoint objecting to particular aspects of the planning proposal. Los Angeles County Planning then created the following recommendations for the developer:

After taking a closer look at the project, we are recommending that the residences proposed for Lot 3 and Lot 4 be redesigned with smaller structural footprints and building site areas (BSA). This would reduce the overall impact of fuel modification on H2 Habitat for both of these lots. Several policies of the Santa Monica Mountains LCP Land Use Plan, as well as the Local Implementation Program, emphasize the importance of preserving H1 and H2 Habitat in its natural state, even if that means requiring less than the maximum allowed BSA and/or structural area. Reducing the size of the residences on Lot 1 and Lot 2 would not accomplish this, as the lots are smaller and contain much less H2 Habitat.

The developer then did reduce the footprint of the home furtherest away from current residents however did not make any changes to the Lot size of parcel 4 and actually moved it closer to the residents that are to the left of this lot and created no change to the dangerous proximity to the property line of the residents that are directly adjacent to this proposed lot. Outside of the fact that the proposed 4 home lots would never be granted with current Los Angeles County planning requirements, in lieu of the recent frequent and extremely destructive wild fires in the Los Angeles county area across all regions - grandfathered in planning permission from 1981 is no longer tenable. Here are the residents and local communities objections:

1. The revised plans are not in compliance with current planning ordinances and respecting current/future fire conditions, life safety, property safety and defensible space. There is no way that these grandfathered in laws from the early 1980's should be legally allowed to stand and be approved in 2025. Not only is the county not doing it's due diligence to protect current life and property, it is willfully creating a situation where further life and property from these future developments will be put at risk from future fire danger.

2. The County released its latest status on this project on January 8th, (the day after the beginning of the Palisades & Eaton fires) - it's recommendation that these plans should be approved literally during the worst wildfire in Los Angeles County. While that was happening all the current property owners in the adjacent properties and neighboring community were evacuated from their homes and without power thus giving them zero opportunity to submit a rebuttal to the County's just released plans.

3. The Community in proximity to this Development Permit appreciates that the County did allow a continuance of the hearing process, to allow time for residents to prepare their objections given recent life changing developments for All Angelenos.

a. These catastrophic fires have changed the game for the entire county.

b. To approve planning for 4 homes on this site, leaning on 1981 grandfathered zoning is tantamount to exposing all residents - both current and future - to willful endangerment.

It may be paper legal, but it is not morally legal. If 204/25 zoning were applied to this project, planning would rule for likely one dwelling, maybe two dwellings, and most certainly not three or recklessly four dwellings. Moreover, the applicant chooses to position one home (Lot 4) directly adjacent to two existing homes, dangerously adhering to the absolute minimum 10 ft from fence line, provided no practical defensible space while also stubbornly maintaining its footprint since inception.

c. This will be Plannings decision, you are responsible for its conclusion and carry with it the liability of your direction.

4. We approached the applicant as genuinely concerned neighbors and were told that economic considerations dictate quantity of units. Are we really going to be dictated solely by economic considerations here, when this very priority is what has led to Palisades in destruction, Alta Dena pummeled, Malibu fractured by 3 major fires in 6 years, 2 in 6 weeks. Economics or public safety?

5. Adding this development will kill insurance coverages for all residents both current and future.

6. In closing, the days of Angelenos acting in self-interest and neglecting the greater good of the community are over. They died in the destruction we all witnessed in the past days and weeks. We ask the Planning leadership to please put yourself in our shoes for one moment, while others in our City suffered from the neglect of long term, decades long residents point of view. this is about public safety in all its attributes. Let this new precedent be set now for all future communities. You possess in equal measure the authority to act and the responsibility of your action's outcomes.

Residents Signatures:

	Name	Address:
1.	Mairead MacMullan	24879 Mulholland Hwy 91302
2.		24879 Mulholland Hwy, CA 91302
3.		24885 Mulholland Hwy. CA 91302
4.		24885 Mulholland Hwy Calabasas CA 9130
5.		24871 Mulholland Hwy. Calabasas
6.		24885 Mulholland Hwy. Calabasas 913
7.	M. White	24875 Mulholland Hwy. 91302
8.		24875 Mulholland Hwy 91302
9.	Jan Van Surksum	24845 Mulholland Hwy 91302
10.	Mendoval	2222 Cold Canyon Rd, Calabasas CA 91302
11.	VLINDA YANNETTY	288 COLD CYN RD CALABASAS 91302
12.	James Roemer	2171 McKan St, Calabasas 91302
13.	Suzanne Gorrle	24980 Bob Batchelor Rd. 91302
14.	Jeremy Miller	2200 Cold Cyn. Rd. 91302
15.	LIAT MILLER	2200 COLD CANYON ROAD, CA 91302
16.	Mark & Nancy Kaufman	24969 Mulholland Hwy Calabasas, CA 91302
17.		2250 COLD CYN. RD. CALAB
18.		24875 MULHULLAND CALABASAS 9
19.	Danuta Jablonowska	2081 Cold Canyon Rd. Calabasas CA 913
20.	ANNECKA Kelleher	24940 BOB BATCHELOR RD 91302
21.	Pete (Merf) Kelleher	24940 BOB BATCHELOR RD 91302.
22.		24870 Bob Batchelor Rd 91302
23.		24890 Bob Batchelor Road 91302
24.	Sara Horner	24955 Bob Batchelor Rd. 91302

Printed Names & addresses of Residents Signing Petition objecting to the building of 4 new Single

family homes, Project Number: 2019-00010

1. Mairead Mac Mullan
2. 24879 Mulholland Hwy CA 91302
3. Liam Lynch 24879 Mulholland Hwy CA 91302
4. Michael Blodgett 24885 Mulholland Hwy CA 91302
5. Christy Blodgett 24885 Mulholland Hwy CA 91302
6. Joan Erwin 24871 Mulholland Hwy CA 91302
7. Calissa Blodgett 24885 Mulholland Hwy CA 91302
8. Melissa Whiting 24875 Mullholland Hwy CA 91302
9. Van Whiting 24875 Mullholland Hwy CA 91302
10. Jana Van Surksum 24845 Mullholland Hwy CA 91302
11. Jennifer Mayer Sandoval. 2222 Cold Canyon Rd, CA 91302
12. Linda Yannetty. 2183 Cold Canyon Rd, CA 91302
13. James Roemer 2171 McKain St, CA 91302
14. Suzanne Goode 24980 Bob Bachelor Rd, CA 91302
15. Jeremy Miller 2200 Cold Canyon Rd CA 91302
16. Liat Miller 2200 Cold Canyon Rd CA 91302
17. Mark & Nancy Kaufman 24969 Mulholland Hwy CA 91302
18. Walt Miller 2250 Cold Canyon Rd, CA 91302
19. Tim Skogstrom 24875 Mulholland Hwy, CA 91302
20. Danuta Jablonowska 2081 Cold Canyon Rd, CA 91302
21. Annecka Kelleher 24940 Bob Bachelor Rd, CA 91302
22. Pete (Merf) Kelleher 24940 Bob Bachelor Rd, CA 91302
23. Holly Arias Gray 24890 Bob Bachelor Rd, CA 91302
24. Elizabeth Arias Gray. 24890 Bob Bachelor Rd, CA 91302
25. Sara Horner 24955 Bob Bachelor Rd, CA 91302

Also please let it be noted that there has been no posting of this hearing outside of the proposed property development of Project Number: 2019-00010. Or anything received in the mail within the last 30 days.

From: Robert Glaser
To: Tyler Montgomery
Cc: Mitch Glaser
Subject: Fw: Project No. 2019-000010 continuation
Date: Monday, March 24, 2025 8:29:22 AM
Attachments: Outlook-5qsbr15w.png

FYI

ROBERT S. GLASER, (he/him/his)

SUPERVISING REGIONAL PLANNER, Coastal Development Services
Office: (213) 974-0051 • Direct: (818) 880-3352
Email: rglaser@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Joan Slimocosky <jslimocosky@gmail.com>
Sent: Tuesday, March 18, 2025 5:20 PM
To: Shawn Skeries <sskeries@planning.lacounty.gov>; Robert Glaser <rglaser@planning.lacounty.gov>; ddegrazia@planning.la <ddegrazia@planning.la>; abodek@planning.lac <abodek@planning.lac>
Subject: Project No. 2019-000010 continuation

CAUTION: External Email. Proceed Responsibly.

Good afternoon Mr. Skeries:
My name is Joan Slimocosky, co president of Las Virgenes Homeowners Federation. I traveled downtown this morning for a scheduled 9 AM hearing on this project before HO Mark Herwick. I live in the unincorporated Monte Nido area of the County. Perhaps you know how horrendously impacted the 101 freeway is with PCH and Topanga Cyn closed. Today was no exception- 6:30AM departure to make a 9AM hearing, only to have it continued all due to lack of required action by the developer! Besides feeling lousy from the cold I have, I am furious about this developer's lack of seriousness re basic posting requirements for the

property.
I am not able to make the continuation date now scheduled for May 6 as I will be in FL for my grandson's college graduation (airfare tkts already purchased). Written comments are just not adequate for such a precedent setting project.
I am requesting a further continuance of this project. And, we concerned residents need to be informed about a decision on this important matter.
Thank you for your consideration,

Joan Slimocosky

From: Robert Glaser
To: Tyler Montgomery
Subject: Fw: Reschedule request - Green Hills Mulholland - Project No. 2019-00010-(3)
Date: Monday, March 24, 2025 9:14:50 AM
Attachments: Outlook-qq2r10ye.png

HI Tyler,

Please add this correspondence for the HO memo for April 24 for the May 6th hearing.

Thanks,

Rob

ROBERT S. GLASER, (he/him/his)

SUPERVISING REGIONAL PLANNER, Coastal Development Services

Office: (213) 974-0051 • Direct: (818) 880-3352

Email: rglaser@planning.lacounty.gov

Los Angeles County Department of Regional Planning

320 West Temple Street, 13th Floor, Los Angeles, CA 90012

planning.lacounty.gov

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Mairead Mac Mullan <mairead@maireadmusic.com>
Sent: Wednesday, March 19, 2025 3:09 PM
To: sskeries@planning.la.county.gov <sskeries@planning.la.county.gov>; Robert Glaser <rglaser@planning.lacounty.gov>; David DeGrazia <DDegrazia@planning.lacounty.gov>; EDL-DRP BU-D Executive Office <executive@planning.lacounty.gov>
Cc: Kimberly Rino <Kimberly@dohenypartners.com>; Liam Lynch <liam@authenticagency.com>
Subject: Reschedule request - Green Hills Mulholland - Project No. 2019-00010-(3)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Department,

I am writing in reference to the hearing for: **Green Hills Mulholland - Project No. 2019-00010-(3)** - that was scheduled for yesterday March 18th - downtown for 9am. I made the

journey down and was ready to speak on behalf of myself and my neighbors to plea for a deeper scrutiny on the proposed plans for the property development referenced above when the public planning meeting was rescheduled to May 6th because of the Developers lack of proper posting of said meeting before any of us were given the opportunity to share our reasoned objections and researched facts. I am going to be out of the country for a long planned trip for my son's birthday in Ireland (a Freshman in University there) I cannot change this trip but I absolutely need to be able to be at the public hearing for this project so I am appealing to you to please postpone this hearing to June. With gratitude for your understanding and hope for a rescheduling,

Sincerely,
Mairead Mac Mullan
24879 Mulholland Highway
CA 91302

10153 1/2 Riverside Drive, Unit 280
North Hollywood, CA 91602
310 422 8289

March 25, 2025

Mr. Robert Glaser
Mr . Tyler Montgomery
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

RE: Project No. 2019-000010-(3) / Minor CDP No. RPPL2019000016, Minor CDP No. RPPL2019000017, Minor CDP No. RPPL2019000018, Minor CDP No. RPPL2019000019, Environmental Assessment No. RPPL2023001199

REQUEST FOR CONTINUANCE – GREEN HILLS MULHOLLAND

Dear Mr. Glaser,

The most recent Public Hearing was continued to May 6, 2025. We understand your team will be prepared to hear this project on that day. However, we wish to request a continuance as a result of several of our community leaders, homeowners, and concerned and invested partners of this community are traveling and/or unavailable.

We politely request a continuation to June 24th, 2025.

This letter dated March 25, 2025, clearly meets the April 24th request for a continuance deadline. We understand that the Hearing Officer will decide on May 6th whether to either grant a continuance or open to the Public Hearing.

Thank you for your consideration.

Respectfully submitted,

Kimberly Rino

Kimberly Rino, Partner

Doheny Partners, LLC

cc: Las Virgenes Homeowners Federation

Cold Creek Community Council

RAND|PASTER|NELSON

633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Elisa Paster
213.557.7223
Elisa@rpnllp.com

April 23, 2025

VIA EMAIL

LA County Regional Planning Hearing Officer
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov
comment@planning.lacounty.gov

Re: Objection to Hearing Officer Continuance Request and Confirmation of Scheduled Hearing Project No. 2019-000010

Dear Tyler:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). This letter serves as our formal objection to any further continuance of the Project, specifically to Kimberly Rino's request for continuance to a June hearing date. The original hearing for this matter was scheduled for May 28, 2024, almost a year ago, and more than four years after the Applicant formally submitted and proposed this modest Project. The Applicant has modified the project as required by the County, and it is patently unfair to continue the hearing further. The Applicant and architect are not available for any June hearing date, and we do not agree to a continuance until July, nor is there any grounds to keep continuing the hearing.

Additionally, The Las Virgenes Homeowners Federation has had ample time to submit written comments regarding the project and has another month to do so. These comments will be considered by the hearing officer. There is no code requirement that an opponent must be available for a hearing. It is wholly unreasonable to continue a hearing because a staff person from the Homeowners Federation is unavailable. The Federation has many members, as demonstrated by the large group who appeared at the hearing on March 18, 2025. In fact, as noted in our response letter to Ms. Rino and the County dated March 14, 2025, the Applicant on several occasions has reached out to the local community and neighborhood groups. This is nothing more than another attempt by the Federation to delay much needed housing.

We hope the County agrees that the Applicant throughout the entitlement process thus far has been nothing but cooperative, transparent, and responsive to any questions, comments or concerns that have been raised by neighborhood groups/organizations and the County. Because the hearing

officer set the date of the hearing at the March 18, 2025 meeting, by law, it cannot be continued by staff. Please confirm that the hearing will go forward on May 6, 2025, as announced at the last meeting.

Sincerely,

Elisa Paster
Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

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213.557.7222
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Elisa Paster
213.557.7223
Elisa@rpnllp.com

May 2, 2025

VIA EMAIL

LA County Regional Planning Hearing Officer
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov

Re: Objection to Hearing Officer Continuance of May 6, 2025, Project Hearing
Project No. 2019-000010

Dear Hearing Officer:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). The Applicant was profoundly disappointed to learn that the County staff is recommending yet another continuation of the Project to a July hearing date, without even having the courtesy to call us prior to its recommendation. As described below, such a continuance is a violation of Government Code Section 65905.5, and this letter serves as our formal objection to any such further continuance of the hearing for the Project.

As you are aware, the original hearing for this matter was scheduled for May 28, 2024, almost a year ago, and more than four years after the Applicant formally submitted and proposed this modest Project in 2019. The Project has been continued on six separate occasions, as follows:

- June 25, 2024 – Continued at the direction of County staff
- August 20, 2024 – Continued at the direction of County staff
- September 17, 2024 – Continued at the direction of County staff
- October 15, 2024 – Continued to allow time for staff to review revised plans for Lots 3 and 4
- January 21, 2025 – Continued due to the Palisades Fire and rescheduled to March 18, 2025 to allow additional time for review and public comment
- March 18, 2025—Continued due to alleged site posting noticing requirements

Government Code Section 65905.5, subdivision (a) clearly states that "if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a … county, … **shall not conduct more than five hearings** pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the … county … continues a hearing subject to this section to another date, **the continued hearing shall count as one of the five hearings allowed under this section**." [1] The County's staff report confirms that the Project complies with all objective standards. (Emphasis added.) The County already has continued the hearing for the Project more than five times, thus undermining the purpose of the statue to help alleviate the State housing crisis in an expedient manner.

Furthermore, under Assembly Bill 1893, which went into effect January 1, 2025, failure to comply with Section 65905.5 constitutes a disapproval of a housing development project under the Housing Accountability Act ("HAA"),[2] and a local agency can be subject to fines and liable for paying attorneys' fees if a court concludes that the agency violated the HAA. The Legislature described the recent revisions as expanding "the scope of local government actions that constitute disapproval of a project to include instances where a local government 'effectively disapproves' a project through sustained inaction or the imposition of burdensome processing requirements."[3] The County's multiple continuations since May 2024, including the most recent proposed continuance to July, "effectively disapproves" the Project through the County's "sustained inaction." The law is clear that the County has already violated the HAA and that any further continuance of the hearing for the Project by the County is a separate violation of the HAA.

Since 2019, the Applicant has remained cooperative, transparent, and responsive to questions and concerns raised by the County as well as neighborhood groups. Multiple modifications to the Project have been made at the request of the County and community members to ensure consistency with applicable regulations and address environmental and neighborhood concerns.[4] Given the Applicant's collaboration with the County on this Project over several years, it was particularly concerning that County staff lacked the courtesy to call us regarding the recommended continuance to July. The Applicant wishes to continue its good working relationship with the County, but it is patently unfair to continue the Project hearing further, and we will consider any such hearing continuance a violation of Section 65905.5.

---

[1] The Department of Housing and Community Development ("HCD") further confirmed that "the local government can **conduct a maximum of five hearings, including hearing continuances,** in connection with the approval of the project." (Emphasis added.) See HCD's *Housing Accountability Act Technical Assistance Advisory* (Sept. 15, 2020), p. 27, available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/hcd-memo-on-haa-final-sept2020.pdf.

[2] Gov. Code § 65589.5(h)(6)(E).

[3] Sen. Rules Com., Off. of Sen. Floor Analyses, 3d reading analysis of Assem. Bill No. 1893 (2023-2024 Reg. Ses.) as amended Aug. 23, 2024, available at https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202320240AB1893#.

[4] Additionally, the Applicant has diligently attempted to engage with local stakeholders, including a January 25, 2024 presentation to the Las Virgenes Homeowners Federation, Inc., an unanswered email to the Cold creek Community Council on August 29, 2024 to request a virtual presentation of the Project, and numerous attempts in May 2024 to coordinate an onsite meeting with Ms. Kimberly Rino, a local resident referenced in opposition correspondence. Other offers to engage in face-to-face discussions with neighbors have been consistently ignored.

Should the County continue the May 6, 2025 hearing, such action will be reported to the State Housing and Community Development Department and the Attorney General's office. We hope the County will act in accordance with State Housing Law.

We urge the County to hold the hearing as scheduled on May 6, 2025 as currently scheduled. We reserve any and all rights and remedies with respect to this matter, and this letter shall not constitute a waiver thereof.

Best regards,

Elisa Paster

Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

EP

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July 22, 2025

VIA EMAIL

LA County Regional Planning Commission
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov

Re: Letter to Regional Planning Commission-Appeal of the Hearing Officer's approval of May 6, 2025-Project No. 2019-000010-(3)

Dear Chair Louie and Members of the Commission:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant and appellee for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). The LA County Regional Planning Commission is scheduled to hear the appeal of the Hearing Officer's approval for the Project at the scheduled public hearing on July 23, 2025. That hearing will be a separate and independent violation of the Housing Accountability Act's ("HAA") five-hearing rule, just as the Hearing Officer hearing was a separate and independent violation of the HAA. On that basis, alone, the pending appeal should be denied. Applicant reserves all of its rights and remedies under applicable law relating to that issue.

Even if the County were not in violation of the HAA, we urge the Regional Planning Commission to deny the pending appeal ("Appeal") filed by the Las Virgenes Homeowners Federation because it is wholly without merit. The Project is compliant with all relevant plans and policies, including Coastal policies, and the Mitigated Negative Declaration prepared for the Project is legally sound. The Appeal is grounded in NIMBYism, not in fact. Indeed, over the last five years that the Project has been pending, the Applicant has bent over backwards to respond to changing staff direction and neighborhood input, making meaningful modifications to the Project. Now is the time to move the Project forward. Given the severe housing crisis in Los Angeles County, made worse by the devastating fires, we urge the Commission to deny the appeal and to approve the Project. Please put this letter into the administrative record for the Project.

I. Violation of Government Code Section 65905.5 (Number of allowed Public Hearings)

The original hearing for this matter was scheduled for May 28, 2024 before the Hearing Officer, over a year ago, and more than four years after the Applicant formally submitted and proposed this

modest Project in 2019. Too much time has passed since this Project was submitted, and the County has violated the HAA. Government Code Section 65905.5, subdivision (a) clearly states that "if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a … county, … **shall not conduct more than five hearings** pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the … county … continues a hearing subject to this section to another date, **the continued hearing shall count as one of the five hearings allowed under this section**." [1] (Emphasis added.) The approval of the Project by the Hearing Office confirms that the Project complies with all objective standards, as discussed in further detail in the staff report. The County already has continued the hearing for the Project more than five times, thus undermining the purpose of the statue to help alleviate the State housing crisis in an expedient manner. Between the already held public hearings and continuances and this hearing, **nine public hearings** have occurred.

Under Assembly Bill 1893, which went into effect January 1, 2025, failure to comply with the five-hearing rules constitutes a disapproval of a housing development project under the HAA,[2] which can result in the imposition of fines and attorneys' fees. The Legislature described the recent revisions as expanding "the scope of local government actions that constitute disapproval of a project to include instances where a local government 'effectively disapproves' a project through sustained inaction or the imposition of burdensome processing requirements."[3] The County's multiple continuations since May 2024, including the most recent proposed continuance to July, "effectively disapproves" the Project through the County's "sustained inaction." The law is clear that the County has already violated the HAA and that any further continuances or hearing for the Project by the County constitute separate and independent violations of the HAA. On that basis alone, the Appeal should be denied.

II. Applicant's Compliance and Arguments to Appeal

Since 2019, the Applicant has remained cooperative, transparent, and responsive to questions and concerns raised by the County as well as neighborhood groups. The Project has been ongoing at the County for over five (5) years and has remained in full compliance with all applicable development standards. Multiple modifications to the Project have been made at the request of the County and community members to ensure consistency with applicable regulations and address environmental and neighborhood concerns as further outlined below.[4]

---

[1] The Department of Housing and Community Development ("HCD") further confirmed that "the local government can **conduct a maximum of five hearings, including hearing continuances,** in connection with the approval of the project." (Emphasis added.) See HCD's *Housing Accountability Act Technical Assistance Advisory* (Sept. 15, 2020), p. 27, available at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/hcd-memo-on-haa-final-sept2020.pdf.

[2] Gov. Code § 65589.5(h)(6)(E).

[3] Sen. Rules Com., Off. of Sen. Floor Analyses, 3d reading analysis of Assem. Bill No. 1893 (2023-2024 Reg. Ses.) as amended Aug. 23, 2024, available at https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202320240AB1893#.

[4] Additionally, the Applicant has diligently attempted to engage with local stakeholders, including a January 25, 2024 presentation to the Las Virgenes Homeowners Federation, Inc., an unanswered email to the Cold creek Community Council on August 29, 2024 to request a virtual presentation of the Project, and numerous attempts in

a. Consistency with Applicable Plans and Community Character

Contrary to the Appellant's claims the Project is fully consistent with all the relevant current and applicable development standards for residences in the Santa Monica Mountains Local Coastal Program ("LCP"), consisting of the Land Use Plan ("LUP") and Local Implementation Plan ("LIP"), and the Scenic Resource Area ("SRA") as noted and confirmed by the County in their Staff Report dated January 21, 2025. The Applicant is committed to ensuring that the Project is compliant with the LUP's general guiding principle that "environmental and coastal resource protection taking priority over land use and development," (page 96 of the LUP) and has designed the Project accordingly. The Project demonstrates a commitment to the built environment and neighboring properties by incorporating design elements that respect community character, ensure compatibility with surrounding structures, and minimize environmental impact. A longer discussion of the Project's compliance is described in Attachment A of this letter.

Further, the Project is similar in character to other single-family residences in the area in terms of height and bulk, maintaining compliance with the building site area (less than 10,000 square feet), one-story building heights of no greater than 18 feet above grade, and comparable in size to most other residences as provided in our previous responses to neighborhood groups and Appellant (attached as Attachment B), in which the Applicant prepared a study area map confirming the Projects four sites having building areas less than the average square footage of neighboring properties within an approximate 600-700 foot radius (4,224 square feet/per residence) and are consistent and compatible with the surrounding area.

APN-Lot	**Building Square Feet**
4455-019-044-Lot 1	4,114 square feet
4455-019-045-Lot 2	4,138 square feet
4455-019-046-Lot 3	3,291 square feet (proposed reduced size)
4455-019-047-Lot 4	4,186 square feet

b. The Project Will Be More Fire Resistant Than Existing Development

As the Project relates to fire and life safety, the Applicant is in full compliance with all fire codes and has received preliminary approval from LA County Fire based on its detailed review of the plan. The Applicant is taking full responsibility to ensure that all the four residences will not only meet all required County Fire standards but exceed those standards where applicable. Some of these extra fire protective measures could include, but are not limited to the following:

- Fire Resistance Dens Glass Sheathing and or cement under all exterior cladding materials.
- Substituting wood siding with composite siding.
- Installation of fire sprinkler systems on the rooftop of all residences so long as allowed and approved by the County.

May 2024 to coordinate an onsite meeting with Ms. Kimberly Rino, a local resident referenced in opposition correspondence. Other offers to engage in face-to-face discussions with neighbors have been consistently ignored.

The Applicant is completely sympathetic to the most recent wildfire devastations that have impacted the region and victims and is therefore willing to commit to the above protection measures making the residences more fire defensible than neighboring properties. In fact, the Applicant has been actively involved in doing pro bono work in the rebuilding efforts for victims who were affected by the Palisades Fire and understands the need for robust fire protection.

c. Location of Residence-Lot 4

Regarding the location of the residence for Lot 4 positioned directly adjacent to two existing residences to the east, this was redesigned/repositioned at the request of the County in September of 2024. While opponents characterize the location of the residence proposed for Lot 4 as too close to the adjacent residence to the east, its location complies with the required side-yard setback for a flag lot (10 feet from the property line). This location was chosen by the Applicant to avoid restricted flood hazard zone that runs through the middle of Lot 4, such that the residence should be placed on either the eastern or western portion of the property. A residence on the western portion of the property would result in significantly more fuel modification within the H2 Habitat. The re-location of the residence to the eastern side of the property (10 feet) reduces the amount of disturbance in the H2 habitat area (5,717 sf differential) from 35 % (original plan) to 29.5% (current plan). Additionally, relocating the home to the west side of the flood hazard area would place the residence very close to the residence on Lot 3. In such case, the open space buffer zone between the homes on Lots 3 and 4 would not exist and the goal of achieving a rural character created by such a buffer zone would not be achieved.

Further, only a portion of the residence (at the north end) is proposing a 10-foot setback, the remainder of the residence along the eastern side yard towards the south end provides up to a 32-foot setback from the property line.

d. Impacts on Wildlife and Biology Will Be Less Than Significant

Regarding wildlife protection concerns raised by the Appellant, we are in acknowledgement of the letter sent by the Santa Monica Mountain Conservancy dated February 24, 2025 and do not have any objections to deed-restrictions being placed on the property to ensure that adequate wildlife movement is maintained throughout the properties. Appellants' claims that the Project would impact wildlife are speculative and unsupported by evidence. In fact, the Mitigated Negative Declaration imposes mitigation measures including on-site biological monitor, a pre-construction biological survey, wildlife protection screening, habitat restoration, and a native bird survey, all of which will reduce the impacts to a level of insignificance.

Similarly, Appellant's contention that impacts on trees or that the project does not provide sufficient tree coverage are speculative. As noted by the MND, the Project will include the planting of 12 live coast oaks, and retention of additional undersized scrub oaks and coast live oaks on site within approximately 28,931 square feet of preserved undeveloped areas, which would result in approximately a 2:1 replacement ratio.

e. Applicability of "Grandfathered" Zoning Ordinance/Location of Residence-Lot 4

As described above in Section I, the Project complies with all current and applicable development standards for residences in the Santa Monica Mountains LIP, LCP and SRA areas, contrary

to the false and speculative comments in the Appeal on this subject. The Applicant has complied with all current applicable zoning regulations and land use polices and has further obliged all requested design changes from County staff and its plans will be subject to the most recent version of the building code.

Appellants raise a speculative concern about impacts on utilities. There is no evidence to support this statement. Construction will not occur on neighboring properties, Appellants have no easements across the Applicant's property, and no impacts will occur.

The Applicant has worked diligently and in good faith for over five years to bring forward a modest, code-compliant project that aligns with the County's development standards, the Local Coastal Program, and fire safety regulations. The Project has undergone multiple revisions in response to County and community feedback and now represents a carefully balanced design that minimizes environmental impact while providing much-needed housing. The numerous continuances already held have exceeded the limits imposed by State law, and any further delay risks violating the HAA. We respectfully urge the Regional Planning Commission to uphold the Hearing Officer's approval and deny the appeal, allowing this long-pending Project to proceed in accordance with State and local policy objectives.

Best regards,

Elisa Paster

Elisa Paster
Managing Partner
of RAND PASTER & NELSON, LLP

Attachments:
A: Consistency with LCP/LUP
B: Nearby Study Area Map of existing residential building SF

Attachment A

Consistency with LCP/LUP

Water Quality Goals and Policies

- **CO-4** Minimize impervious surfaces in new development, especially directly-connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.
    - *All the sites incorporate minimal grading and building pads that are designed in order to minimize the amount of impervious surface area. Each of the residences' footprints incorporate pervious planters to recapture some of the pervious surface area and aid in stormwater runoff. In addition, on-grade landscape areas have been designed at the perimeter of the building sites to aid in the increase of pervious surface areas. Lastly, the location of the residences are situated as close to the existing shared driveway and access to the site in order to limit the driveway (impervious) surface area to each site.*

- **CO-5** Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.
    - *All the sites have been designed with numerous area drains primarily located at the perimeter of the building pads near the base of the natural grade and run-off areas on site that helps minimize stormwater or dry weather flows.*

- **CO-6** Require development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, site and design development, including drainage, to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored where feasible.
    - *All the sites have been designed with 24" x 36" catch basins to help with stormwater flow that utilize the existing drainage pattern and consistent with the grade and slope of the sites to minimize stormwater run-off. Additionally, each of the sites have been designed with rain flow tanks (rainwater capture) re-use systems to help with onsite drainage in a non-erosive manner.*

- CO-10 Limit grading, soil compaction and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. Monitor grading projects to ensure that grading conforms to approved plans.
    - *Configuration of residences was thoughtfully designed to step gently with the sloping topography, thus minimizing grading. The location of all the residences have been situated as close to the existing shared driveway and access to the site in order to further limit the amount of grading and removal of indigenous vegetation, allowing access and providing fire protection for the site.*

Land Use Plan Policies

- **LU-4** Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
    - *Both lots 3 and 4 have been sited and designed to preserve the most high resource areas that maintain large undeveloped areas and ridgelines, as discussed in more detail below*.

- **LU -5** Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.
    - *Lots 3 and 4 have significant ridgelines at far north end of the site and the residences are well outside of a designated secondary ridgeline protecting the ridgeline resources.*

- **LU-29** Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:
    - Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;
    - Protecting natural vegetation, natural environmental features, and streams;
    - Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;
    - Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;
        - *The configuration and location of the residences are designed to step up gently with the topography thereby retaining the natural terrain and vegetation in the steeper portions of the lots. The sizing of the residences and useable outdoor areas are consistent with the natural setting in that they are terraced with the existing grade with minimal amounts of cut and fill. This design creates a pattern of land use that preserves the environmental resources and unique character of the land within the SM Mountains. In addition, the homes have been located to preserve open space buffers between each home reinforcing the rural character of the neighborhood and making the natural topography apparent surrounding each building site.*

- **LU-34** Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.
    - *The site is situated along a portion of Mulholland Highway that is a designated scenic route. The project lots and proposed residences are sited in a manner that it is not visible from Mulholland and intends to preserve existing views from the roadway and does not impact community amenities or natural features. Additionally, the view of the properties from Mulholland Highway is substantially blocked by a steep and high berm along Mulholland with a thick cover of natural vegetation. This feature will be preserved as part of the proposed development.*

- **LU-38** Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
    - *The proposed residences are only one-story in height and do not exceed 18 feet in height ensuring protection of scenic resources and the surrounding settings. In some*

cases, and especially at Lot 4, the proposed height is less than that allowed by the current Zoning Code.

- **LU-43** Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.
    - *Exterior lighting has been designed to minimize impacts by providing light fixtures with shielded recess step lights, and recessed downlights in exterior soffits thereby preserving dark skies and natural night skies and stars*.

Biological Resources Goals and Policies

- **CO-51** Where new development is permitted in H2 habitat pursuant to this LCP, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. Where new residential development is permitted in H3 habitat, the maximum allowable residential building site area shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less.
    - *The lots in which are located within in the H2 and H3 habitat zones do not exceed the maximum allowable building site as indicated above.*

- **CO-70** A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 "High Scrutiny" habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board (ERB).
    - *A Biological Assessment report and restoration plan was prepared for all four parcels. The Biological Assessment confirms that the Project is consistent with this policy and that it would not result in any significant impacts under the California Environmental Quality Act.*

- **CO-76** All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body.
    - *The siting of the residences is designed to minimize grading with minimal amount of cut and fill and will be consistent with building site area of 10,000 square feet. All vegetation clearance will be minimal to the extent possible and be restored or mitigated in order to prevent soil erosion, increased runoff and adverse impacts on plant and animal life. Additionally, landscape restoration plans are a part of the application for these properties.*

Fuel Modification Policies

- **CO-96** All new development shall be sited and designed to minimize required fuel modification and brushing to the maximum extent feasible in order to minimize habitat

disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety. Development shall utilize fire-resistant materials. Alternative fuel modification measures, including but not limited to landscaping techniques to preserve and protect habitat areas, buffers, designated open space, or public parkland areas, may be approved by the Fire Department only where such measures are necessary to protect public safety. All development shall be subject to applicable federal, State and County fire protection requirements.

- *Both lots 3 and 4 building pads have been sited to minimize the least amount of disturbance to fuel modifications zones B and C. The design revisions proposed by the Applicant to Lots 3 and 4 will further reduce the impact due to Fuel Modification on both properties.*

Attachment B-Study Area Map

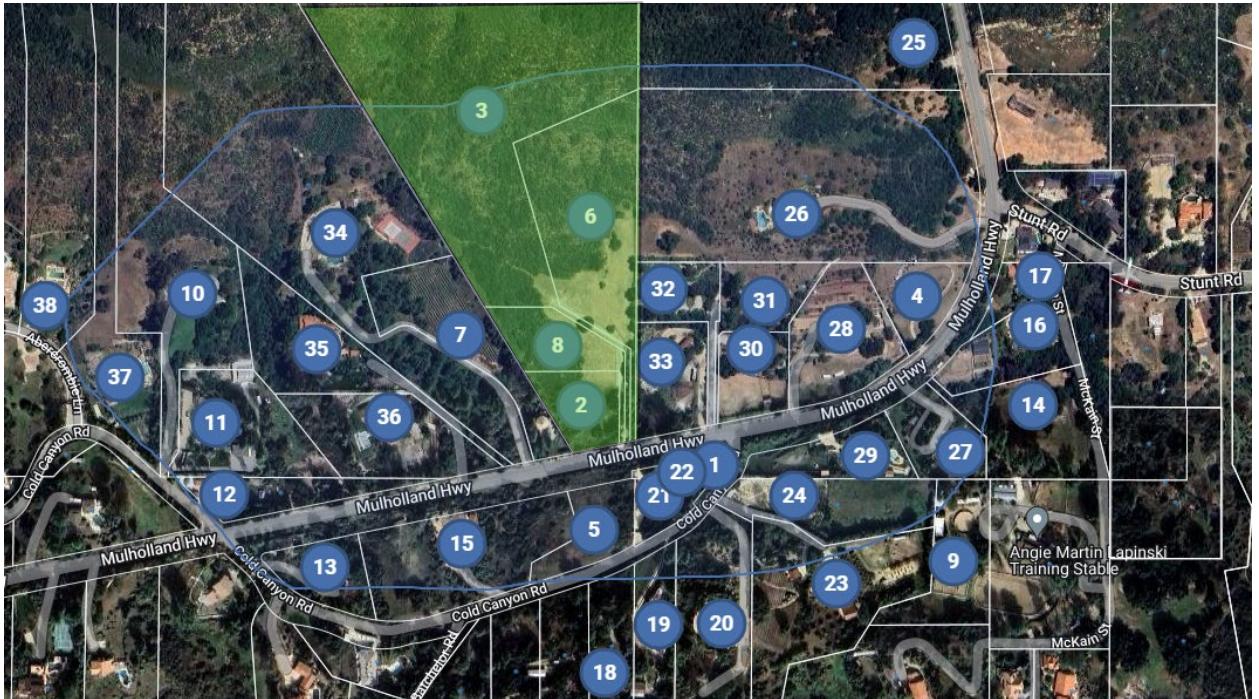


Table of Residential Building Area Square Footage

APN	Corresponding ID # on Study Area Map*	Building Square Feet
4455-019-015	25	1,008
4455-019-016	26	6,526
4455-019-025	28	2,777
4455-019-027	17	3,912
4455-019-028	29	3,060
4455-019-029	27	3,181
4455-019-030	14	2,240
4455-019-031	16	2,932
4455-019-034	30	3,343
4455-019-035	31	2,076
4455-019-036	32	3,852
4455-019-041	11	5,172
4455-019-042	35	8,368
4455-019-043	36	5,255
4455-019-049	33	5,200
4455-019-050	34	7,170
4455-020-003	21	4,473
4455-020-004	19	2,198
4455-020-005	20	2,556
4455-020-006	23	2,760
4455-020-035	18	2,533
4455-020-041	13	4,584
4455-020-042	15	4,008
4455-020-044	24	3,604
4455-060-029	38	6,772
4455-060-030	10	6,224
4455-060-031	37	8,259
		Average: 4,223.81 sf

* Following ID's removed from average due to vacant land or no single-family residence on site:

4, 9, 6, 8, 2, 3 ,7, 5, 22, 1

July 21, 2025

Los Angeles County Regional Planning Commission
Hall of Records
320 W. Temple Street, Room 150
Los Angeles, CA 90012

PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

Honorable Commissioners:

The Las Virgenes Homeowners Federation appeals the approval of this project, as proposed, by the DRP Hearing Officer on May 6, 2025. The project proposes to develop 4 lots that maximize the allowable building site area of 10,000 square feet, a maximization that applies only to parcels with NO constraints. This subdivision has constraints duly noted in the numerous letters submitted to planning staff.

Overarching this totally discretionary maximization, approved by County Planning, is the precedent setting idea of a new subdivision in the Santa Monica Mountains. This subdivision, now conveniently morphed into four (4) single-family residences makes a mockery of everything the LCP requires, the preserving of resources in the coastal zone. Those of us who have worked so long and hard for the certification of the LCP refuse to stand by and see it be continuously "chipped away at".

We urge you to review the LCP once again, especially the mandate of **Resource conservation over development.** We request you require County Planning to use their discretionary ability to look again at the cumulative effect on biological resources in the mountains and specifically the impact on these resources in our Very High Fire Hazard Severity Zone post January 2025.

The balance has shifted. **Support/ Uphold our appeal.**

Thank you,

Joan Slimocosky, Treasurer/ co-president

LVHF

From:	Mairead Mac Mullan
To:	DRP Public Comment
Cc:	Tyler Montgomery; Robert Glaser; Joan Slimocosky; Suzanne Goode; Roger Pugliese; Liam Lynch; Michael Blodgett
Subject:	Appeal on Project # 2019- 000010, hearing 9am 7/23
Date:	Tuesday, July 22, 2025 10:53:35 AM

CAUTION: External Email. Proceed Responsibly.

To the Regional Planning Commission,

I would like to submit into the record the following argument for appeal on the planning granted by LA County planning permission on May 8th 2025 for the project:

Project # 2019- 000010, *with the request to construct four new single-family homes on four lots via Parcel Map 10857 in 1981*

I contest that in particular reference to **LOT 4 (MINOR CDP NO. RPPL2019000019):** that it is in violation of the *Public Resources Code (PRC) 4291*

In Los Angeles County, if you are building a new home in a very high fire hazard severity zone, you will need to maintain 100 feet of defensible space around your home, and this includes maintaining distance from your closest neighbor. This 100-foot area is required by law (Public Resources Code (PRC) 4291) and is crucial for reducing the potential for fire spread.

The current proposed footprint of the structure to be put on **Lot 4** ***is 10 feet from our property line fence and 66 feet from the structure of our Home.***

On March 24, 2025 the latest fire hazard severity maps for Los Angeles County, which include areas under both state and local responsibility, were released. The updated map show an increase in the number of acres designated as fire hazard zones in Los Angeles County, including a 30% increase in the highest severity category.
Our property and the proposed new development are in the highest severity zone.

We implore this Regional Planning Commisision to enact your due diligence in enforcing this state law.

I am attaching the *Public Resources Code (PRC) 4291*. *None of us need reminding in Los Angeles County about how important it is to respect defensible space and mitigate fire risk for current and prospective new homeowners in our region. As a family that has now evacuated their home at least 3 times in the last 7 years and packed bags ready to go innumerable others we cannot in good conscience not petition and beg this commission to not willfully create a situation where people and property are put into real and explicit harm,*

Sincerely,
Mairead Mac Mullan
Resident at 24879 Mulholland Hwy, CA 91302

CALIFORNIA CODES

PUBLIC RESOURCES CODE SECTION 4291

4291. A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush- covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:

(a) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

(b) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

(c) Remove that portion of any tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(d) Maintain any tree adjacent to or overhanging a building free of dead or dying wood. (e) Maintain the roof of a structure free of leaves, needles, or other dead vegetative

growth.

(f) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.

(g) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in such an area, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(h) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of

nonflammable materials, or conditioned upon the contents and composition of same, he or she may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

No exemption or variance shall apply unless and until the occupant thereof, or if there is not an occupant, the owner thereof, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(i) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(j) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

4291.1.

(a) Notwithstanding Section 4021, a violation of Section 4291 is an infraction punishable by a fine of not less than one hundred dollars ($100), nor more than five hundred dollars ($500). If a person is convicted of a second violation of Section 4291 within five years, that person shall be punished by a fine of not less than two hundred fifty dollars ($250), nor more than five hundred dollars ($500). If a person is convicted of a third violation of Section 4291 within five years, that person is guilty of a misdemeanor and shall be punished by a fine of not less than five hundred dollars ($500). If a person is convicted of a third violation of Section 4291 within five years, the department may perform or contract for the performance of work necessary to comply with Section 4291 and may bill the person convicted for the costs incurred, in which case the person convicted, upon payment of those costs, shall not be required to pay the fine. If a person convicted of a violation of Section 4291 is granted probation, the court shall impose as a term or condition of probation, in addition to any other term or condition of probation, that the person pay at least the minimum fine prescribed in this section.

(b) If a person convicted of a violation of Section 4291 produces in court verification prior to imposition of a fine by the court, that the condition resulting in the citation no longer exists, the court may reduce the fine imposed for the violation of Section 4291 to fifty dollars ($50).

4292. Except as otherwise provided in Section 4296, any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous land, or forest-covered land, brush-covered land, or grass-covered land shall, during such times and in such areas as are determined to be necessary by the director or

the agency which has primary responsibility for fire protection of such areas, maintain around and adjacent to any pole or tower which supports a switch, fuse, transformer, lightning arrester, line junction, or dead end or corner pole, a firebreak which consists of a clearing of not less than 10 feet in each direction from the outer circumference of such pole or tower. This section does not, however, apply to any line which is used exclusively as telephone, telegraph, telephone or telegraph messenger call, fire or alarm line, or other line which is classed as a communication circuit by the Public Utilities Commission. The director or the agency which has primary fire protection

responsibility for the protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

L O T-1 : Project information

ABBREVIATIONS

A.D	Area Drain
ALUM.	Aluminum
APPROX.	Approximately
AW.	Awning
BD.	Board
BLDG.	Building
BS.	Building Standard
BLKG.	Blocking
BOT.	Bottom
C.L.	Center Line
CLG.	Ceiling
CLR.	Clear
CF.	Compact Fluorescent
C.M.U.	Conc. Masonry Unit
CONC.	Concrete
CONT.	Continuos
D.	Doorbell
DBL.	Double
D.F.P.T.	Doug. Fir Press. Treated
DIA.or Ø	Diameter
DIM.	Dimension
DN.	Down
DTL.	Detail
DW.	Dishwasher
ELEC.	Electric
EL.	Elevation
EP.	Electrical Panel
EQ.	Equal
EQUIP.	Equipment
EXIST'G	Existing
(E)	Existing
EXT.	Exterior
FAB.	Fabricated
F.F.	Finish Floor
F.G.	Finish Grade
FLR.	Floor
FRAM'G	Framing
G	Gas
GA.	Gauge
G.B.	Glass Block
G.D.	Garbage Disposal
G.I.	Galvinized Iron
GYP.BD.	Gypsum Board
H.B.	Hose Bib
H.C.	Handicap
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HT.	Height
INS.	Insulated
INT.	Interior
JNT.	Joint
LFXT	Light Fixture
L.P.	Low Point
M.	Mirror
MAS.	Masonry
MAX	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MIN.	Minimum
MTL.	Metal
(N)	New
NO.	Number
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NR	Not Rated
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.W.S.	Owner Will Supply
P.C.	Pull Chain
P.L.	Plate Line
PLUMB.	Plumbing
PNLD.	Paneled
PNTD.	Painted
R.	Radius
REC	Recessed
RDWD.	Redwood
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
S	Shelf
S.C.	Solid Core
SHT.	Sheet
SHTG.	Sheeting
SIM.	Similar
S.S.	Stainless Steel
STL	Steel
STRUCT.	Structural
SUR	Surface (mounted)
T.G.	Tempered Glass
T & G	Tongue And Groove
TYP.	Typical
VER.	Verify
(V)	Verify
W/	With
WD.	Wood
WW	Wall Washer
WH.	Water Heater
W.P.	Water Proof
YD.	Yard
#	Pound.
U.N.O	Unless Noted Otherwise

LEGEND / SYMBOLS

Section - Elevation — X / A-x.x — Detail No. / Sheet No.

Detail — X / A-x.x — Detail No. / Sheet No.

Door — A-05

Window — WA-02

Interior Elevation — b / a X c / A-x.x / d — Elev No. / Sheet No.

Equipment Keynote — X

Keynote — 23

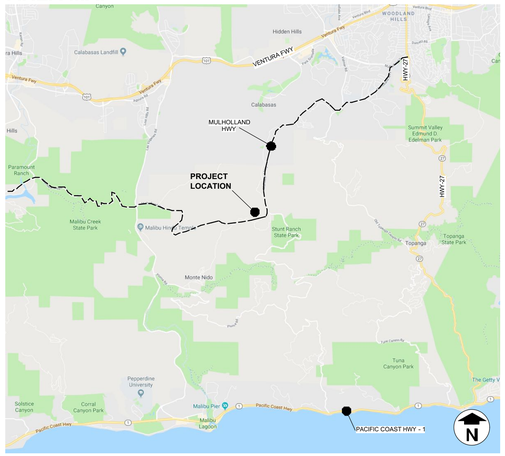
Finishes-Keynote — base X X floors; walls X X ceilings

Revision — X

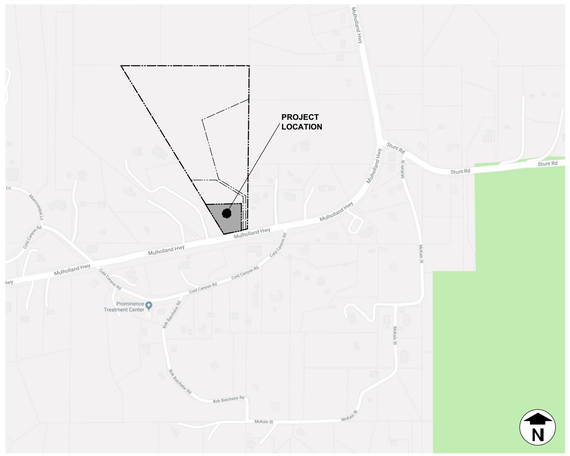
Column Grid line — #

Wall type Keynote — A

AREA MAP



VICINITY MAP



BUILDING CODES:

1. ALL PLANS AND WORK FOR THE PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES WITH LOCAL AMENDMENTS

CALIFORNIA CODE OF REGULATIONS
TITLES 19 AND 24

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TILTLE 29)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TILTLE 30)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

LOT-1 PROJECT DESCRIPTION

Architectural Design

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split- level dwelling, and (3) the upper level of the split-level dwelling. Useable outdoor decks are primarily located at the southeast side of the dwelling with a smaller outdoor deck located at the northwest side. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.
Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster and wood siding in colors that coordinate with surrounding rock formations. The dwelling consists of two adjacent masses, one with a sloped roof and other with a flat roof. The sloped roof portion of the dwelling, faces the street and shared access driveway and mirrors the sloped topography of the site.

The proposed single family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 1⁄2 Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.
Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits.

PROJECT TEAM

Owner
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasas, Ca 91302
818-915-2300

Architect
Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, Ca. 90024
Tel: 310-441-1211
Fax: 310-496-0107
Contact: Doug Dworsky

Civil Engineering
Spindler Engineering, Inc.
16823 Saticoy Street
Van Nuys, Ca 91406
818-782-2788 (t)
818-782-0111 (f)
Contact: Larry Gray

Landscape Architect / Arborist
Harmony Gardens
12224 Addison Street
Valley Village, Ca 91607
818-505-9783 (t)
818-760-7558 (f)
Contact Shelley Sparks

Septic Engineer
Larry Young
24219 Philiprimm St.
Woodland Hills, Ca 91367
818-883-8585

Ecological Consultant
Cooper Ecological
Department Of Ecology And Evolutionary Biology
University Of California, Los Angeles
323-397-3562 (t)
Contact: Dan Cooper

Land Use Consultant
Tim Riley And Associates
8537 Wakefield Avenue
Panorama City, Ca 91402
818-891-0495 (t)
Contact: Tim Riley

Surveyor
Chris Nelson And Associates, Inc.
31238 Via Collinas, Suite H
Westlake Village, Ca 91362
818-991-0614 (t)

PROJECT DATA

JOB ADDRESS:	SEE AIN (ADDRESS IS NOT AVAILABLE)
LEGAL DESCRIPTION:	LOT 1 OF PARCEL MAP 10857 AS RECORD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 144 PAGES 41 TO 43
AIN:	4455-019-044
CONSTRUCTION TYPE:	V-B
SPRINKLERS	YES
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	R1-1
MAX. ALLOWABLE HEIGHT:	18'-0"
PROJECT HEIGHT:	18'-0"
REQUIRED PARKING:	2 COVERED SPACE
PARKING PROVIDED:	2 COVERED SPACE

AREA CALCULATION (PER CALIFORNIA BUILDING CODE AND LA COUNTY ZONING CODE):

GROUND FLOOR SQUARE FOOTAGE:	4114 SF
AREA OF COVERED SPACES:	938 SF
GARAGE:	451 SF
TOTAL: BUILDING AREA	**5503 SF**
AREA CALCULATION (PER ANSI Z765-2003) BUILDING AREA:	4279 SF
LOT AREA:	43,995.6 SF = 1.01 Acres
ALLOWABLE DEVELOPED SITE AREA	10,000 SF
PROPOSED DEVELOPED SITE AREA	9,983 SF: (SEE CIVIL DRAWINGS)
SLOPE EASEMENT ALONG MULHOLLAND HIGHWAY	20'-0"
REQUIRED MINIMUM SET BACKS:	FRONT YARD = 20'-0" SIDE YARD = 5'-0" REAR YARD = 15'-0"

SHEET INDEX

Architecture

Sheet N.	Sheet Title
Lot - 1 A-0.0	Cover Sheet
Lot - 1 A-0.1	Site Photos
Lot - 1 A-1.0	Key Plan
Lot - 1 A-1.1	Site Plan
Lot - 1 A-1.2	Enlarged Site Plan
Lot - 1 A-1.3	Fire Department Access Plan
Lot - 1 A-2.0	Floor Plan
Lot - 1 A-2.1	Roof Plan
Lot - 1 A-3.0	Exterior Elevations
Lot - 1 A-3.1	Exterior Elevations
Lot - 1 A-4.0	Site Sections
Lot - 1 A-5.0	Entry Gate

Landscaping

L0	Index Sheet
L1	Native Vegetation Removal Plan
L2	Landscape Plan

Civil Engineering

Sheet 1 Of 7	Grading Plan
Sheet 2 Of 7	Existing Topography And Easements
Sheet 3 Of 7	Grading Plan
Sheet 4 Of 7	Drainage Plan
Sheet 5 Of 7	Fire Access Plan
Sheet 6 Of 7	Slope Analysis
Sheet 7 Of 7	Parcel Map 10857

Septic Engineering

See Septic Engineering Drawings

Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
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Tel: 818-915-2300

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L O T - 1
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-044
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805

SCALE: As Noted

SHEET:

COVER SHEET

LOT - 1
A-0.0

Site Photos

7955

7912

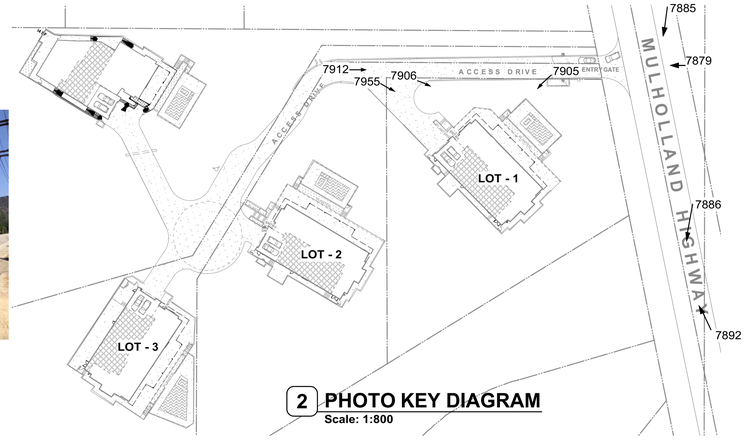
Street Photos

7879

7885

7886

7892



2 **PHOTO KEY DIAGRAM**
Scale: 1:800

Dworsky
Architecture

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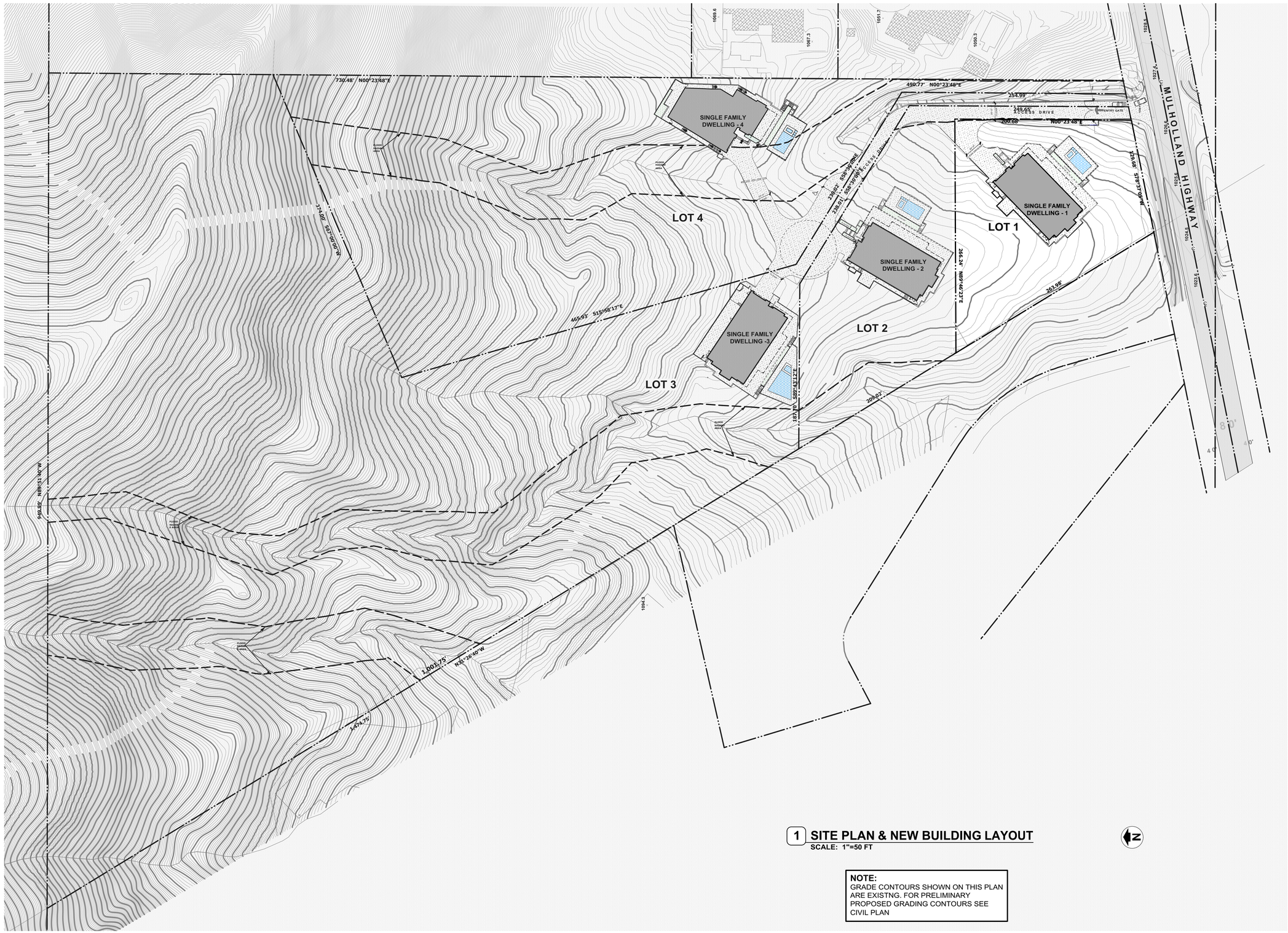
SHEET:

SITE PHOTOS

LOT - 1
A-0.1



1 SITE PLAN & NEW BUILDING LAYOUT
SCALE: 1"=50 FT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

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JOB #: 1805
SCALE: As Noted
SHEET:

KEY PLAN

LOT - 1
A-1.0

NOTE: ACCESS DRIVE IS EXISTING. MINOR MODIFICATIONS ARE PROSED TO ACCOMMODATE FIRE DEPARTMENTS ACCESS REQUIREMENTS, TO MINIMIZE IMPACT ON ADJACENT PROTECTED TREES AND TO PROVIDE ACCESS TO PROPOSED NEW SINGLE FAMILY DWELLINGS. SEE SURVEY FOR EXISTING CONFIGURATION OF ACCESS DRIVE.

MULHOLLAND HIGHWAY

EXISTING STORM DRAIN CHANNELS

ACCESS DRIVE

ENTRY GATE

20' CLEAR @ GATE

PEDESTRIAN GATE

20'-0" CLEAR

(TYP.) PROP. LINE

15'-0" MIN. SETBACK

10'-0" MIN. SETBACK

20'-0" CLEAR DRIVEWAY

20'-0" MINIMUM SETBACK & SLOPE EASEMENT

PROPOSED SINGLE FAMILY
LOT - 1
FF = 1044'
FF = 1045.5'

LOT - 2
FF. = 1054'
FF. = 1059'
FF. = 1055.5'

LOT - 3
FF. = 1064'
FF = 1063'
FF = 1065.5'

LOT - 4
FF = 1067'
FF = 1077'
FF = 1074'
FF = 1064.5'

POOL

CONC. DECK

PLANTER

ENTRY

UP

DN

SECT-A

SECT-B

SECT-C

FLOOD HAZARD AREA

24" CULVERT PER CIVIL DRAWINGS

PROPOSED NEW LOCATION FOR FIRE HYDRANT PER CIVIL DRAWINGS

30'-0"

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

1 **SITE PLAN**
Scale: 1" = 20 ft

N

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LOT - 1
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date plotted: 12/5/18

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SCALE: As Noted
SHEET:

SITE PLAN

LOT - 1
A-1.1

ACCESS DRIVE

20' CLEAR @ GATE

ENTRY GATE

20'-0" CLEAR

(TYP.) PROP. LINE

5'-0"MIN. SETBACK

SECT-B

PEDESTRIAN GATE

1026.9

1030

1035

31'-0" SETBACK

LIMIT OF ROOF OVERHANG ABOVE

5'-0" MIN.

20'-0" CLEAR DRIVEWAY

1040

CONCRETE DECK

SECT-C

POOL FENCE AS REQUIRED BY CODE

POOL

L1 L2 L3 L4 L5 L6 L7

UP DN

PLANTER

ENTRY

42'-1" SETBACK

1045

15'-0" MIN. SETBACK

FF = 1041.75'

PROPOSED SINGLE FAMILY

LOT - 1

FF = 1044'

FF = 1045.5'

SECT-B

TRASH CONTAINER ENCLOSURE

CONCRETE DECK

SECT-C

6' HT. FENCE

1050

SECT-A

20'-0" MIN. SETBACK & SLOPE EASEMENT

68'-6" SETBACK

50'10 SETBACK

6'-0"MIN. SETBACK

EXTERIOR LIGHT FIXTURE SCHEDULE

- L1: RECESSED SHIELDED STEP DOWN LIGHT
- L2: LANDSCAPE LIGHT SHIELDED WALL WASHER
- L3: RECESSED CEILING DOWNLIGHT
- L4: RECESSED CEILING WALL WASHER
- L5: SURFACE MOUNTED WALL SCONCE (DOWNLIGHT ONLY)
- L6: POOL LIGHT
- L7: WALL OR COLUMN MOUNTED DONWLIGHT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

1 **ENLARGED SITE PLAN**
Scale: 1/8" = 1'-0"

N

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SCALE: As Noted
SHEET:

ENLARGED SITE PLAN

LOT - 1
A-1.2

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

(TYP.) PROPERTY LING

MULHOLLAND HIGHWAY

(TYP.) PROPERTY LING

ACCESS DRIVE

20' CLEAR @ GATE

VEHICLE ENTRY GATE

ENTRY GATE

PEDESTRIAN GATE

20'-0" CLEAR

LOT - 4

FF = 1067'

FF = 1077'

FF = 1074'

FF = 1064.5'

POOL

PLANTER

ENTRY

TYP. MIN. 5'-0" WIDE WALKWAY SURROUNDING BUILDING, OPEN TO SKY (NO OVERHEAD STRUCTURE)

FIRE TRUCK

FIRE TRUCK PARKED IN DRIVEWAY (TYP.)

24" CULVERT PER CIVIL DRAWINGS

PROPOSED NEW LOCATION FOR FIRE HYDRANT PER CIVIL DRAWINGS

10'-0"

30'-0"

20'-0" CLEAR

FIRE TRUCK PARKING AREA

LOT - 1

FF = 1044'

FF = 1041.75'

FF = 1046.5'

FIRE TRUCK PARKED IN DRIVEWAY (TYP.)

20'-0" CLEAR DRIVEWAY

TYP. MIN. 5'-0" WIDE WALKWAY SURROUNDING BUILDING, OPEN TO SKY (NO OVERHEAD STRUCTURE)

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

LOT - 2

FF. = 1054'

FF. = 1059'

FF. = 1055.5'

1059.5'

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

FIRE TRUCK PARKED IN DRIVEWAY (TYP.)

LOT - 3

FF. = 1064'

FF. = 1063'

FF = 1065.5'

TYP. MIN. 5'-0" WIDE WALKWAY SURROUNDING BUILDING, OPEN TO SKY (NO OVERHEAD STRUCTURE)

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

(TYP.) PROPERTY LING

(TYP.) PROPERTY LING

(TYP.) PROPERTY LING

(TYP.) PROPERTY LING

(TYP.) PROPERTY LING

1 FIRE ACCESS DIAGRAM
Scale: 1" = 20 ft

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LOT - 1
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FIRE DEPARTMENT ACCESS PLAN

LOT - 1
A-1.3

1 FLOOR PLAN

Scale: 1/4" = 1'-0"

1
A3.0

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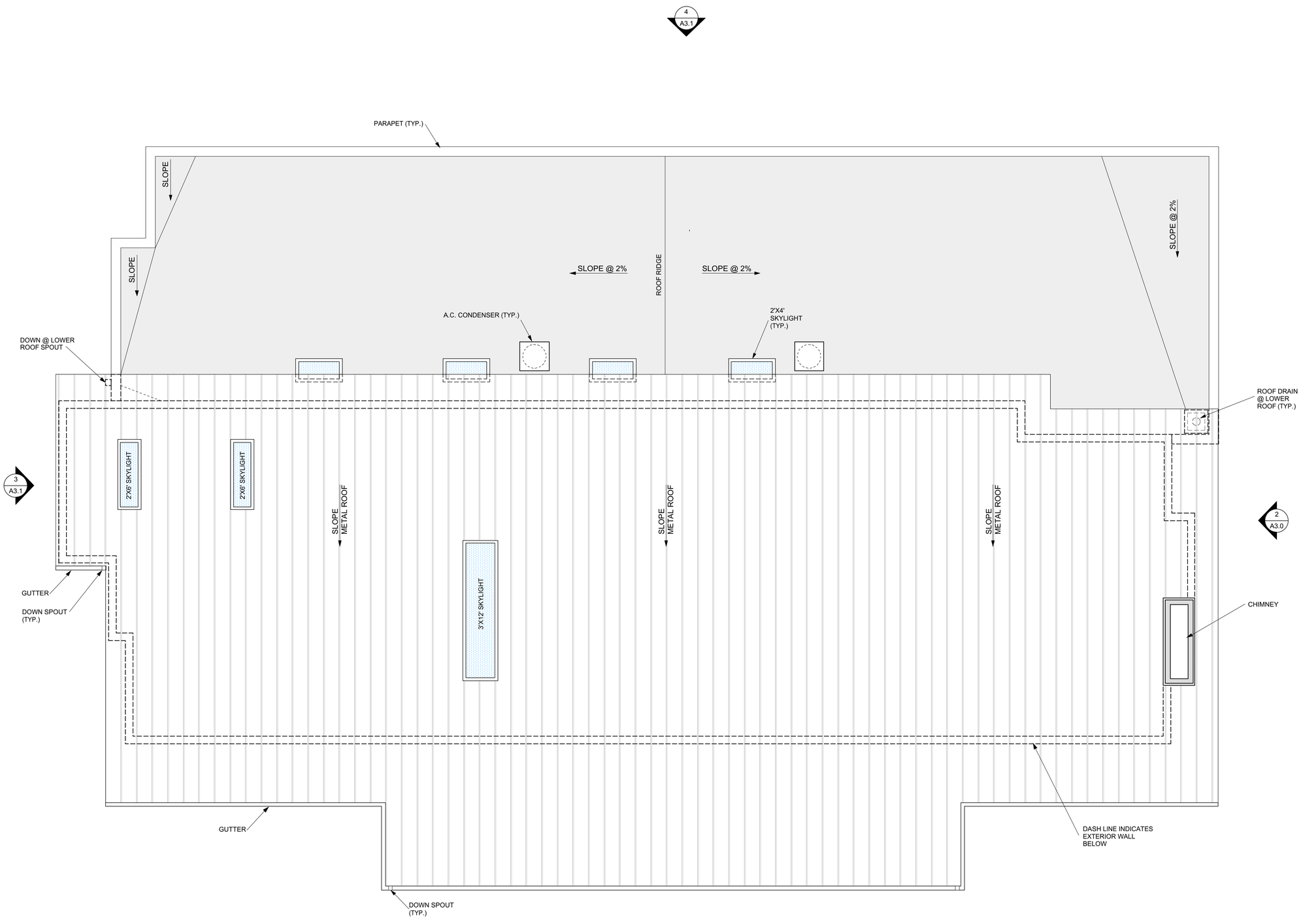
SHEET:

FLOOR PLAN

LOT - 1
A-2.0



1 ROOF PLAN

Scale: 1/4" = 1'-0"

1
A3.0

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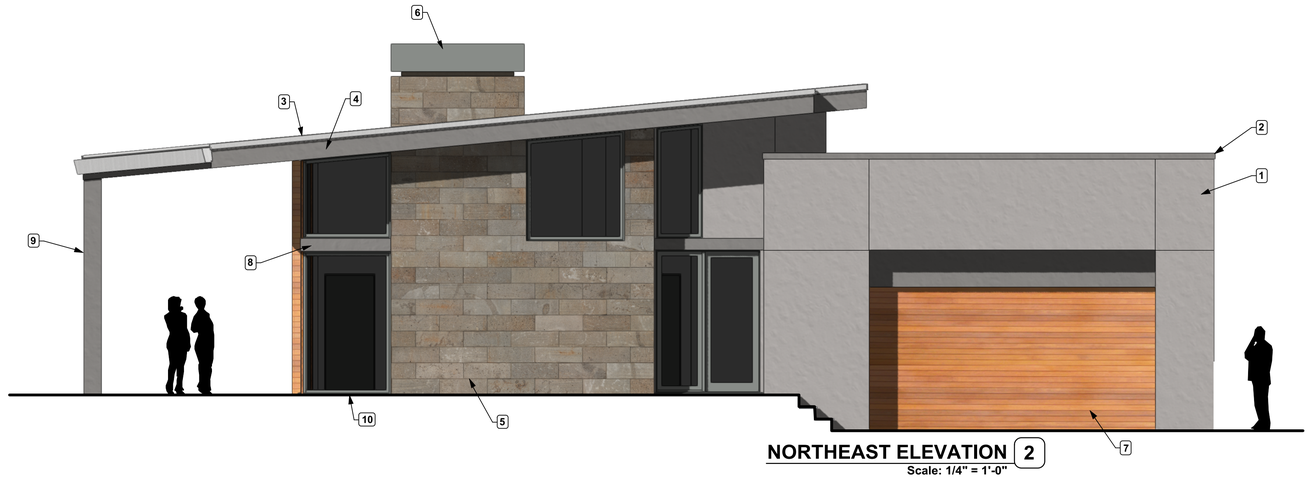
SCALE: As Noted

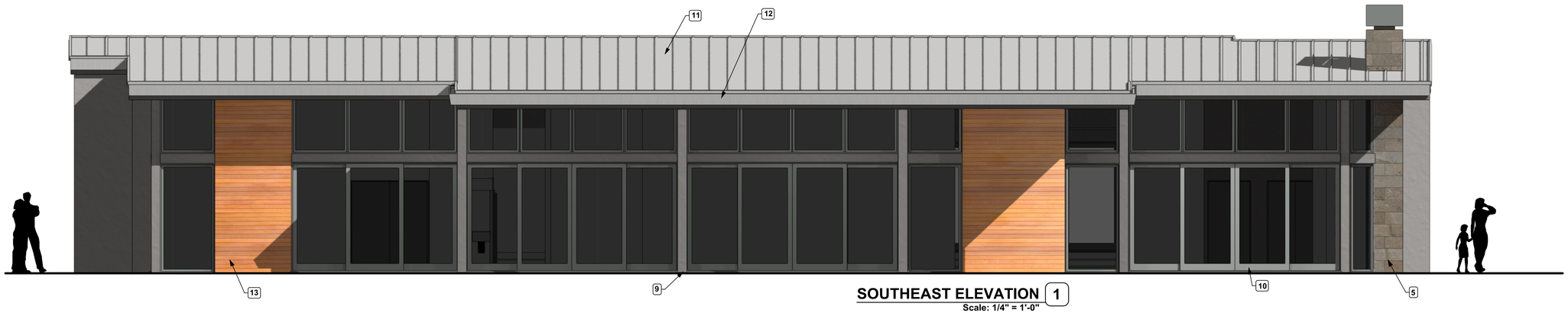
SHEET:

ROOF PLAN

LOT - 1
A-2.1



NORTHEAST ELEVATION 2
Scale: 1/4" = 1'-0"



SOUTHEAST ELEVATION 1
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

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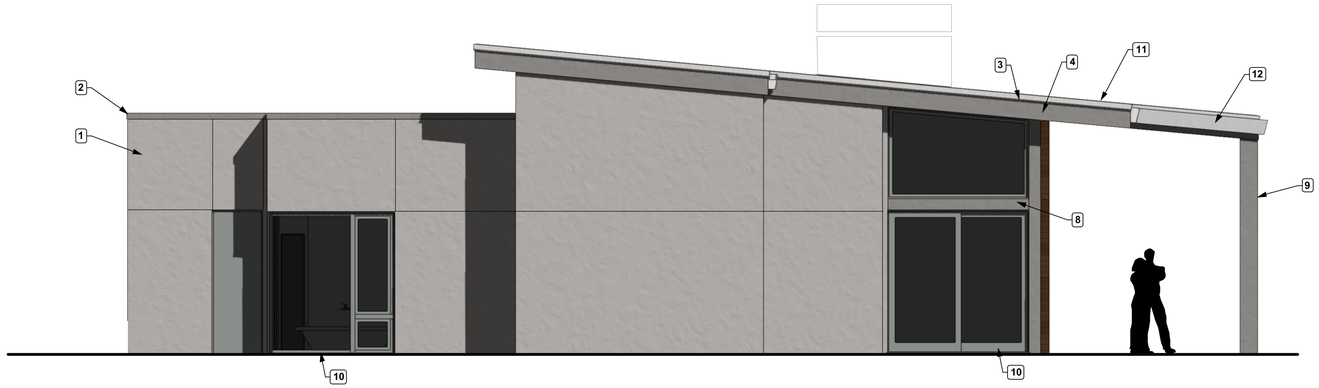
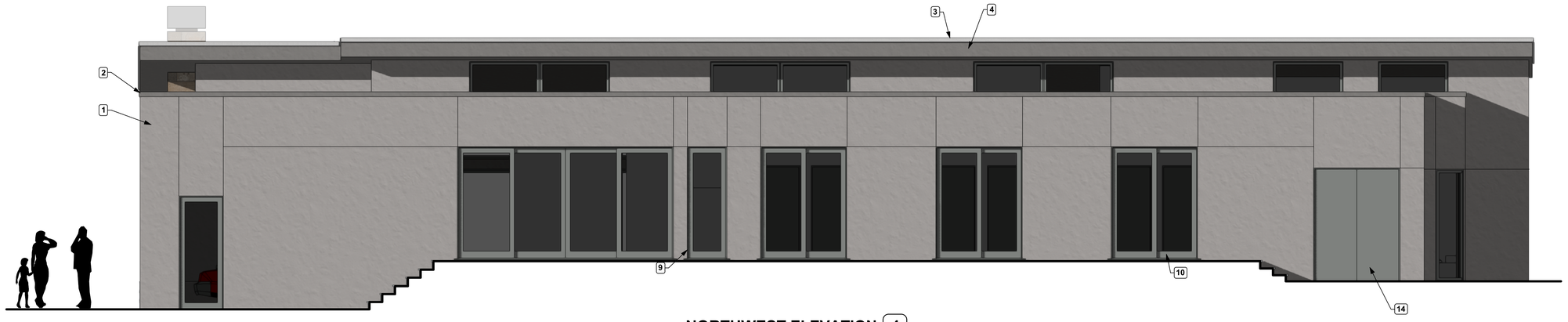
SHEET:

EXTERIOR ELEVATIONS

LOT - 1
A-3.0



SOUTHWEST ELEVATION 3
Scale: 1/4" = 1'-0"



NORTHWEST ELEVATION 4
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
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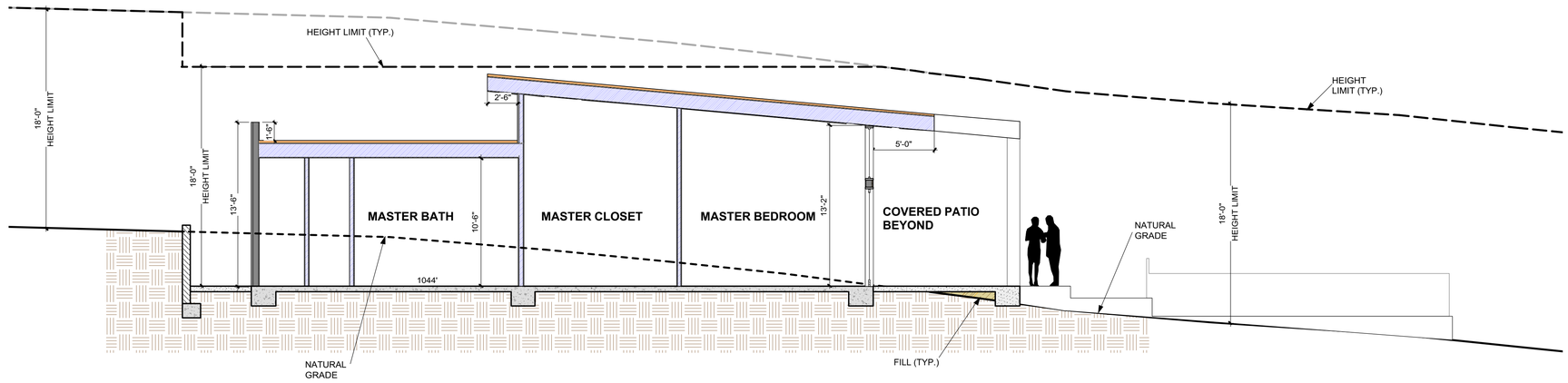
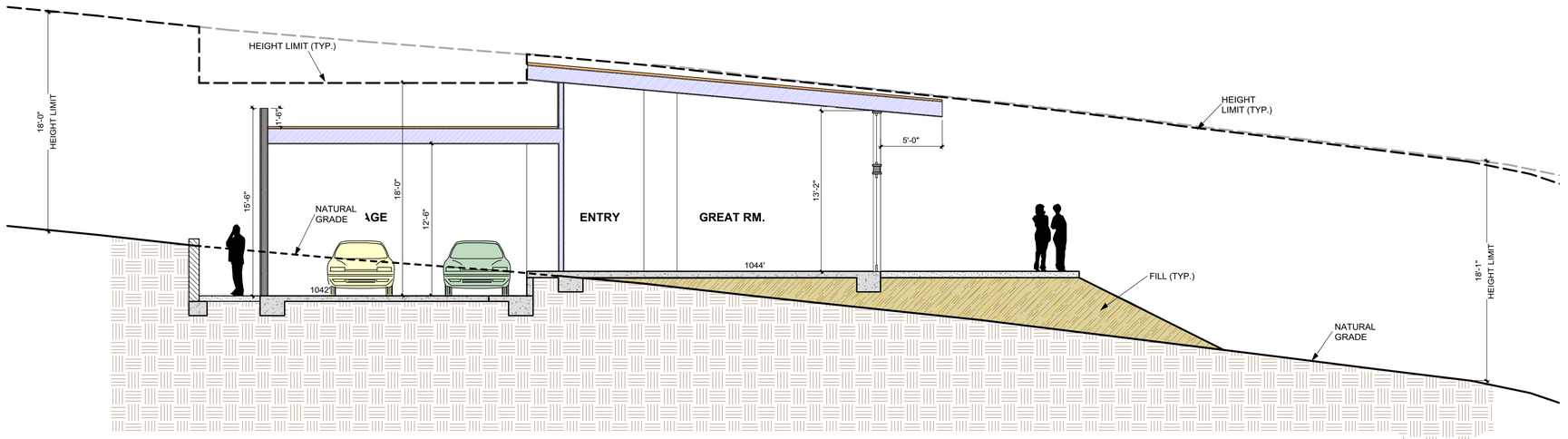
SHEET:
EXTERIOR ELEVATIONS

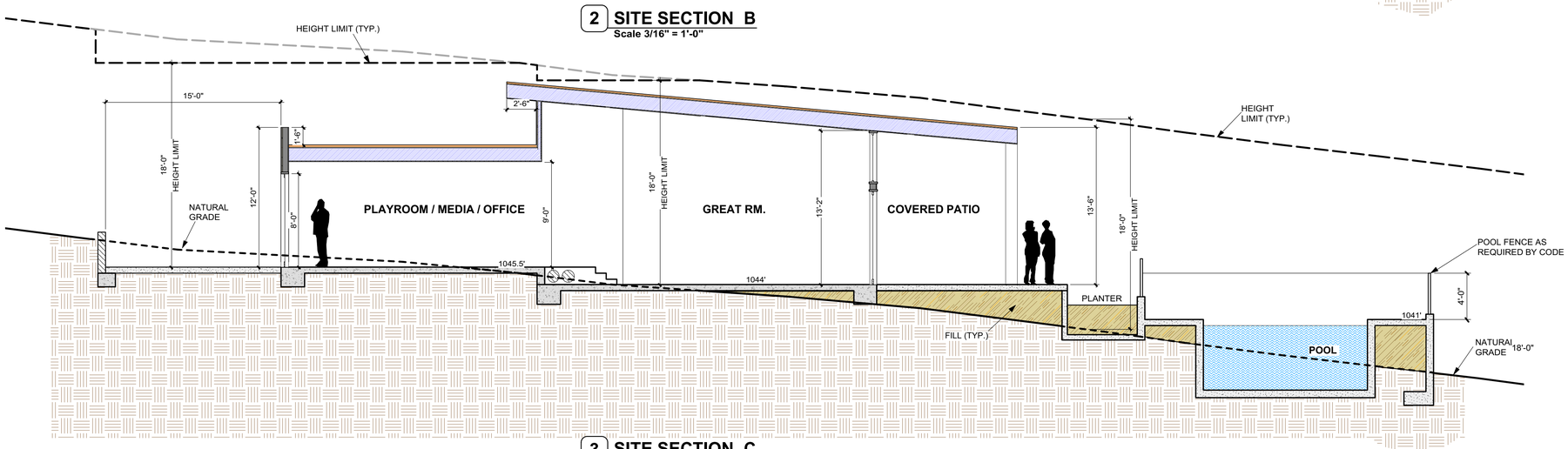
LOT - 1
A-3.1



1 SITE SECTION A
Scale 3/16" = 1'-0"



2 SITE SECTION B
Scale 3/16" = 1'-0"



3 SITE SECTION C
Scale 3/16" = 1'-0"

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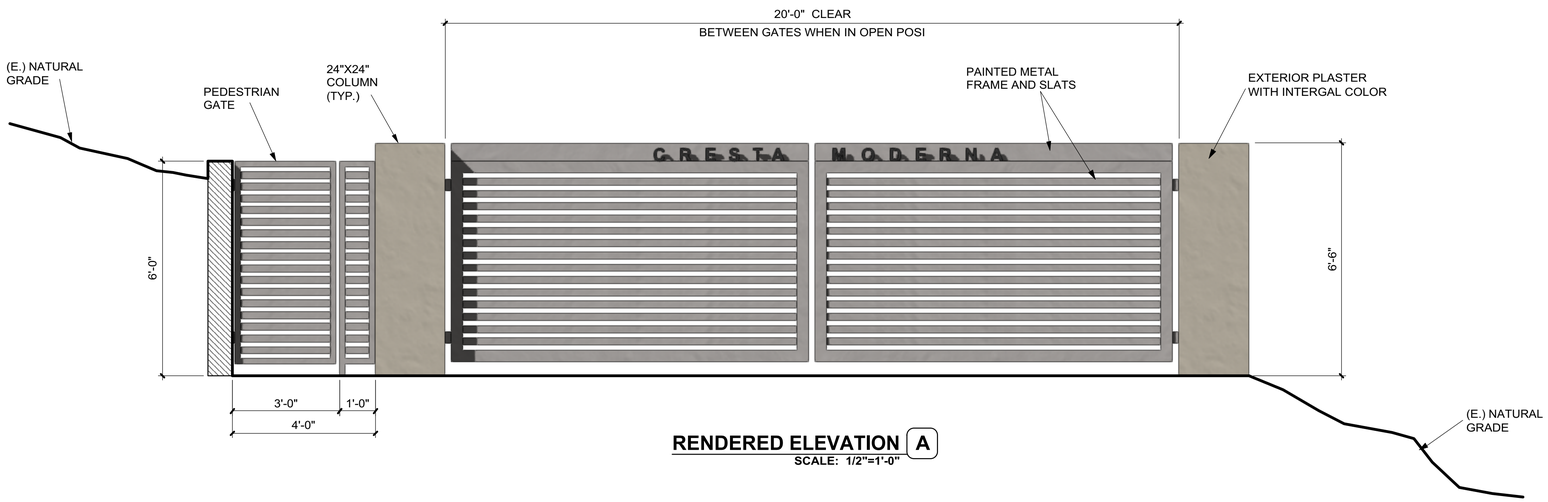
SCALE: As Noted
SHEET:

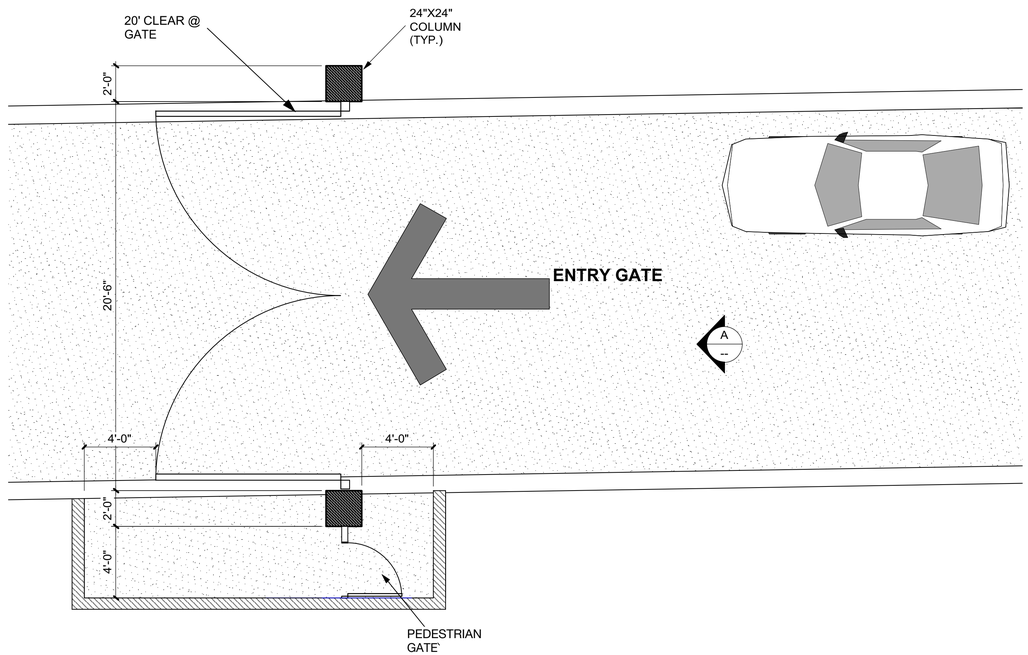
SITE SECTIONS

LOT - 1
A-4.0



RENDERED ELEVATION A

SCALE: 1/2"=1'-0"



1 ENTRY GATE PLAN

Scale: 1/4" = 1'-0"

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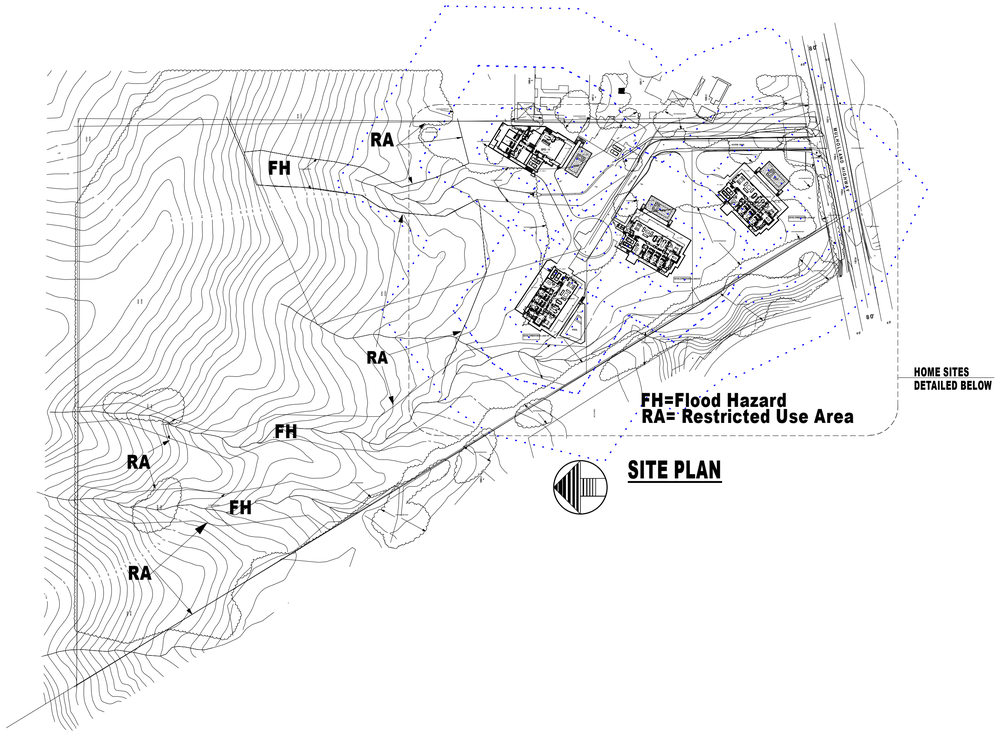
SHEET:

ENTRY GATE

LOT - 1
A-5.0

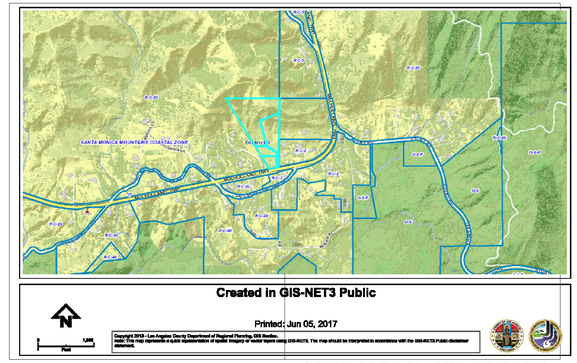


FH=Flood Hazard
RA= Restricted Use Area

SITE PLAN

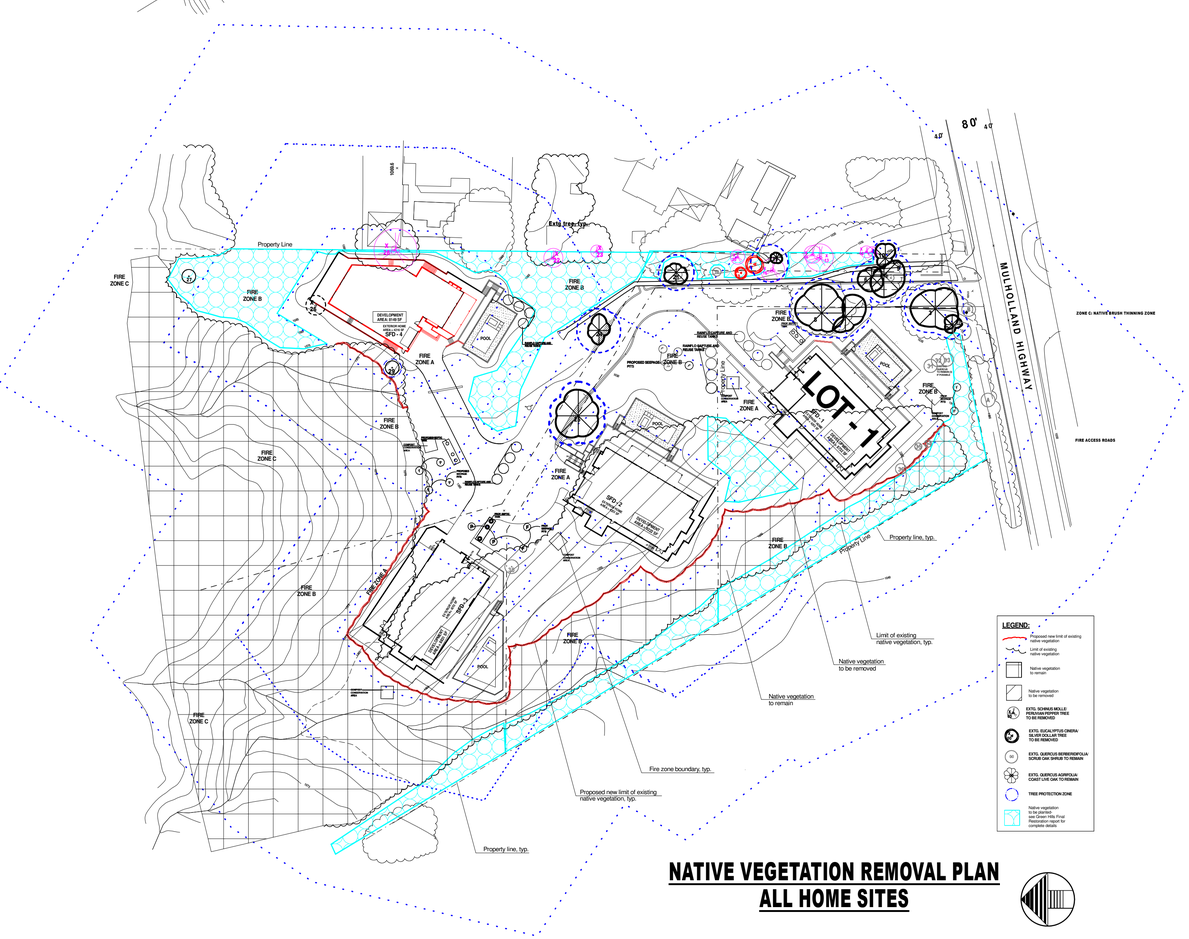
LOT 1 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION REMOVAL PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN

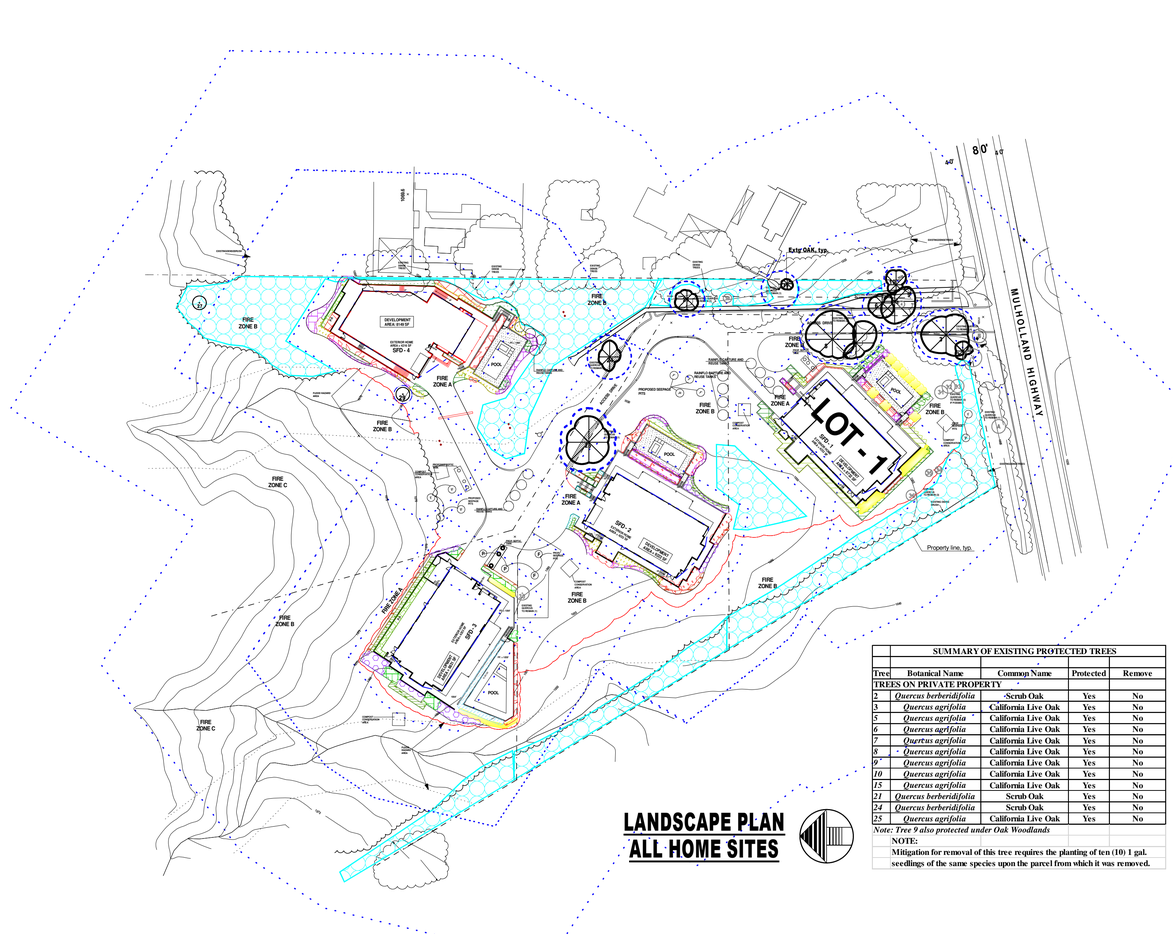


VICINITY MAP

Project Site



NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES



LANDSCAPE PLAN
ALL HOME SITES

SUMMARY OF EXISTING PROTECTED TREES

Tree	Botanical Name	Common Name	Protected	Remove
TREES ON PRIVATE PROPERTY				
2	*Quercus berberidifolia*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
9*	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
21	*Quercus berberidifolia*	Scrub Oak	Yes	No
24	*Quercus berberidifolia*	Scrub Oak	Yes	No
25	*Quercus agrifolia*	California Live Oak	Yes	No

Note: Tree 9 also protected under Oak Woodlands

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the parcel from which it was removed.

LICENSED LANDSCAPE ARCHITECT
SHELLEY SPARKS
No. 2896
11/30/24
Renewal Date
STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

10/11/2018
10/23/2018
12/03/2018
12/11/2018
02/13/2019
03/18/2019
10/28/2019
10/30/2020
11/17/2021
08/07/2023

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

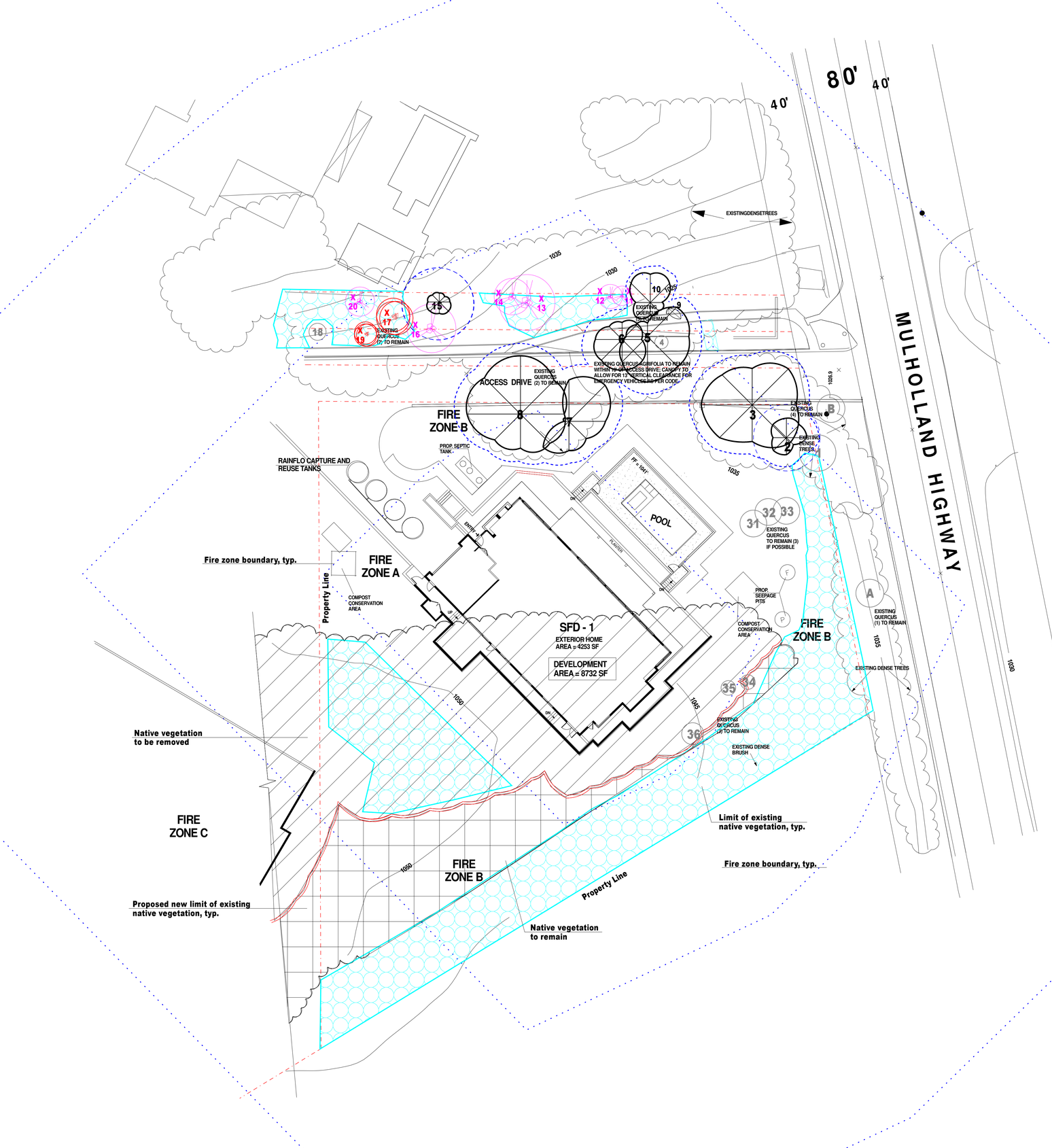
OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 INDEX SHEET

Date: 08/07/2023

Scale: NTS

Sheet No.
L0
1 of 4



All landscape plant material located on Landscape Plan sheet L2

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- NATIVE VEGETATION TO BE REMOVED
- EXTG. SCHINUS MOLLE/ PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- PROPOSED NATIVE VEGETATION RESTORATION AREA FOR MITIGATION OF OAK WOODLAND ENCROACHMENT. SEEDLINGS TO BE PLANTED VIA FIELD-SIGHTING METHOD

Zone A – Setback Zone
- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone
- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space.
  Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone
- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone
- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance
Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:
- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

MITIGATION TREE NOTES:
Mitigation Oaks are to be planted so that they will never need pruning. Mitigation trees are protected for life. The trees will be subject to care and monitoring for 10 years and replacement if they die or are in poor health during the time of monitoring.

NOTE:
All demolition done within Tree Protection Zone shall be done with least disturbance to the area. Where fencing is removed within protection zone, cut off above ground fencing but leave subsurface fencing. Outside of Tree Protection Zones, all fencing including subsurface fencing and footings to be removed.
Where fence posts are removed, holes shall be sufficient for planting container planting. Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting. The Contractor shall review the Restoration plan and all tree report documents to comply with proper procedures.

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

LICENSED LANDSCAPE ARCHITECT SHELLEY SPARKS No. 2896 11/30/24 STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

10/08/2018
12/11/2018
03/14/2019
03/03/2020
10/30/2020
06/18/2021
08/07/2023

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

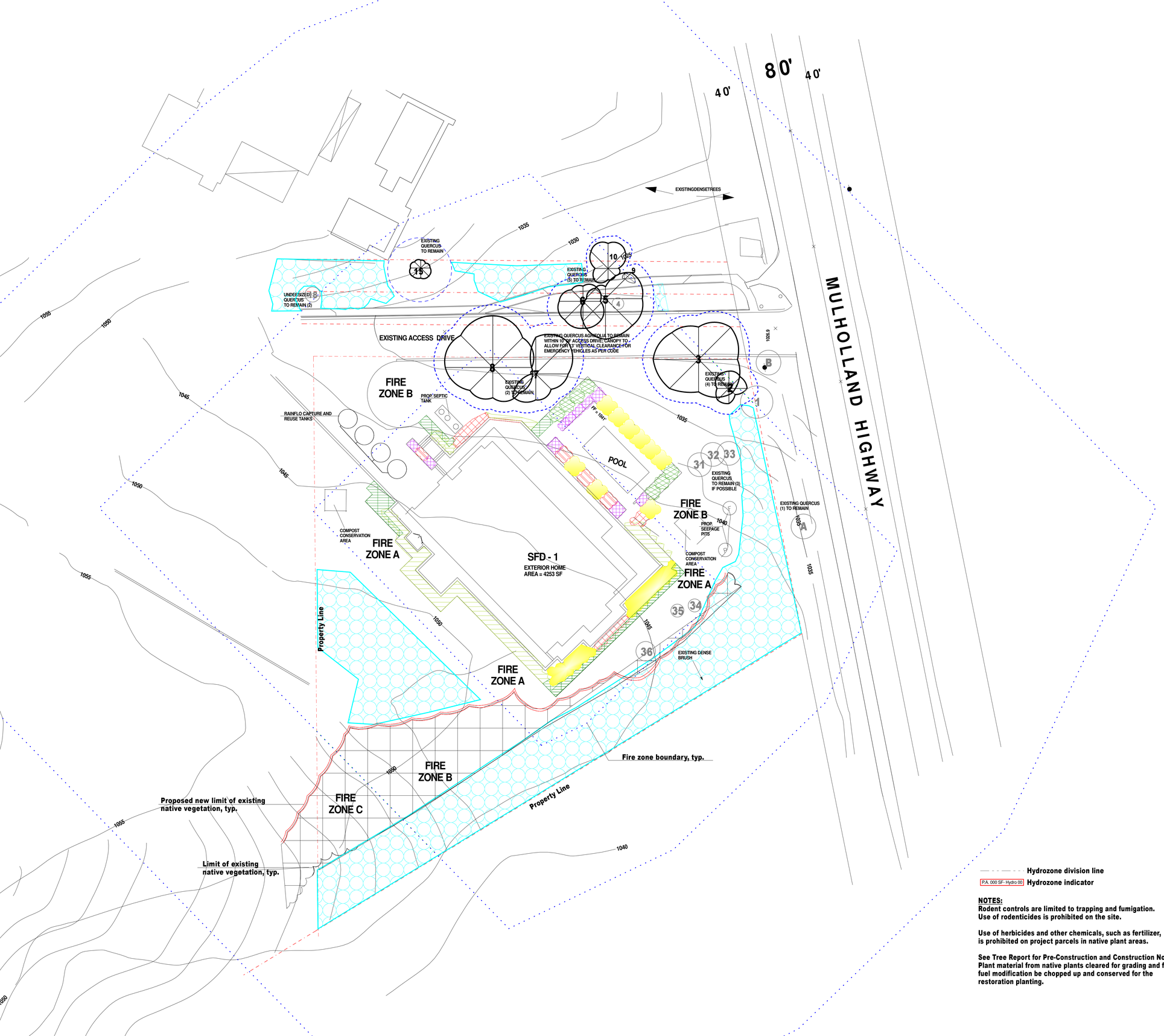
OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1
NATIVE VEGETATION REMOVAL & REVEGITATION PLAN

Date: 08/07/2023
Scale: 1" = 20'

Drawn By: PG/dr/SS

Sheet No.
L1
2 of 4



Plant Legend

- **Agave attenuata 'Variegata'** — Variegated Agave; 3 - 4' H x 4' - 5' W; Sun or shade Low A&B
- **Coreopsis gigantea** — Giant Coreopsis; 3'-5' H x W; Full sun Low A&B
- **Epilobium canum** — California Fuschia; 2' H x 2' W; Low A&B
- **Galvezia speciosa 'Bocarosa'** — Island Snapdragon; 3' H x 5' W; Sun or shade; V. Low
- **Heteromeles arbutifolia** — Toyon; 6-10' H x 6-8' W; Sun or shade; V. Low B
- **Hesperaloe parviflora** — Red Yucca; 3 - 4' H x 4' - 5' W; Full sun V. Low A&B
- **Penstemon heterophyllus** — Foothill Penstemon; 1'H x 2'W; Low A&B
- **Proposed native vegetation restoration area for mitigation of Oak Woodland encroachment. Seedlings to be planted via field-sighting method**

TOTAL LANDSCAPED AREA: 2,988 SQ. FT.

LEGEND:

- DOWN LIGHT
- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- EXTG. SCHINUS MOLLE/ PERUVIAN PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- (P) BELOW INLET W/ 5' CAP
- (F) FUTURE DEDICATION

Hydrozone division line

P.A. 000 SF- Hydro 00 Hydrozone indicator

NOTES:
Rodent controls are limited to trapping and fumigation. Use of rodenticides is prohibited on the site.

Use of herbicides and other chemicals, such as fertilizer, is prohibited on project parcels in native plant areas.

See Tree Report for Pre-Construction and Construction Notes Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

LICENSED LANDSCAPE ARCHITECT — SHELLEY L. SPARKS — No. 2896 — 11/30/24 — STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

10/08/2018
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12/11/2018
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10/24/2019
04/13/2020
10/30/2020
06/18/2021
08/07/2023

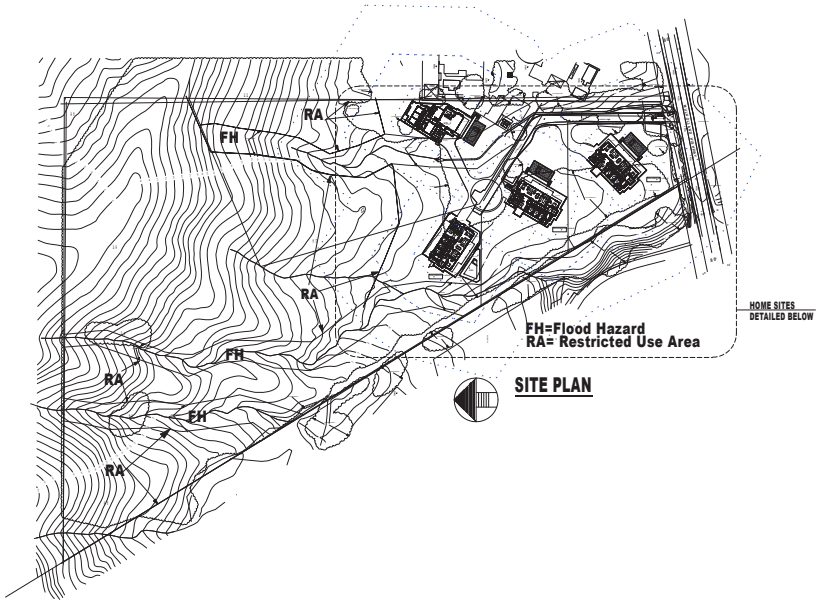
PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 LANDSCAPE PLAN

Date: 08/07/2023
Scale: 1" = 20'
Drawn By: PG/dr

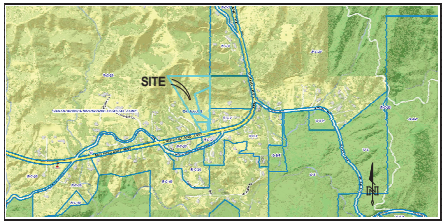
Sheet No. L2
3 of 4



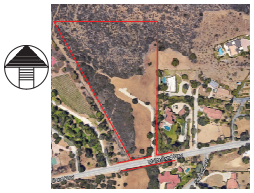
SITE PLAN

LOT 1 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION REMOVAL PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN



VICINITY MAP

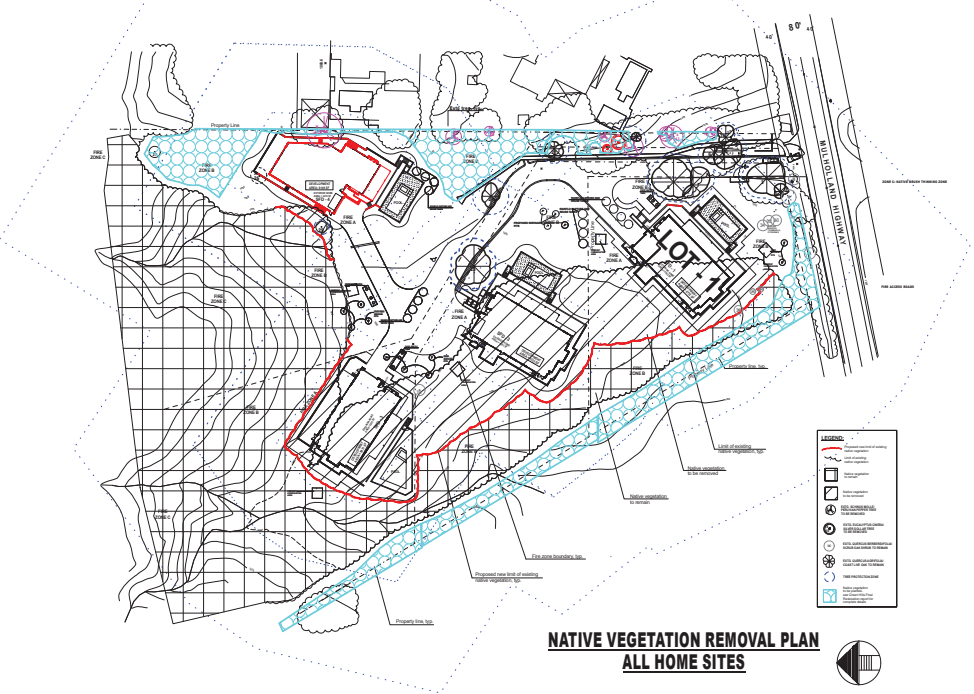


Project Site

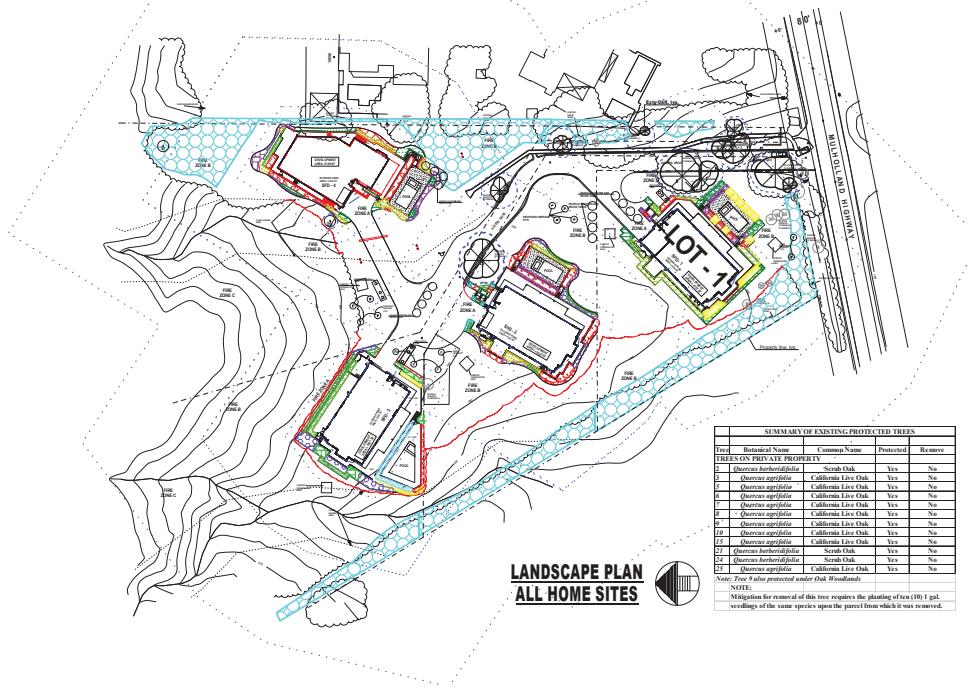
7218

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
PRELIMINARY
FUEL MODIFICATION PLAN
RESUBMIT

By R Walton Date 6/16/2021
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law



NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES



LANDSCAPE PLAN
ALL HOME SITES

SUMMARY OF EXISTING PROTECTED TREES

Tree	Botanical Name	Common Name	Protected	Remove
TREES ON PRIVATE PROPERTY				
2	*Quercus herberidifolia*	Scrub Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
9	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
13	*Quercus agrifolia*	California Live Oak	Yes	No
21	*Quercus herberidifolia*	Scrub Oak	Yes	No
24	*Quercus herberidifolia*	Scrub Oak	Yes	No
25	*Quercus agrifolia*	California Live Oak	Yes	No

Note: Tree 9 also protected under Oak Woodlands

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the parcel from which it was removed.

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG:

10/11/2018
10/23/2018
12/03/2018
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02/13/2019
03/18/2019
10/28/2019
10/30/2020

SUBMITTAL: NO:	DATE:

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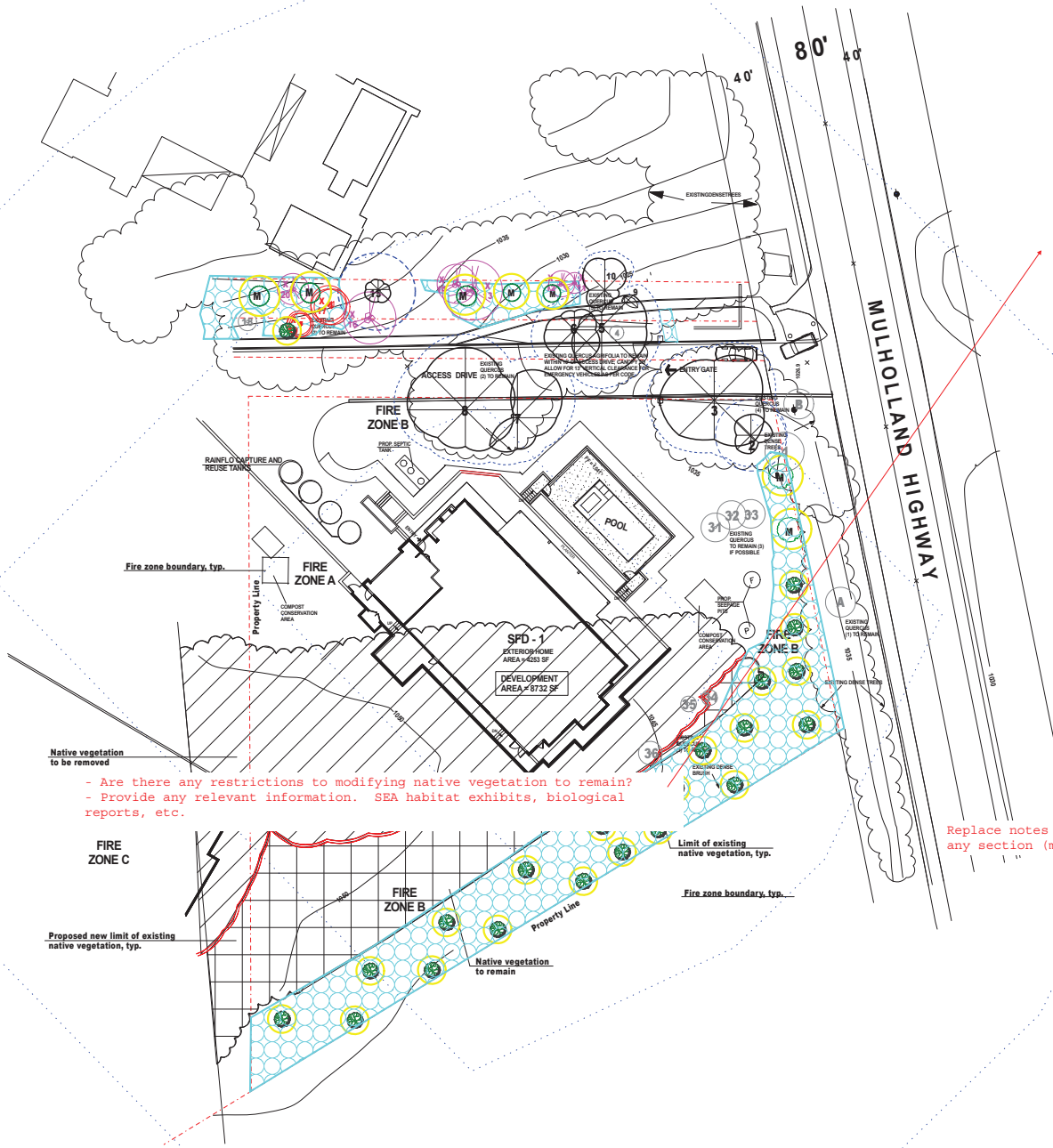
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 INDEX SHEET

Date: 05/10/2021
Scale: NTS

Sheet No.
L0
1 of 4



- Are there any restrictions to modifying native vegetation to remain?
- Provide any relevant information. SEA habitat exhibits, biological reports, etc.

All landscape plant material located on Landscape Plan sheet L2

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- NATIVE VEGETATION TO BE REMOVED
- EXTG. SCHINUS MOLLE/ PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- PROPOSED NATIVE VEGETATION RESTORATION AREA TO BE USED FOR MITIGATION OF OAK WOODLAND ENCROACHMENT
- QUERCUS AGRIFOLIA COAST LIVE OAK MITIGATION TREE
- QUERCUS BERBERIDIFOLIA SCRUB OAK

ZONE A: SETBACK ZONE
Specific Requirements:

Extends beyond the edge of any combustible structure, accessory structure, appendage or projection where review is required by the Fire Code.
Irrigation by automatic system shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture andgreater fire resistance.
Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, mulch, adequately spaced small shrubs, and hardscape/non-flammable materials.
The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Plants in Zone A shall be inherently highly fire resistant and spaced appropriately.
Species detection should be made from the Approved Plant List. Other species not on the plant list maybe utilized with prior approval.
This zone will typically contain any moderate to high water useplants proposed for the site.
Small trees may be utilized when appropriately spaced.
Large trees are generally not appropriate for use within Zone A.
Target species will typically not be allowed within 30'or more of combustible structures, and may require removal if existing on site.
Vines and climbing plants shall not be allowed on any structure underreview or any wall, fence, or other similar features attached to or in close proximity to the structure under review.
Attached patio covers and other similar structures added after review or inspection require review and will not be allowed to have any vines or climbing plants.
Existing native vegetation shall bemodified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, age, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan.
Refer to the Undesirable Plant List for additional species.
Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.
This zones hould be free of any combustible structures such as patios, decks, trellises, and wooden fences.

ZONE B: IRRIGATION ZONE / TRANSITION ZONE
Specific Requirements:

Extends from the outermost edge of Zone A up to 100' from structure.
Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Landscaping along access roads required for slope stabilization as part of a grading plan that extends past 100' from a structure, should typically follow the requirements for Zone B.
Irrigation by automatic system shall be provided to maintain healthy vegetation and increase fire resistance.
Plants in Zone B should be fire resistant and spaced appropriately. Species selection should be made referencing the Appendix: Plant List. Other species may be utilized subject to approval.
Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan. Refer to the Undesirable Plant List for additional species that should be modified and/or removed.
Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.

ZONE C: NATIVE BRUSH THINNING ZONE
Specific Requirements

Typically extends from the outermost edge of ZoneB up to 200' from structures.
Irrigation systems are not required for this zone. (Native plants are generally not compatible with regular,non-seasonal supplemental water.)
Vegetation in this zone will mainly consist of modified existing native vegetation.
Adequately spaced ornamental shrubs and trees are allowed if approved on the Landscape Plan, but are generally not recommended due to water conservation goals.
Landscape planting with ornamental or native species to meet minimum slope coverage requirements associated with Grading Permits or city or County Hillside Ordinances is allowed. Irrigation should be in place at least as long as required to establish and naturalize the installed plants.The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, age, sagebrush, buckwheat, and California juniper. Refer to the Undesirable Plant List for additional species that should be modified and/or removed.
Remove the lower 1/3 of large shrubs and all dead wood to reduce fuel loads.
Trees should be limbed up to at least 6' above bare earth and a minimum of 3 times the height of underlying plant as outlined in the maintenance section.
Native plants may be removed by reduced amounts as the distance from development increases.
Plants in ZoneC shall be spaced appropriately to meet the brush clearance requirements.
General spacing for large existing native shrubs orgroups of shrubs is 15' between the edges of the canopies.
General spacing for existing native trees or groups of trees is 30' between the edges of the canopies. This will depend on the species, topography, and orientation on the site among other factors.

FIRE ACCESS ROADS
Specific Requirements

Remove flammable growth for a minimum of 10' on each side of Fire Access Roads.
Fire Access Roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire AccessRoads shall have unobstructed vertical clearance for a width of 20'.
Landscaping and native plants adjoining fire access roads shall be appropriately spaced and maintained to provide safe passage in wildland fire environments.
Trees should be planted so that, at maturity, they will not overhang any access road leading to a required emergency vehicle turnaround.

Replace notes with those provided. Notes must be complete without omission of any section (maintenance) or verbiage required such as the distance for zone A

MITIGATION TREE NOTES:
Mitigation Oaks are to be planted so that they will never need pruning.
Mitigation trees are protected for life.
The trees will be subject to care and monitoring for 10 years and replacement if they die or are in poor health during the time of monitoring.

NOTE:
All demolition done within Tree Protection Zone shall be done with least disturbance to the area. Where fencing is removed within protection zone, cut off above ground fencing but leave subsurface fencing. Outside of Tree Protection Zones, all fencing including subsurface fencing and footings to be removed.
Where fence posts are removed, holes shall be sufficient for planting container planting. Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting. The Contractor shall review the Restoration plan and all tree report documents to comply with proper procedures.

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

05/10/2021

Harmony Gardens, Inc.
Shelley Sparks, RLA #2686
12224 Addison Street
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Shelley@harmonygardens.net

REVISION LOG:
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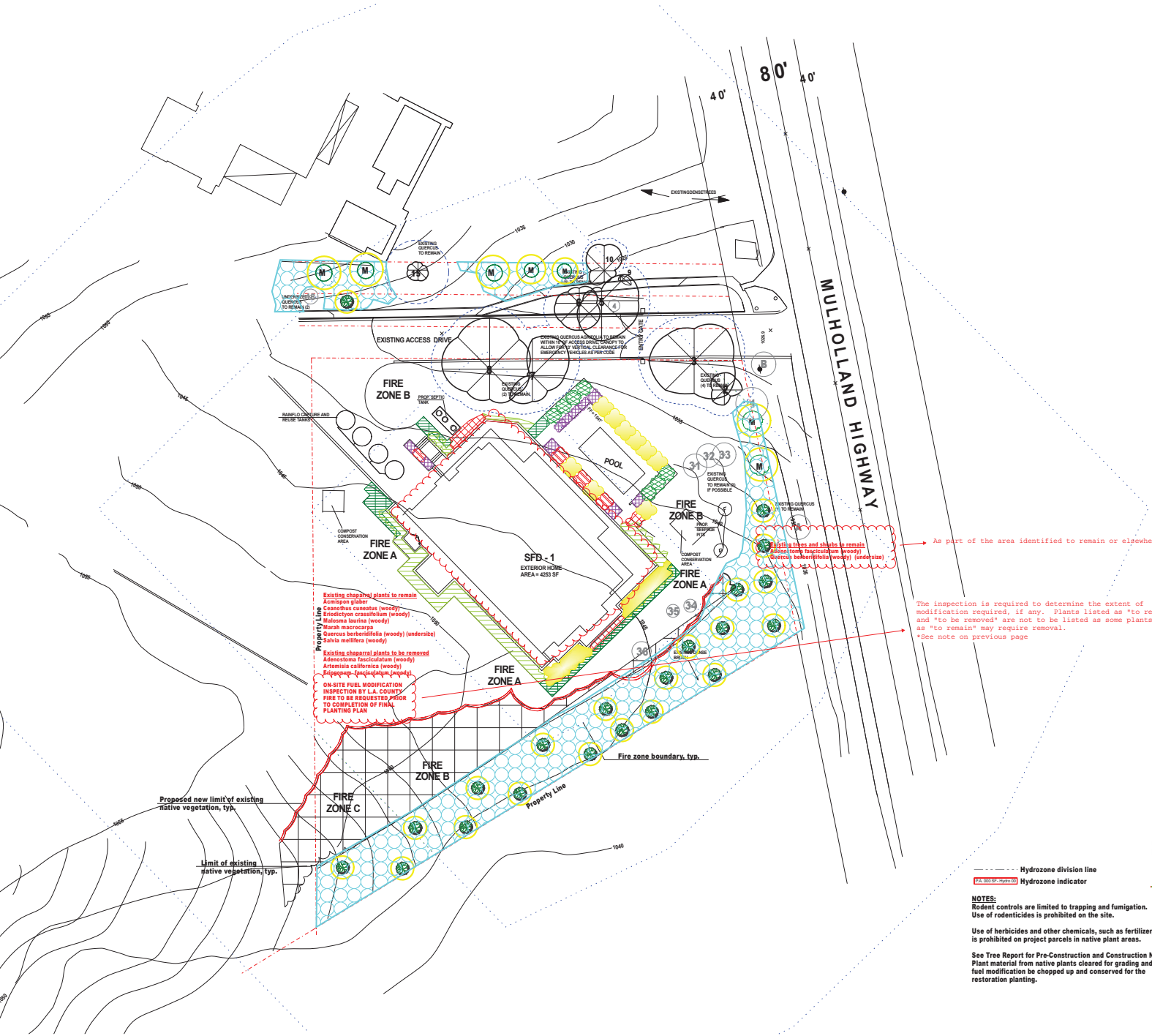
LOT 1
NATIVE VEGETATION REMOVAL & REVEGITATION PLAN

Date: 05/10/2021
Scale: 1" = 20'
Drawn By: PG/dr

Sheet No.
L1
2 of 4



Plant Legend

- **Agave attenuata 'Variegata'** Variegated Agave 3 - 4' H x 4' - 5' W Sun or shade Low A&B
- **Coreopsis gigantea** Giant Coreopsis 3'-5' H x W Full sun Low A&B
- **Epilobium canum** California Fuschia 2' H x 2' W Low A&B
- **Galvezia speciosa 'Bocarosa'** Island Snapdragon 3' H x 5' W Sun or shade V. Low
- **Heteromeles arbutifolia** Toyon 6-10' H x 6-8' W Sun or shade V. Low B
- **Hesperaloe parviflora** Red Yucca 3 - 4' H x 4' - 5' W Full sun V. Low A&B
- **Penstemon heterophyllus** Foothill Penstemon 1'H x 2'W Low A&B
- **Proposed native vegetation restoration area to be used for mitigation of Oak Woodland encroachment**
- **Quercus agrifolia** Coast Live Oak 40-60'H x 40-50'W Full Sun Low B -30' (Mitigation trees)
- **Quercus berberidifolia** Scrub Oak 3-10'H x 5-15'W Full sun Low B -30'

TOTAL LANDSCAPED AREA: 2,988 SQ. FT.

LEGEND:

- DOWN LIGHT
- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- EXTG. SCHINUS MOLLE/ PERUVIAN PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- (P) BELOW INLET W/ 5' CAP
- (F) FUTURE DEDICATION

Hydrozone division line

P.A. 000 SF - Hydro 00 Hydrozone indicator

NOTES:
Rodent controls are limited to trapping and fumigation. Use of rodenticides is prohibited on the site.

Use of herbicides and other chemicals, such as fertilizer, is prohibited on project parcels in native plant areas.

See Tree Report for Pre-Construction and Construction Notes Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

05/10/2021

Harmony Gardens, Inc.
Shelley Sparks, RLA#2696
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@harmonygardens.net

REVISION LOG:

10/08/2018
10/23/2018
12/11/2018
02/13/2019
03/14/2019
10/24/2019
04/13/2020
10/30/2020

SUBMITTAL:

NO:	DATE:

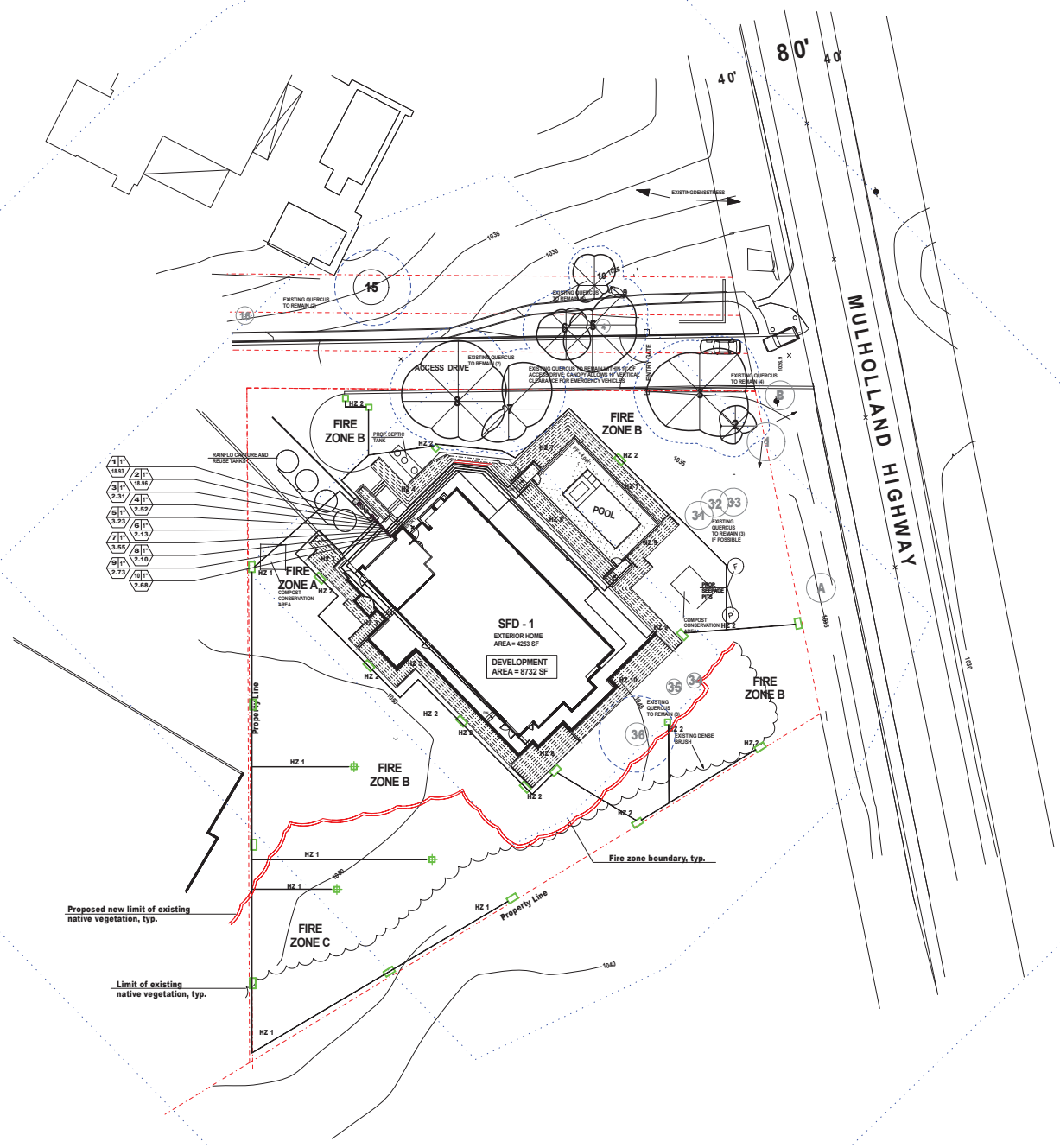
PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 LANDSCAPE PLAN

Date: 05/10/2021
Scale: 1" = 20'
Drawn By: PG/dr

Sheet No. L2
3 of 4



1) LOW-VOLUME IRRIGATION SYSTEMS WITH AUTOMATIC CONTROLLERS SHALL BE REQUIRED. SUCH IRRIGATION INCLUDES, BUT IS NOT LIMITED TO, DRIP EMITTERS, BUBBLER EMITTERS, AND LOW-VOLUME SPRINKLER HEADS.
2) SPRINKLER SPACING FOR BOTH TURF AND NON-TURF AREAS SHALL BE 50 PERCENT OF THE DIAMETER OF THE THROW.
3) ANTI-DRAIN VALVES SHALL BE INSTALLED IN SLOPING AREAS WITH ELEVATION DIFFERENCES OF MORE THAN 5 FEET.
4) LANDSCAPE MATERIALS WHICH HAVE DIFFERENT WATERING NEEDS SHALL BE IRRIGATED BY SEPARATE CONTROL VALVES. WATER COVERAGE SHALL BE LIMITED TO PLANT AREAS ONLY.
5) AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
6) AN ANNUAL MAINTENANCE PROGRAM WITH SEASONAL WATER SCHEDULE SHALL BE REQUIRED TO ASSIST ANY LANDSCAPE MANAGER. THE WATER SCHEDULE SHALL INCLUDE RUN TIME AND FREQUENCY OF IRRIGATION FOR PLANTED AREAS WITH SIMILAR CHARACTERISTICS. THE WATERING PERIOD SHALL NOT EXCEED THE POINT AT WHICH RUNOFF BEGINS. A MAINTENANCE PROGRAM SHALL NOT BE REQUIRED FOR SYSTEMS WITH SOIL MOISTURE SENSORS THAT ARE INSTALLED AND PROPERLY ADJUSTED. PLANS MUST SHOW THE LOCATION OF MOISTURE SENSORS FOR EACH HYDROZONE.
7) A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
8) THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
9) THE LANDSCAPE ARCHITECT SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING PROPER INSTALLATION OF BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS AND SHOULD ASSURE THAT THE INTENT OF THE IRRIGATION DESIGN IS PRESERVED.
10) CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
11) IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMMISIONS, ERRORS, ETC., OR ONSITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.

1) AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION
2) A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
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6) IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC AND ARE FOR DIAGRAMATIC PURPOSES ONLY. LINES, VALVES, AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
7) ALL LINES TRAVERSING HARDSCAPE TO BE PLACED IN CONDUIT UNDER PAVING.

NOTES:

1. **Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.**
2. **Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.**
3. **Recirculating water systems shall be used for water features.**
4. **Locks shall be installed on all pubicly accessible exterior faucets and hose bibs.**

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	PART NO.
	FEBCO BACKFLOW PREVENTER	MODEL 825Y
	WILKINS PRESSURE REDUCING VALVE	600 XL
	HUNTER CONTROL ZONE VALVE KIT	PCZ-101-25
	HUNTER RAIN SENSOR CONDUIT MOUNT	SOLAR-SYNC
	HUNTER I-CORE CONTROLLER	IC-600-M, six station w/ one ICM-600 module
	HOSE BIBB - OWNER TO SELECT LOCATION	
	NIBCO GATE VALVE (manual shut-off)	
	SCHEDULE 40 PVC LATERAL LINE	
	SCHEDULE 40 MAIN LINE	
	HUNTER MP ROTATOR	MP3000--90
	HUNTER MP ROTATOR	MP3000--180
	HUNTER MP ROTATOR	MP3000--360

HZ = Hydrozone

Zone No. O 1" **Valve size**
Flow rate in GPM 0.00

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and irrigation maintenance.

An irrigation audit report shall be completed at the time of final inspection.

Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

05/10/2021

LEGAL DESCRIPTION:
APN: 4455-019-044

0' 5' 10' 20' 30' 50' 100'

Harmony Gardens, Inc.
Shelley Sparks, RLA#2696
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@harmonygardens.net

REVISION LOG:
03/13/2019
10/30/2020

SUBMITTAL:
NO: DATE:

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 1 IRRIGATION PLAN

Date: 05/10/2021
Scale: 1" = 20'
Drawn By: PG/dr

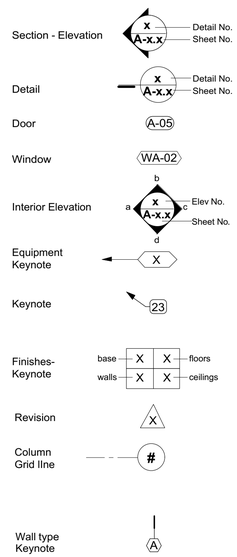
Sheet No.
L3
4 of 4

L O T-2: Project information

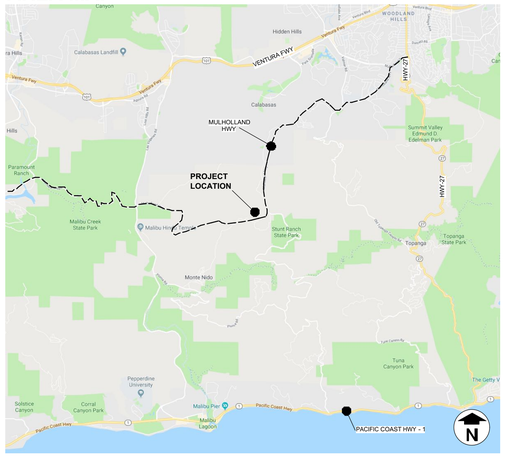
ABBREVIATIONS

A.D	Area Drain
ALUM.	Aluminum
APPROX.	Approximately
AW.	Awning
BD.	Board
BLDG.	Building
BS.	Building Standard
BLKG.	Blocking
BOT.	Bottom
C.L.	Center Line
CLG.	Ceiling
CLR.	Clear
CF.	Compact Fluorescent
C.M.U.	Conc. Masonry Unit
CONC.	Concrete
CONT.	Continuos
D.	Doorbell
DBL.	Double
D.F.P.T.	Doug. Fir Press. Treated
DIA.or Ø	Diameter
DIM.	Dimension
DN.	Down
DTL.	Detail
DW.	Dishwasher
ELEC.	Electric
EL.	Elevation
EP.	Electrical Panel
EQ.	Equal
EQUIP.	Equipment
EXIST'G	Existing
(E)	Existing
EXT.	Exterior
FAB.	Fabricated
F.F.	Finish Floor
F.G.	Finish Grade
FLR.	Floor
FRAM'G	Framing
G	Gas
GA.	Gauge
G.B.	Glass Block
G.D.	Garbage Disposal
G.I.	Galvinized Iron
GYP.BD.	Gypsum Board
H.B.	Hose Bib
H.C.	Handicap
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HT.	Height
INS.	Insulated
INT.	Interior
JNT.	Joint
LFXT	Light Fixture
L.P.	Low Point
M.	Mirror
MAS.	Masonry
MAX	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MIN.	Minimum
MTL.	Metal
(N)	New
NO.	Number
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NR	Not Rated
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.W.S.	Owner Will Supply
P.C.	Pull Chain
P.L.	Plate Line
PLUMB.	Plumbing
PNLD.	Paneled
PNTD.	Painted
R.	Radius
REC	Recessed
RDWD.	Redwood
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
S	Shelf
S.C.	Solid Core
SHT.	Sheet
SHTG.	Sheeting
SIM.	Similar
S.S.	Stainless Steel
STL	Steel
STRUCT.	Structural
SUR	Surface (mounted)
T.G.	Tempered Glass
T & G	Tongue And Groove
TYP.	Typical
VER.	Verify
(V)	Verify
W/	With
WD.	Wood
WW	Wall Washer
WH.	Water Heater
W.P.	Water Proof
YD.	Yard
#	Pound.
U.N.O	Unless Noted Otherwise

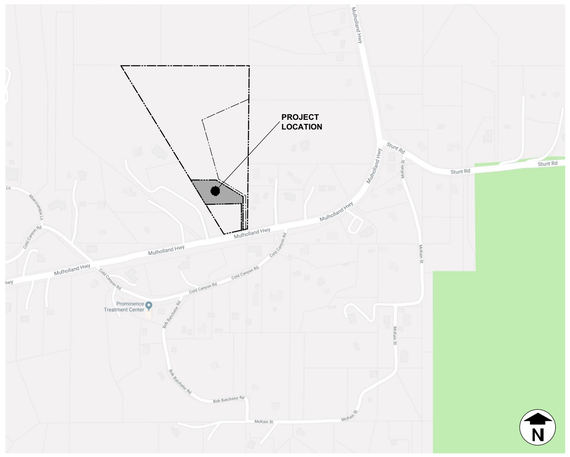
LEGEND / SYMBOLS



AREA MAP



VICINITY MAP



BUILDING CODES:

1. ALL PLANS AND WORK FOR THE PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES WITH LOCAL AMENDMENTS

CALIFORNIA CODE OF REGULATIONS
TITLES 19 AND 24

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TILTLE 29)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TILTLE 30)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

PROJECT DESCRIPTION

Architectural Design

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split- level dwelling, and (3) the upper level of the split-level dwelling. Most of the useable outdoor decks are located at the southeast side of the dwelling, with a small useable deck area at the northwest side of the dwelling. A 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster and wood siding with some limited stone cladding at the entry façade in colors that coordinate with surrounding rock formations.

The proposed single family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 1⁄2 Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward. In keeping with the terraced configuration of the home, the garage is located on a level slightly above the 2 living levels of the home.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits.

PROJECT TEAM

Owner
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasas, Ca 91302
818-915-2300

Architect
Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, Ca. 90024
Tel: 310-441-1211
Fax: 310-496-0107
Contact: Doug Dworsky

Civil Engineering
Spindler Engineering, Inc.
16823 Saticoy Street
Van Nuys, Ca 91406
818-782-2788 (t)
818-782-0111 (f)
Contact: Larry Gray

Landscape Architect / Arborist
Harmony Gardens
12224 Addison Street
Valley Village, Ca 91607
818-505-9783 (t)
818-760-7558 (f)
Contact Shelley Sparks

Septic Engineer
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24219 Philiprimm St.
Woodland Hills, Ca 91367
818-883-8585

Ecological Consultant
Cooper Ecological
Department Of Ecology And Evolutionary Biology
University Of California, Los Angeles
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Contact: Dan Cooper

Land Use Consultant
Tim Riley And Associates
8537 Wakefield Avenue
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818-891-0495 (t)
Contact: Tim Riley

Surveyor
Chris Nelson And Associates, Inc.
31238 Via Collinas, Suite H
Westlake Village, Ca 91362
818-991-0614 (t)

SHEET INDEX

Architecture

Sheet N.	Sheet Title
Lot - 2 A-0.0	Cover Sheet
Lot - 2 A-0.1	Site Photos
Lot - 2 A-1.0	Key Plan
Lot - 2 A-1.1	Site Plan
Lot - 2 A-1.2	Enlarged Site Plan
Lot - 2 A-1.3	Fire Department Access Plan
Lot - 2 A-2.0	Floor Plan
Lot - 2 A-2.1	Roof Plan
Lot - 2 A-3.0	Exterior Elevations
Lot - 2 A-3.1	Exterior Elevations
Lot - 2 A-4.0	Site Sections
Lot - 2 A-5.0	Entry Gate

Landscaping

L0	Index Sheet
L1	Native Vegetation Removal Plan
L2	Landscape Plan

Civil Engineering

Sheet 1 Of 7	Grading Plan
Sheet 2 Of 7	Existing Topography And Easements
Sheet 3 Of 7	Grading Plan
Sheet 4 Of 7	Drainage Plan
Sheet 5 Of 7	Fire Access Plan
Sheet 6 Of 7	Slope Analysis
Sheet 7 Of 7	Parcel Map 10857

Septic Engineering

See Septic Engineering Drawings

PROJECT DATA

JOB ADDRESS:	SEE AIN (ADDRESS IS NOT AVAILABLE)
LEGAL DESCRIPTION:	LOT 2 OF PARCEL MAP 10857 AS RECORD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 144 PAGES 41 TO 43
AIN:	4455-019-045
CONSTRUCTION TYPE:	V-B
SPRINKLERS	YES
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	R1-1
MAX. ALLOWABLE HEIGHT:	18'-0"
PROJECT HEIGHT:	18'-0"
REQUIRED PARKING:	2 COVERED SPACE
PARKING PROVIDED:	2 COVERED SPACE

AREA CALCULATION (PER CALIFORNIA BUILDING CODE AND LA COUNTY ZONING CODE):

GROUND FLOOR SQUARE FOOTAGE:	4138 SF
AREA OR COVERED SPACES:	938 SF
GARAGE:	427 SF
TOTAL: BUILDING AREA	**5503 SF**

AREA CALCULATION (PER ANSI Z765-2003) BUILDING AREA:	4303 SF
LOT AREA:	50,094 SF = 1.15 Acres
ALLOWABLE DEVELOPED SITE AREA	10,000 SF
PROPOSED DEVELOPED SITE AREA	9,540 SF: (SEE CIVIL DRAWINGS)
EASEMENT	N/A
REQUIRED SET BACKS FOR FLAG LOTS:	FRONT YARD = 10'-0" SIDE YARD = 10'-0" REAR YARD = 10'-0"

Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

All drawings and written material appearing herein constitute original & unpublished work of the designer and may not be duplicated, used or disclosed without the written consent of the designer.

L O T - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

COVER SHEET

LOT - 2
A-0.0

Site Photos

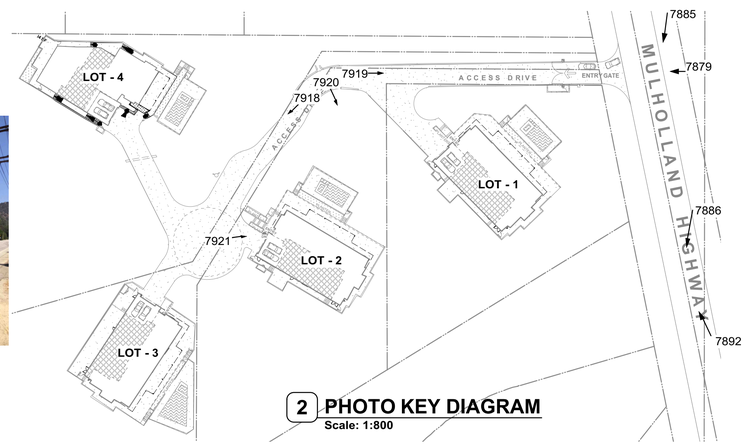
Street Photos

7879

7885

7886

7892



2 PHOTO KEY DIAGRAM
Scale: 1:800

Dworsky
Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

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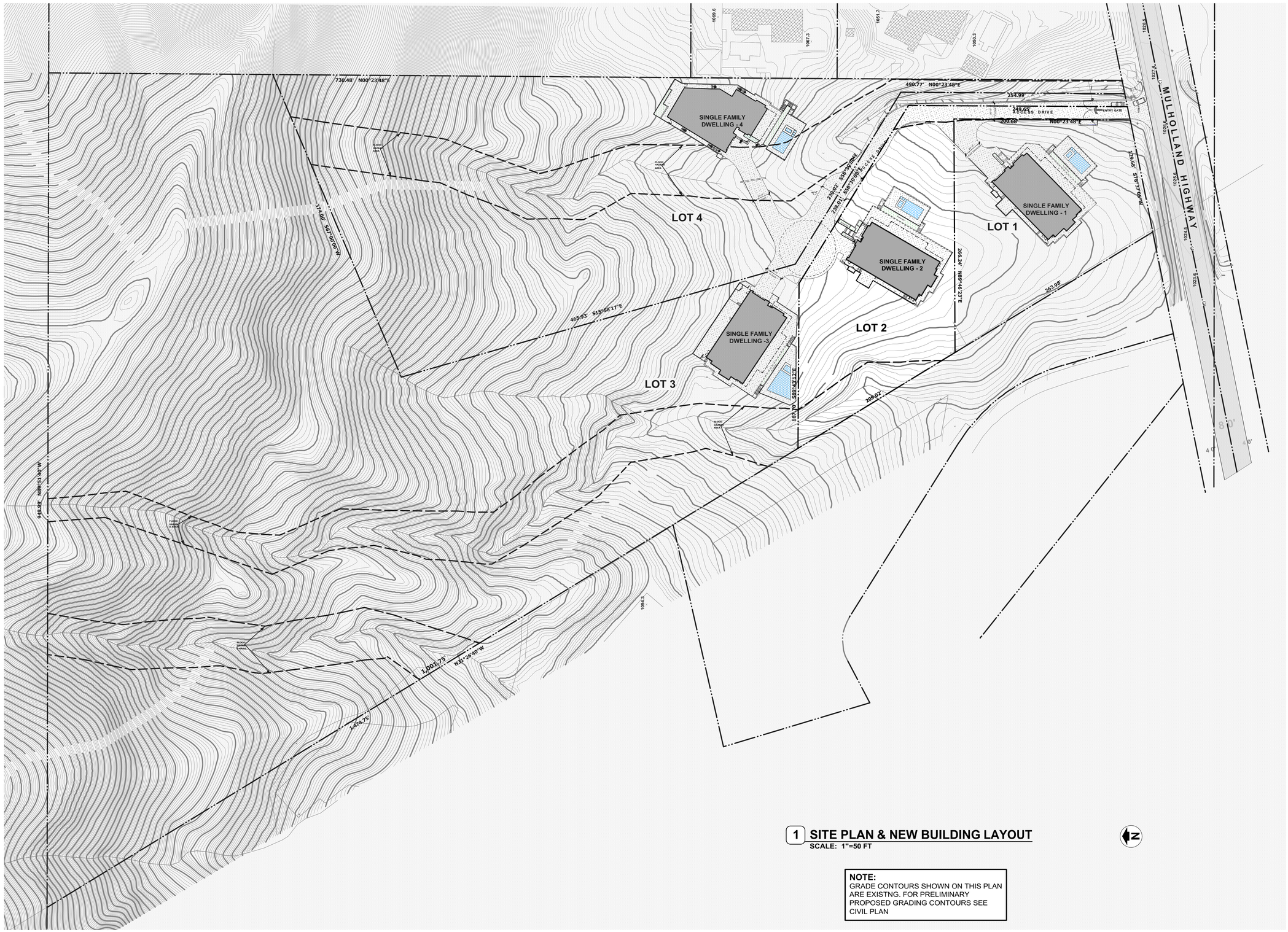
LOT - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-044
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 11/30/18

JOB #: 1805
SCALE: As Noted
SHEET:
SITE PHOTOS

LOT - 2
A-0.1



1 SITE PLAN & NEW BUILDING LAYOUT

SCALE: 1"=50 FT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

Dworsky
Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
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L O T - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

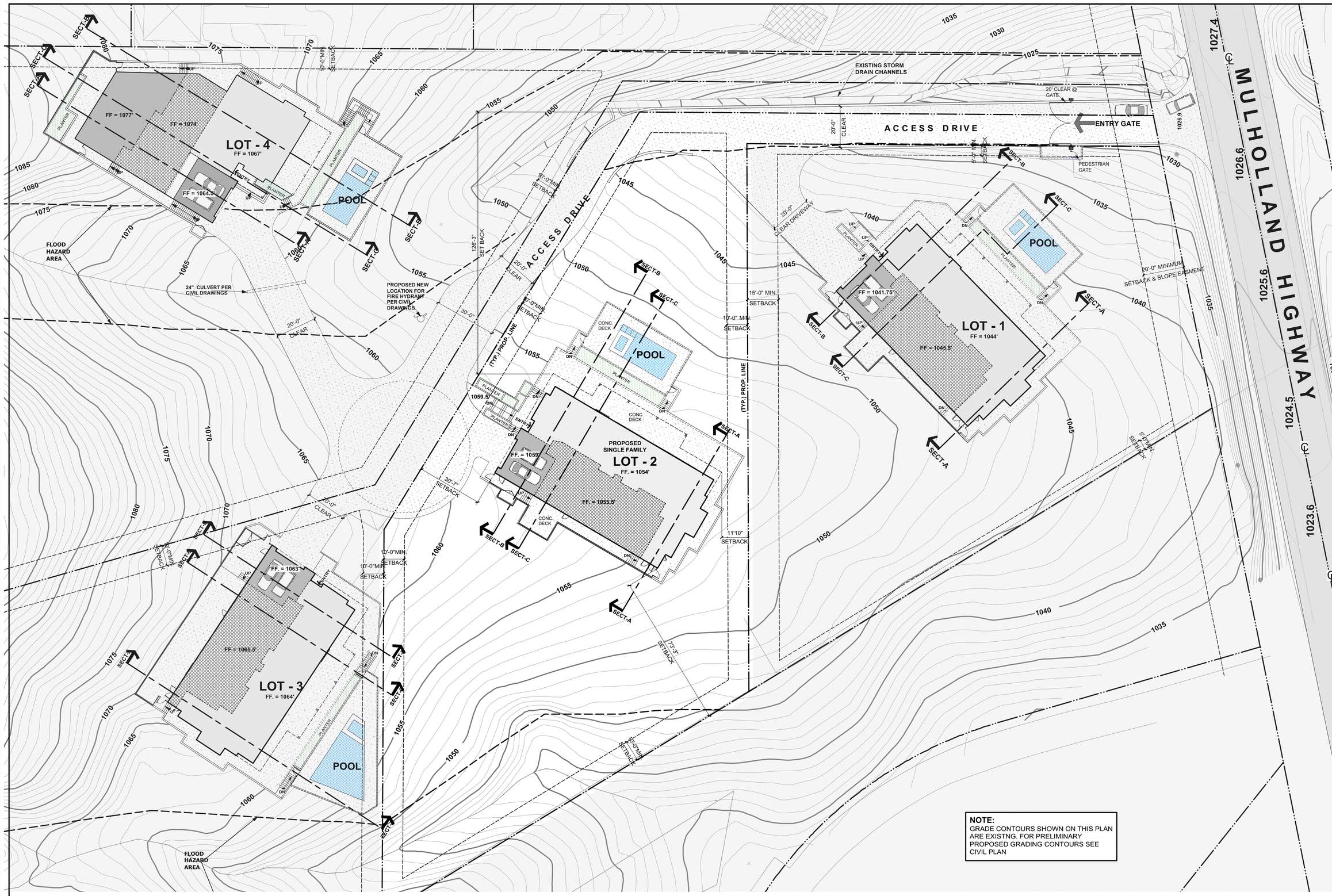
CDP Submittal 12/07/18

date plotted: **12/5/18**

JOB #: 1805
SCALE: As Noted
SHEET:

KEY PLAN

LOT - 2
A-1.0



NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

2 SITE PLAN
Scale: 1" = 20 ft

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

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LOT - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted: 12/5/18

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PLAN

LOT - 2
A-1.1

EXTERIOR LIGHT FIXTURE SCHEDULE

- L1: RECESSED SHIELDED STEP DOWN LIGHT
- L2: LANDSCAPE LIGHT SHIELDED WALL WASHER
- L3: RECESSED CEILING DOWNLIGHT
- L4: RECESSED CEILING WALL WASHER
- L5: SURFACE MOUNTED WALL SCONCE (DOWNLIGHT ONLY)
- L6: POOL LIGHT
- L7: WALL OR COLUMN MOUNTED DONWLIGHT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

2 ENLARGED SITE PLAN
Scale: 1/8" = 1'-0"

Dworsky Architecture
1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

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L O T - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 12/5/18

JOB #: 1805
SCALE: As Noted
SHEET:
ENLARGED SITE PLAN

LOT - 2
A-1.2

DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

(TYP.) PROPERTY LING

MULHOLLAND HIGHWAY

LOT - 4
FF = 1067'
FF = 1077'
FF = 1074'
FF = 1064.5'
POOL
PLANTER
ENTRY
UP
TYP. MIN. 5'-0" WIDE WALKWAY
SURROUNDING BUILDING,
OPEN TO SKY (NO OVERHEAD
STRUCTURE)
FIRE TRUCK
FIRE TRUCK PARKED
IN DRIVEWAY (TYP.)
24" CULVERT PER
CIVIL DRAWINGS
20'-0"
CLEAR
ACCESS DRIVE
PROPOSED NEW
LOCATION FOR
FIRE HYDRANT
PER CIVIL
DRAWINGS
10'-0"
30'-0"
FIRE TRUCK
PARKING AREA
(TYP.) PROPERTY LING
20' CLEAR @
GATE
VEHICLE
ENTRY
GATE
ENTRY GATE
PEDESTRIAN
GATE
20'-0"
CLEAR DRIVEWAY
LOT - 1
FF = 1044'
FF = 1041.75'
FF = 1046.5'
DIN
FIRE TRUCK PARKED
IN DRIVEWAY (TYP.)
TYP. MIN. 5'-0" WIDE WALKWAY
SURROUNDING BUILDING,
OPEN TO SKY (NO OVERHEAD
STRUCTURE)
DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK
LOT - 2
FF = 1054'
FF. = 1059'
FF. = 1055.5'
1059.5'
DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK
FIRE TRUCK PARKED
IN DRIVEWAY (TYP.)
LOT - 3
FF = 1064'
FF = 1063'
FF = 1065.5'
TYP. MIN. 5'-0" WIDE WALKWAY
SURROUNDING BUILDING,
OPEN TO SKY (NO OVERHEAD
STRUCTURE)
DASH LINE INDICATES
FIRE DEPARTMENT
PERIMETER = 150 FT.
MAX TO MIDPOINT FROM
FIRE TRUCK

2 FIRE ACCESS DIAGRAM
Scale: 1" = 20 ft

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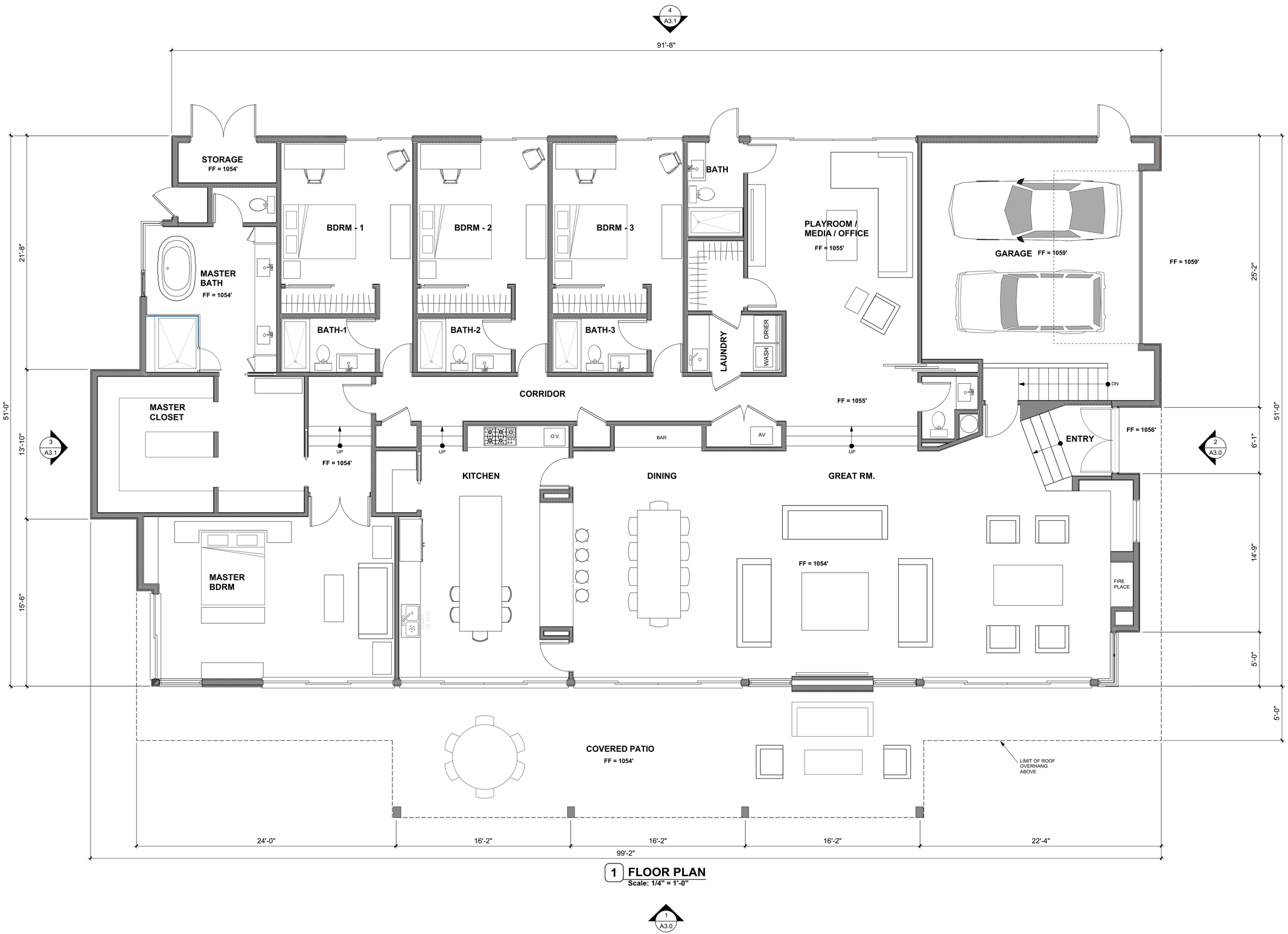
LOT - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:
CDP Submittal 12/07/18

date plotted: 12/5/18

JOB #: 1805
SCALE: As Noted
SHEET:
FIRE DEPARTMENT ACCESS PLAN

LOT - 2
A-1.3



1 FLOOR PLAN

Scale: 1/4" = 1'-0"

1
A3.0

Dworsky
Architecture

1405 Woodruff Ave.
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L O T - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

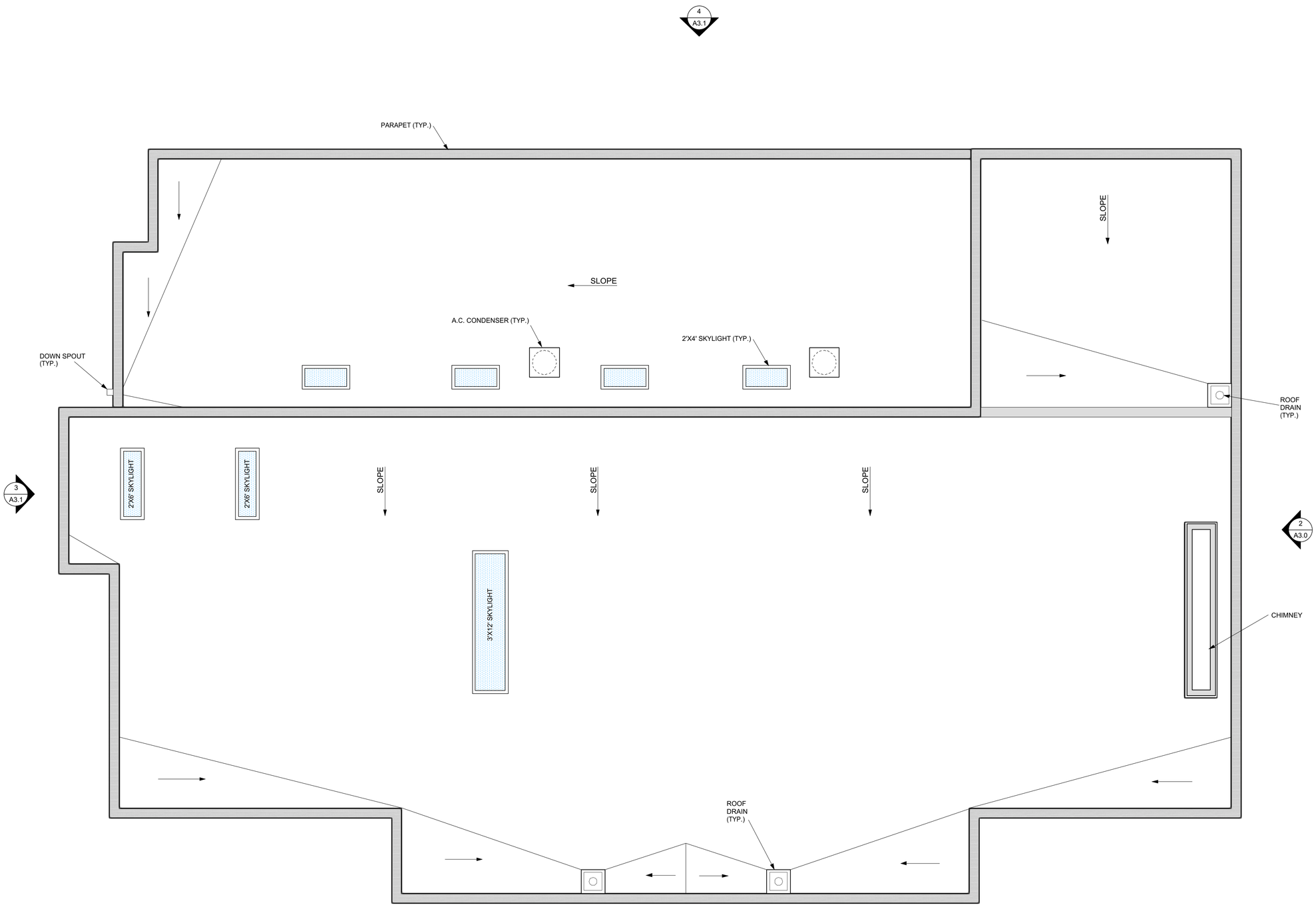
CDP Submittal 12/07/18

date plotted:

JOB #: 1805
SCALE: As Noted
SHEET:

FLOOR PLAN

LOT - 2
A-2.0



1 ROOF PLAN
Scale: 1/4" = 1'-0"

1
A3.0

Dworsky
Architecture

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AIN 4455-019-045
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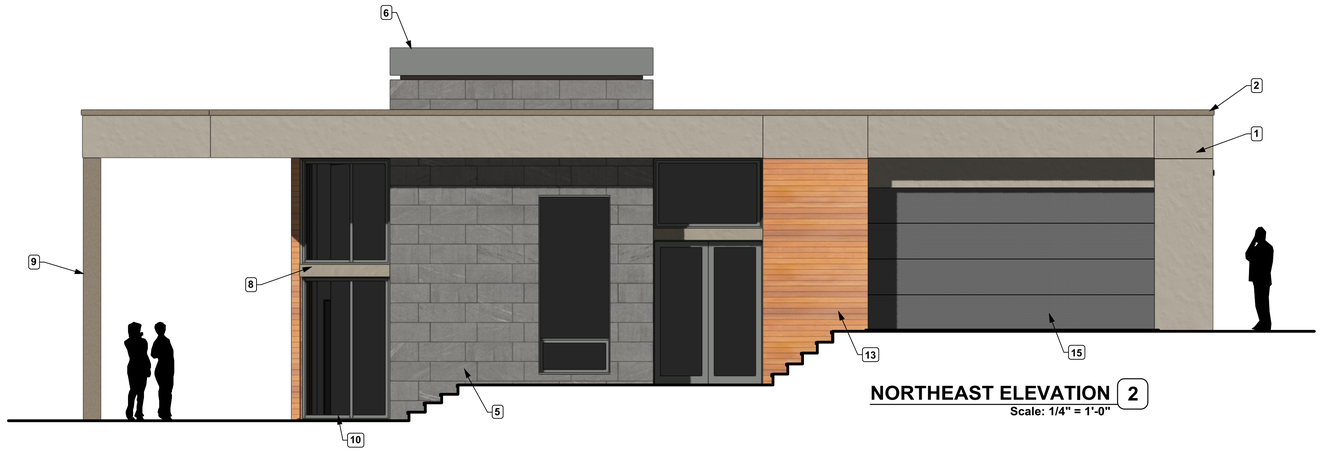
CDP Submittal 12/07/18

date plotted:

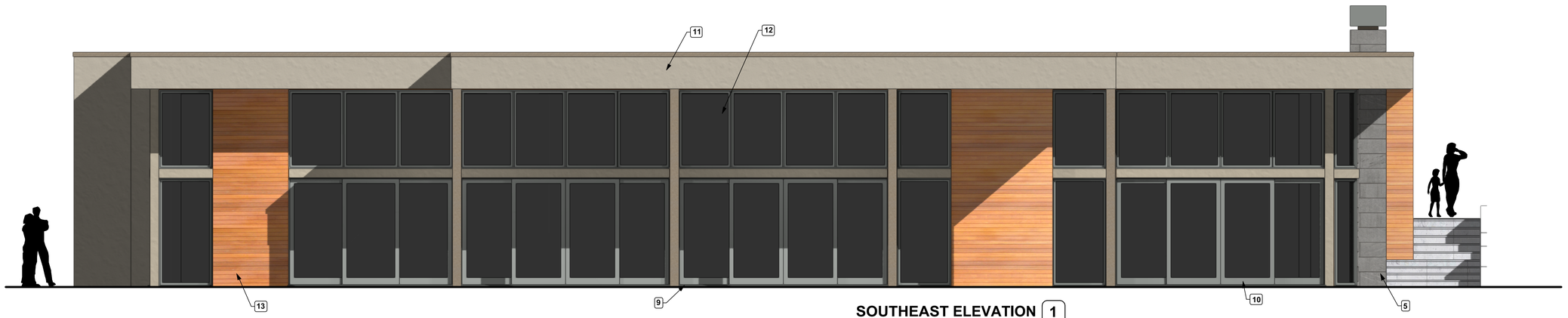
JOB #: 1805
SCALE: As Noted
SHEET:

ROOF PLAN

LOT - 2
A-2.1



NORTHEAST ELEVATION 2
Scale: 1/4" = 1'-0"



SOUTHEAST ELEVATION 1
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

Dworsky Architecture

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L O T - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

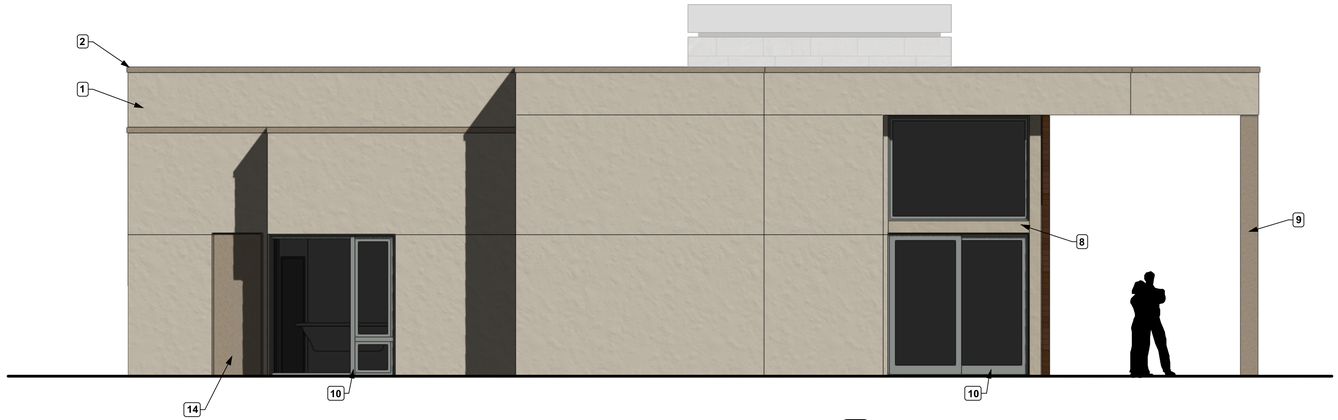
CDP Submittal 12/07/18

date plotted:

JOB #: 1805
SCALE: As Noted
SHEET:

EXTERIOR ELEVATIONS

LOT - 2
A-3.0



SOUTH WEST ELEVATION 4
Scale: 1/4" = 1'-0"

NORTHWEST ELEVATION 3
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

Dworsky Architecture

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L O T - 2
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-045
Mulholland Highway, Calabassas, CA., 91302

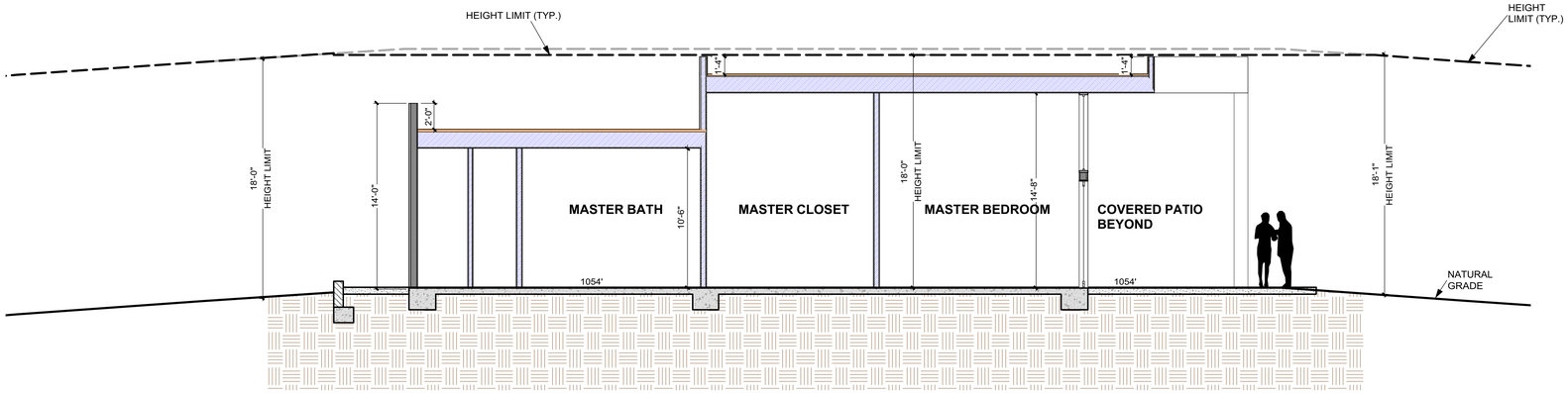
SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted:

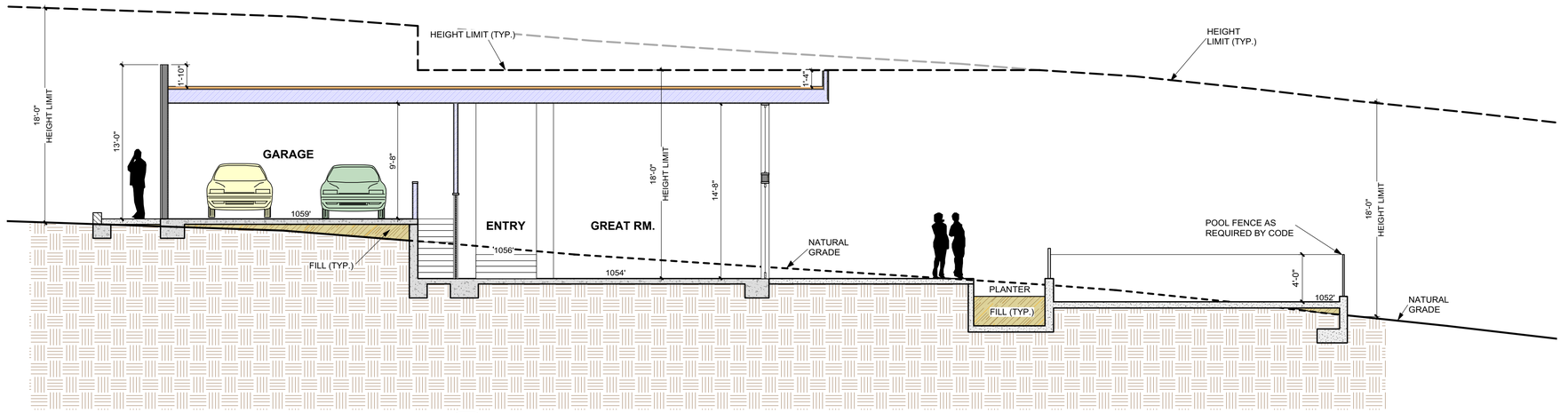
JOB #: 1805
SCALE: As Noted
SHEET:
EXTERIOR ELEVATIONS

LOT - 2
A-3.1



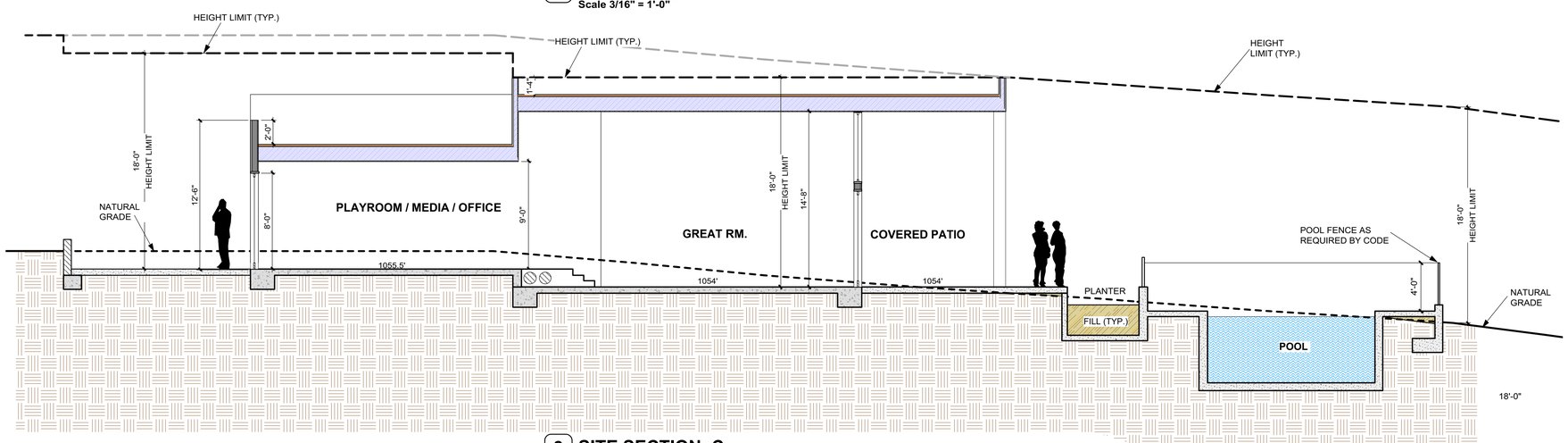
1 SITE SECTION A

Scale 3/16" = 1'-0"



2 SITE SECTION B

Scale 3/16" = 1'-0"



3 SITE SECTION C

Scale 3/16" = 1'-0"

Dworsky Architecture

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L O T - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

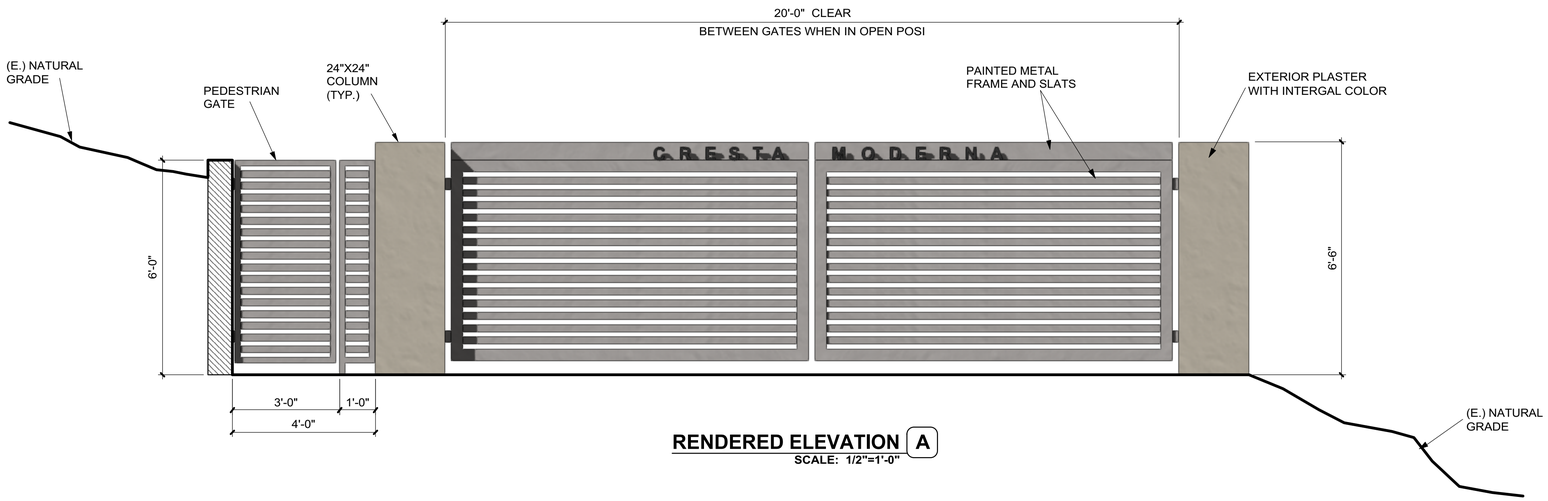
CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

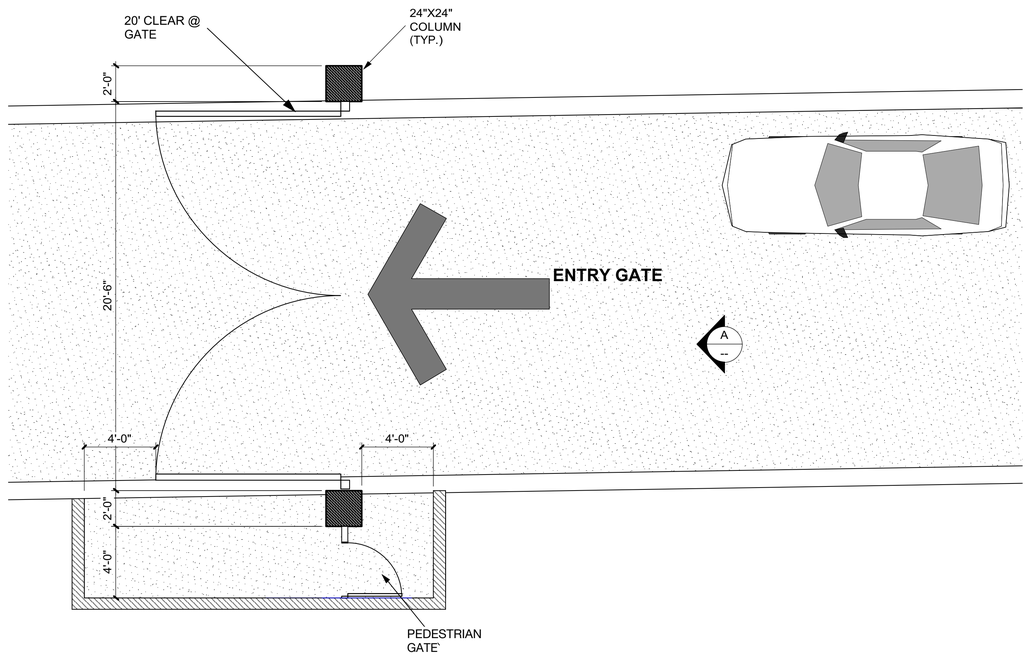
SITE SECTIONS

LOT - 2
A-4.0



RENDERED ELEVATION A

SCALE: 1/2"=1'-0"



1 ENTRY GATE PLAN

Scale: 1/4" = 1'-0"

Dworsky
Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.441.1211
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LOT - 2
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-045
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

date plotted: **12/5/18**

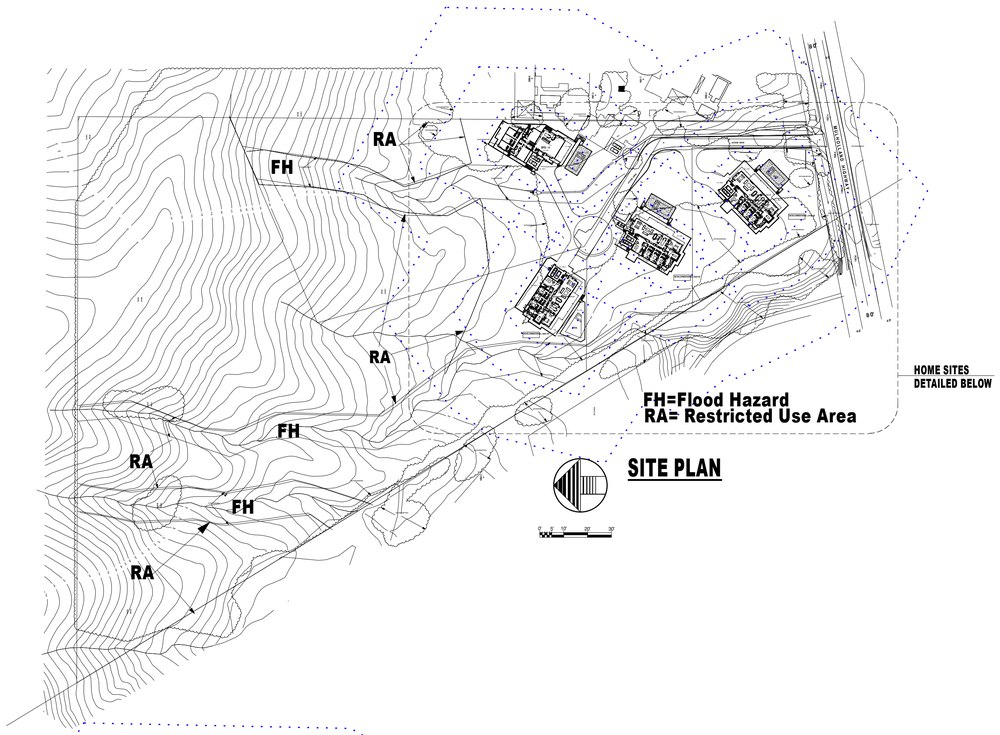
JOB #: 1805

SCALE: As Noted

SHEET:

ENTRY GATE

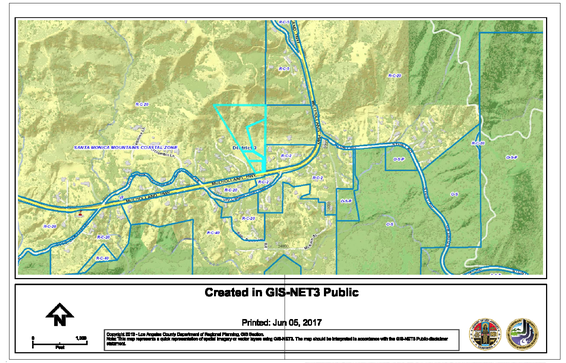
LOT - 2
A-5.0



SITE PLAN

LOT 2 SHEET INDEX

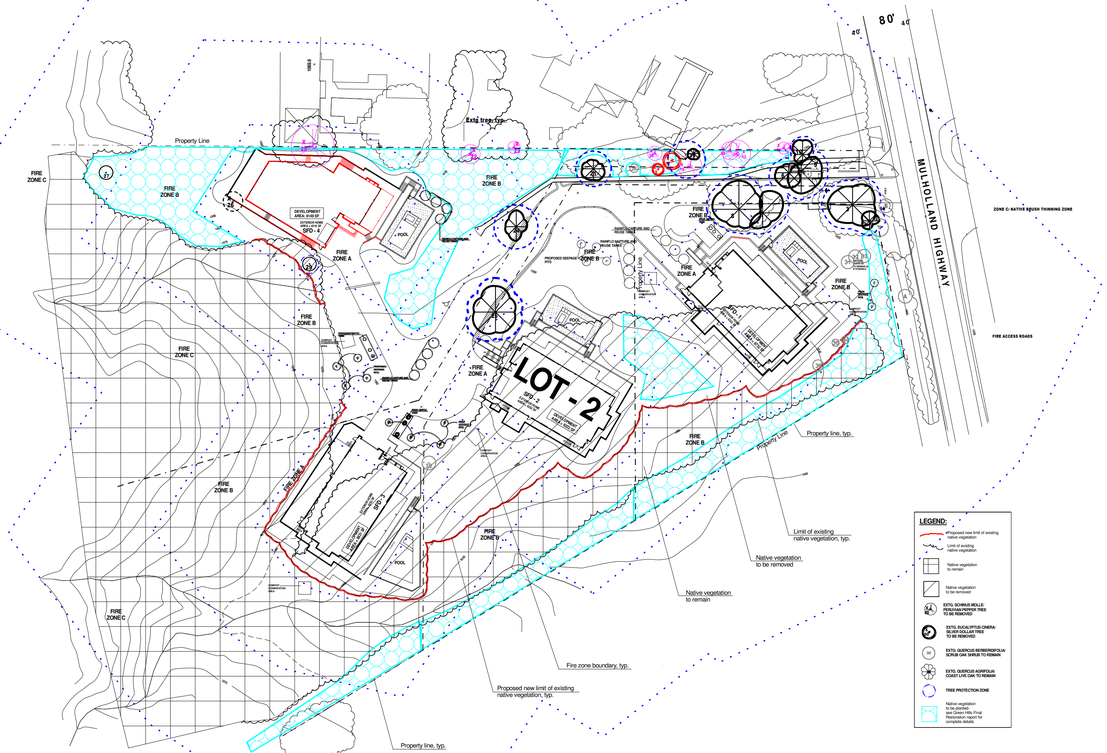
L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN



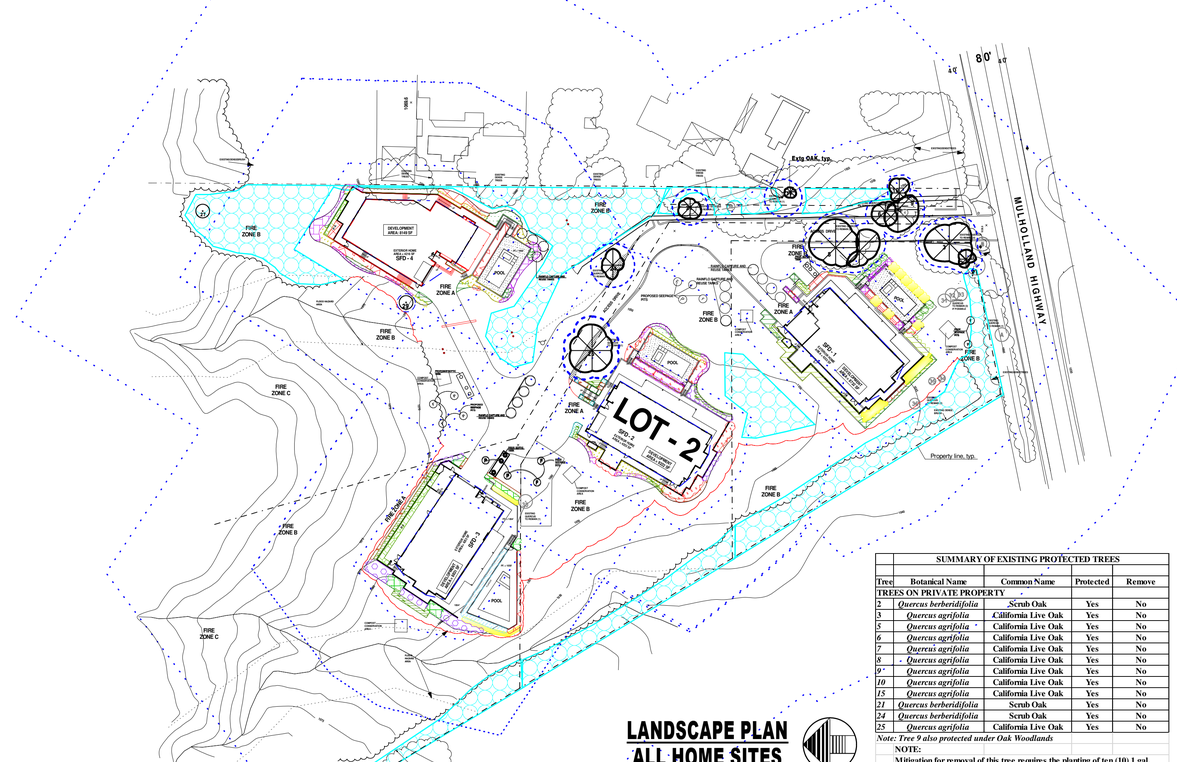
VICINITY MAP

NTS

Project Site



NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES



LANDSCAPE PLAN
ALL HOME SITES

	SUMMARY OF EXISTING PROTECTED TREES			
Tree	Botanical Name	Common Name	Protected	Remove
TREES ON PRIVATE PROPERTY				
2	*Quercus berberidifolia*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
9	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
21	*Quercus berberidifolia*	Scrub Oak	Yes	No
24	*Quercus berberidifolia*	Scrub Oak	Yes	No
25	*Quercus agrifolia*	California Live Oak	Yes	No

Note: Tree 9 also protected under Oak Woodlands

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the parcel from which it was removed.

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

10/11/2018
10/23/2018
12/03/2018
12/11/2018
02/13/2019
03/18/2019
09/30/2019
10/30/2020
11/17/2021
08/07/2023

PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

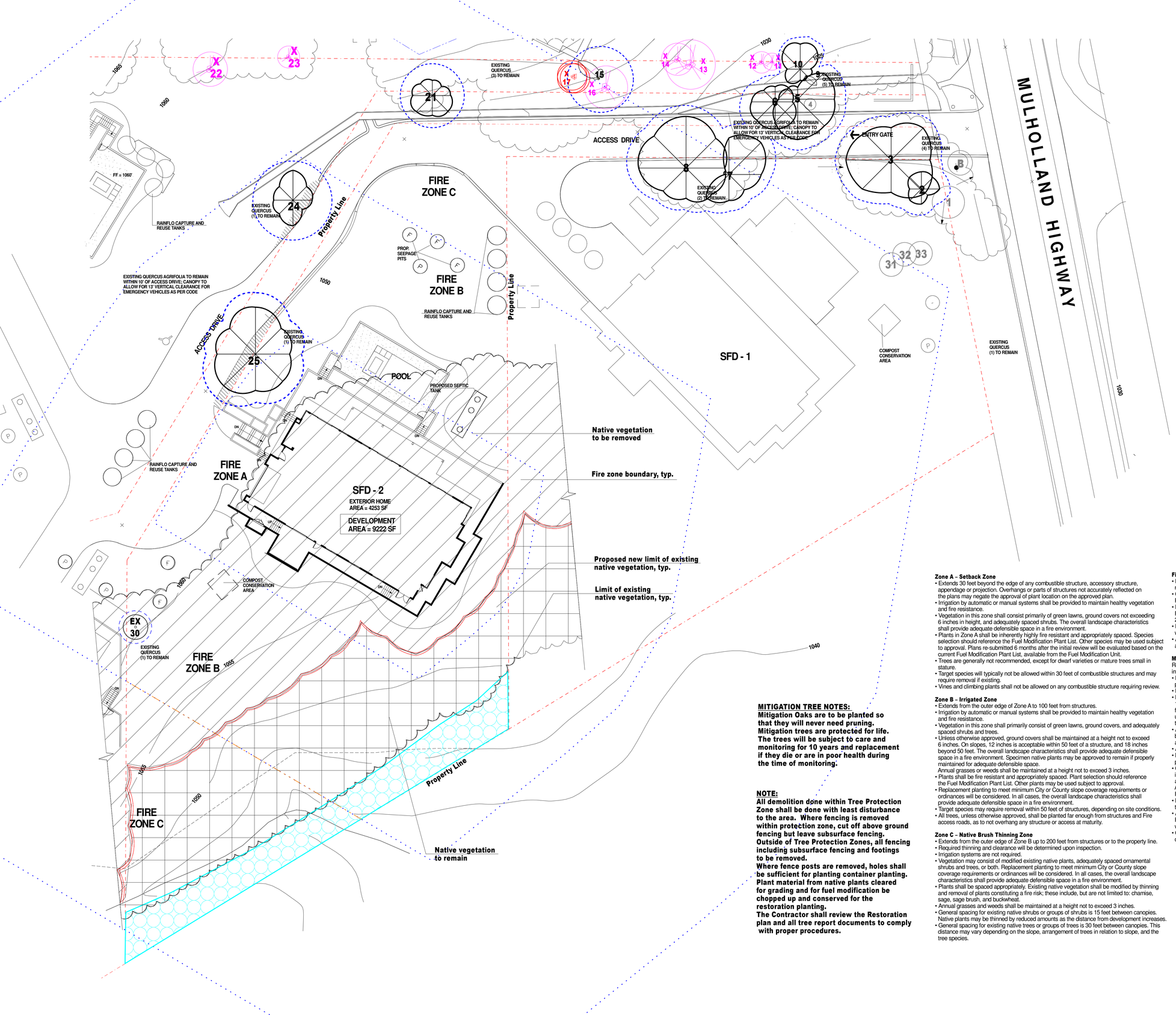
OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 2 INDEX SHEET

Date: 08/07/2023

Scale: NTS

Sheet No.
L0
1 of 4



All landscape plant material located on Landscape Plan sheet L2

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- NATIVE VEGETATION TO BE REMOVED
- EXTG. SCHINUS MOLLE/ PERUVIAN PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- PROPOSED NATIVE VEGETATION RESTORATION AREA FOR MITIGATION OF OAK WOODLAND ENCROACHMENT. SEEDLINGS TO BE PLANTED VIA FIELD-SIGHTING METHOD

MITIGATION TREE NOTES:
Mitigation Oaks are to be planted so that they will never need pruning. Mitigation trees are protected for life. The trees will be subject to care and monitoring for 10 years and replacement if they die or are in poor health during the time of monitoring.

NOTE:
All demolition done within Tree Protection Zone shall be done with least disturbance to the area. Where fencing is removed within protection zone, cut off above ground fencing but leave subsurface fencing. Outside of Tree Protection Zones, all fencing including subsurface fencing and footings to be removed.
Where fence posts are removed, holes shall be sufficient for planting container planting. Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.
The Contractor shall review the Restoration plan and all tree report documents to comply with proper procedures.

Zone A – Setback Zone
- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone
- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space.
  Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone
- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone
- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance
Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:
- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

LEGAL DESCRIPTION:
APN: 4455-019-045

0' 5' 10' 20' 30' 50' 100'

LICENSED LANDSCAPE ARCHITECT — Shelly Sparks — 11/20/23 — STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:
10/08/2018
12/11/2018
03/14/2019
03/03/2020
10/30/2020
06/18/2021
11/17/2021
08/07/2023

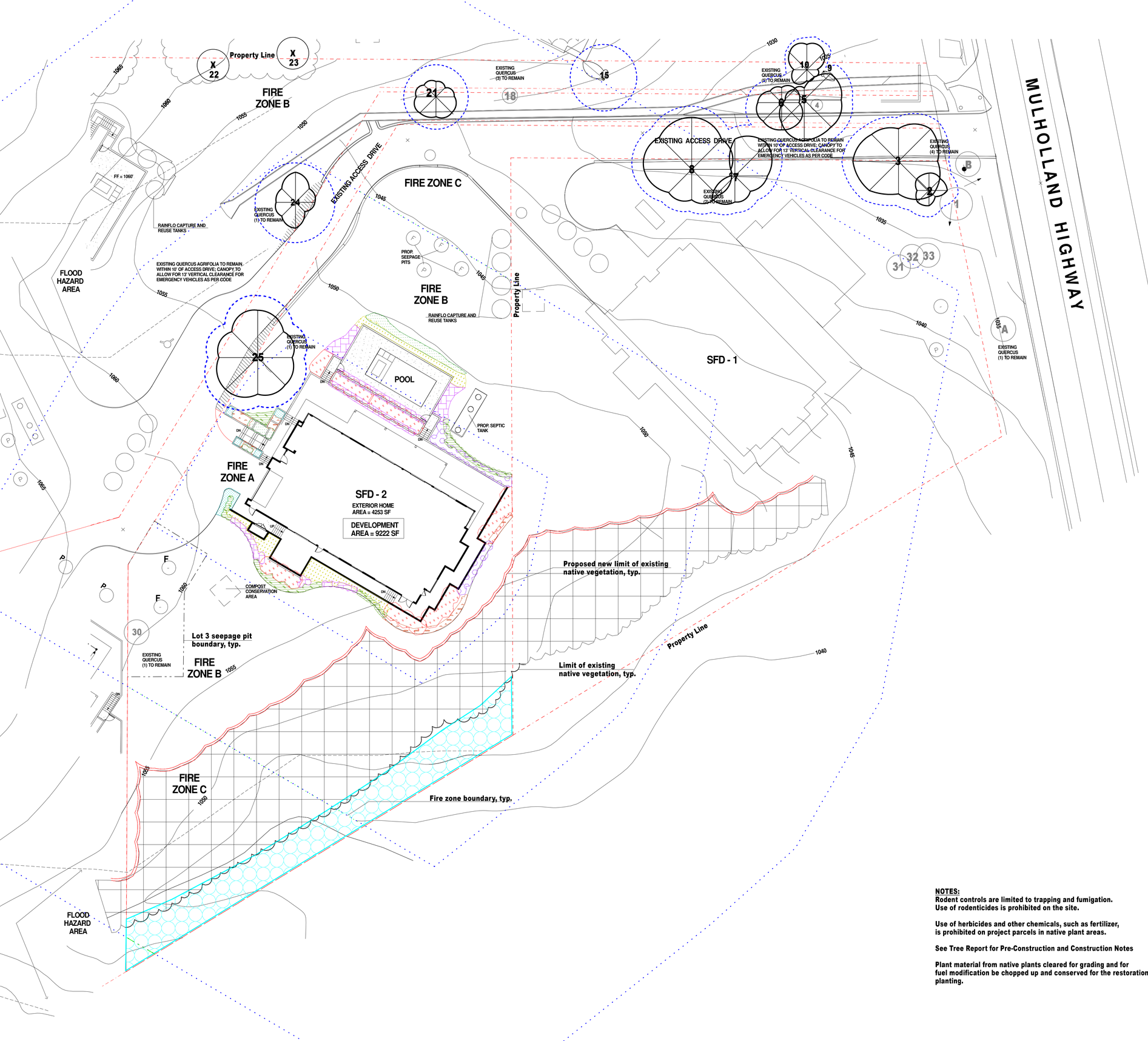
PROJECT ADDRESS:
Mulholland Homes
Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

OWNER ADDRESS:
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 2 NATIVE VEGETATION REMOVAL PLAN

Date: 08/07/2023
Scale: 1" = 20'
Drawn By: PG/dr

Sheet No.
L1
2 of 4



Plant Legend

Caesalpinia pulcherrima
Red Bird of Paradise
10' H x 10' W
Low A

Dudleya pulverulenta
Chalk Liveforever
1' H x 1' W
Sun to part shade
Low A

Encelia californica
Coast Sunflower
3' H x 5' W
Full sun
V. Low A&B

Leymus condensatus
Giant Wild Rye
2-3' H x 2' W
Full to part sun
Low A

Muhlenbergia rigens
Deergrass
2-4' H x 4' W
Full sun to part shade
Low A&B

Penstemon centranthifolius
Scarlet Bugler
1-2' H x 1' W
Full to part sun
Low A

Salvia leucantha
Mexican Sage
3-5' H x 4-6' W
Full sun
Low A

Solanum xanti
Purple Nightshade
3'H x 3'W
Full to part sun
V. Low A&B

Proposed native vegetation restoration area for mitigation of Oak Woodland encroachment. Seedlings to be planted via field-sighting method

TOTAL LANDSCAPED AREA: 3,275 SQ. FT.

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- 00 — EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- 00 — EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- DOWN LIGHT
- (P) — BELOW INLET W/ 5' CAP
- (F) — FUTURE DEDICATION

NOTES:
Rodent controls are limited to trapping and fumigation. Use of rodenticides is prohibited on the site.

Use of herbicides and other chemicals, such as fertilizer, is prohibited on project parcels in native plant areas.

See Tree Report for Pre-Construction and Construction Notes

Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.

LEGAL DESCRIPTION:
APN: 4455-019-045

0' 5' 10' 20' 30' 50' 100'

LICENSED LANDSCAPE ARCHITECT — Shelley Sparks — No. 2896 — 13014 — Date — STATE OF CALIFORNIA

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
6620 Murietta Ave.
Van Nuys, CA 91405
818-505-9783
don@harmonygardens.net

REVISION LOG:

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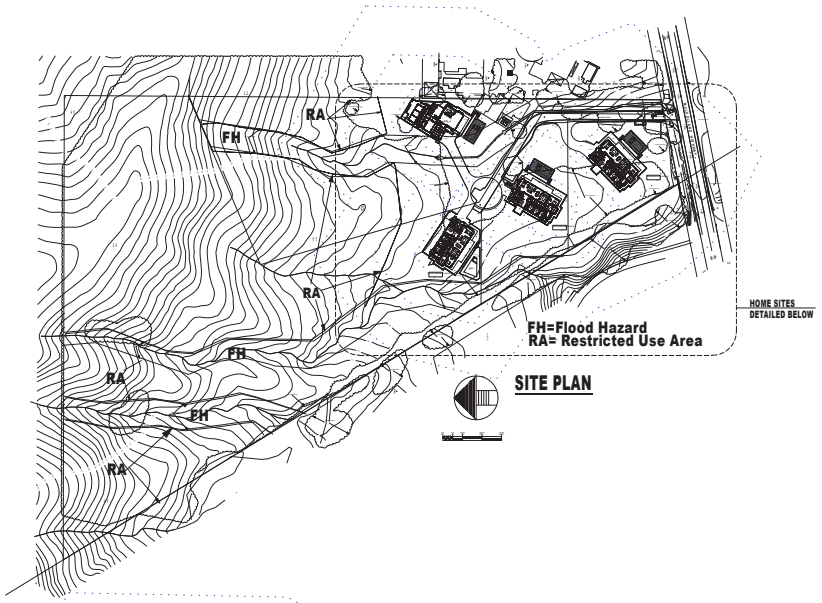
LOT 2 LANDSCAPE PLAN

Date: 08/07/2023
Scale: 1" = 20'
Drawn By: PG/dr

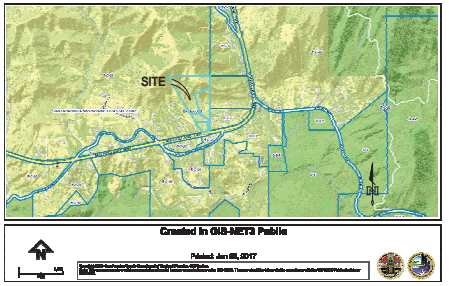
Sheet No.
L2
3 of 4



SITE PLAN

LOT 2 SHEET INDEX

L0 INDEX SHEET
L1 LOT 1 NATIVE VEGETATION PLAN
L2 LOT 1 LANDSCAPE PLAN
L3 LOT 1 IRRIGATION PLAN



VICINITY MAP

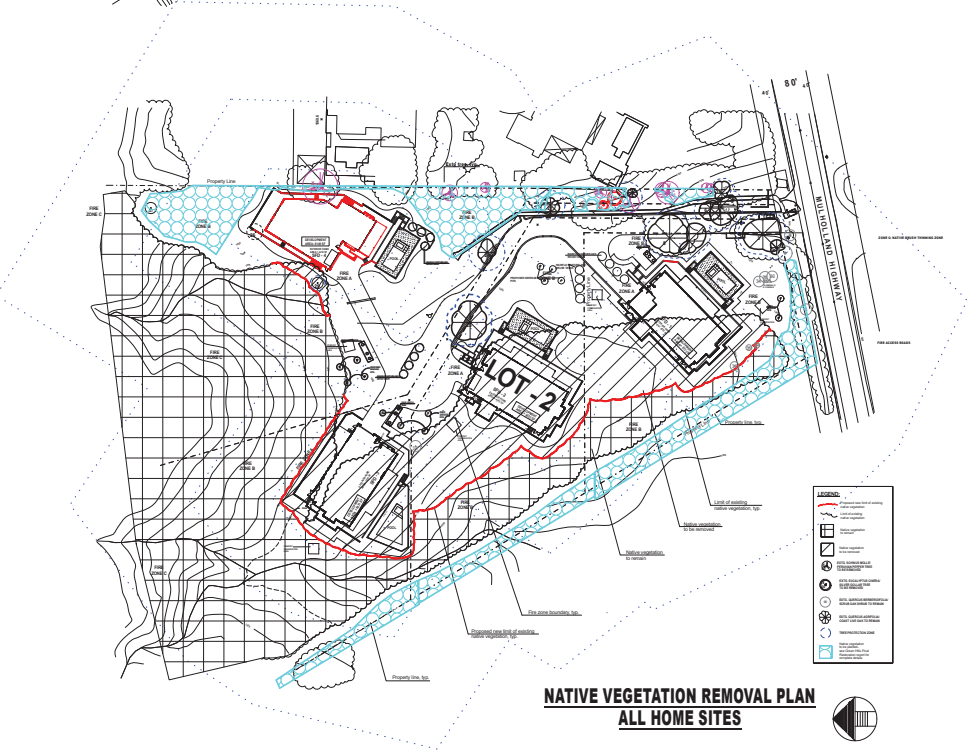
Project Site

7219

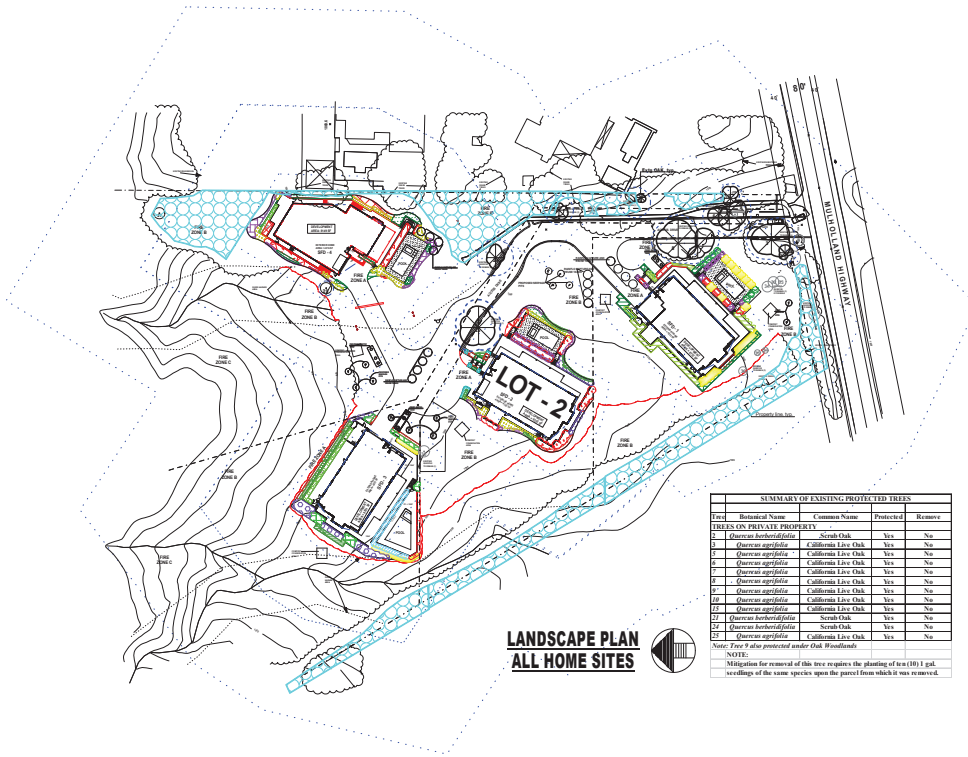
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
PRELIMINARY
FUEL MODIFICATION PLAN
RESUBMIT

By R Walson Date 6/16/2021
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law

See notes on L1 and L2



NATIVE VEGETATION REMOVAL PLAN
ALL HOME SITES



LANDSCAPE PLAN
ALL HOME SITES

SUMMARY OF EXISTING PROTECTED TREES

Tree	Botanical Name	Common Name	Protected	Remove
TREES ON PRIVATE PROPERTY				
2	*Quercus berberidifolia*	Scrub Oak	Yes	No
3	*Quercus agrifolia*	California Live Oak	Yes	No
5	*Quercus agrifolia*	California Live Oak	Yes	No
6	*Quercus agrifolia*	California Live Oak	Yes	No
7	*Quercus agrifolia*	California Live Oak	Yes	No
8	*Quercus agrifolia*	California Live Oak	Yes	No
9*	*Quercus agrifolia*	California Live Oak	Yes	No
10	*Quercus agrifolia*	California Live Oak	Yes	No
15	*Quercus agrifolia*	California Live Oak	Yes	No
21	*Quercus berberidifolia*	Scrub Oak	Yes	No
24	*Quercus berberidifolia*	Scrub Oak	Yes	No
25	*Quercus agrifolia*	California Live Oak	Yes	No

Note: Tree 9 also protected under Oak Woodlands

NOTE:
Mitigation for removal of this tree requires the planting of ten (10) 1 gal. seedlings of the same species upon the parcel from which it was removed.

Harmony Gardens, Inc.
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12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG:

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09/30/2019
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SUBMITTAL: NO:	DATE:

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Parcels 1-4
Parcel Map 10857
Calabasas, CA 91302

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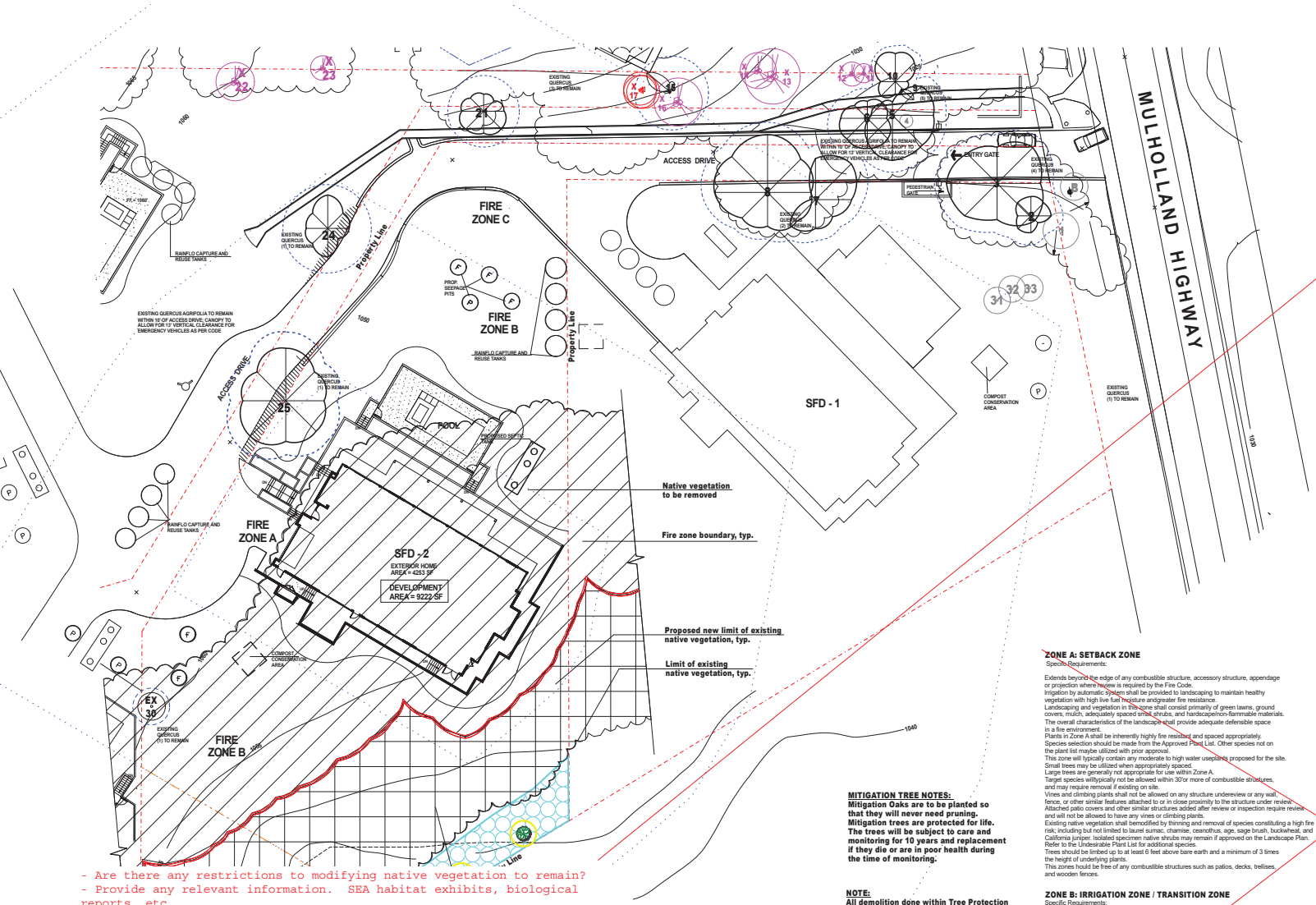
Green Hills Accociates, Inc.
3961 Bon Homme Road
Calabasas, CA 91302

LOT 2 INDEX SHEET

Date: 05/10/2021
Scale: NTS

Sheet No.
L0
1 of 4



- Are there any restrictions to modifying native vegetation to remain?
- Provide any relevant information. SEA habitat exhibits, biological reports, etc.

All landscape plant material located on Landscape Plan sheet L2

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- NATIVE VEGETATION TO BE REMOVED
- EXTG. SCHINUS MOLLE/ PERUVIAN PEPPER TREE TO BE REMOVED
- EXTG. EUCALYPTUS CINERA/ SILVER DOLLAR TREE TO BE REMOVED
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- PROPOSED NATIVE VEGETATION RESTORATION AREA TO BE USED FOR MITIGATION OF OAK WOODLAND ENCROACHMENT
- QUERCUS AGRIFOLIA COAST LIVE OAK MITIGATION TREE
- QUERCUS BERBERIDIFOLIA SCRUB OAK

MITIGATION TREE NOTES:
Mitigation Oaks are to be planted so that they will never need pruning.
Mitigation trees are protected for life. The trees will be subject to care and monitoring for 10 years and replacement if they die or are in poor health during the time of monitoring.

NOTE:
All demolition done within Tree Protection Zone shall be done with least disturbance to the area. Where fencing is removed within protection zone, cut off above ground fencing but leave subsurface fencing. Outside of Tree Protection Zones, all fencing including subsurface fencing and footings to be removed.
Where fence posts are removed, holes shall be sufficient for planting container planting. Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.
The Contractor shall review the Restoration plan and all tree report documents to comply with proper procedures.

ZONE A: SETBACK ZONE
Specific Requirements:

Extends beyond the edge of any combustible structure, accessory structure, appendage or projection where review is required by the Fire Code.
Irrigation by automatic system shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture andgreater fire resistance.
Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, mulch, adequately spaced small shrubs, and hardscapenon-flammable materials.
The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Plants in Zone A shall be inherently highly fire resistant and spaced appropriately.
Species selection should be made from the Approved Plant List. Other species not on the plant list maybe utilized with prior approval.
This zone will typically contain any moderate to high water usepants proposed for the site.
Small trees may be utilized when appropriately spaced.
Large trees are generally not appropriate for use within Zone A.
Target species willtypically not be allowed within 30'or more of combustible structures, and may require removal if existing on site.
Vines and climbing plants shall not be allowed on any structure undereview or any wall, fence, or other similar features attached to or in close proximity to the structure under review.
Attached patio covers and other similar structures added after review or inspection require review and will not be allowed to have any vines or climbing plants.
Existing native vegetation shall bemodified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, age, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan. Refer to the Undesirable Plant List for additional species.
Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.
This zones hould be free of any combustible structures such as patios, decks, trellises, and wooden fences.

ZONE B: IRRIGATION ZONE / TRANSITION ZONE
Specific Requirements:

Extends from the outermost edge of Zone A up to 100' from structure.
Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Landscaping along access roads required for slope stabilization as part of a grading plan that extends past 100' from a structure, should typically follow the requirements for Zone B.
Irrigation by automatic system shall be provided to maintain healthy vegetation and increase fire resistance.
Plants in Zone B should be fire resistant and spaced appropriately. Species selection should be made referencing the Appendix: Plant List. Other species may be utilized subject to approval.
Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper. Isolated specimen native shrubs may remain if approved on the Landscape Plan. Refer to the Undesirable Plant List for additional species that should be modified and/or removed.
Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.

ZONE C: NATIVE BRUSH THINNING ZONE
Specific Requirements

Typically extends from the outermost edge of Zone B up to 200' from structures.
Irrigation systems are not required for this zone. (Native plants are generally not compatible with regular,non-seasonal supplemental water.)
Vegetation in this zone will mainly consist of modified existing native vegetation.
Adequately spaced ornamental shrubs and trees are allowed if approved on the Landscape Plan, but are generally not recommended due to water conservation goals.
Landscape planting with ornamental or native species to meet minimum slope coverage requirements associated with Grading Permits or City or County Hillside Ordinances is allowed. Irrigation should be in place at least as long as required to establish and naturalize the installed plants.The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, age, sagebrush, buckwheat, and California juniper. Refer to the Undesirable Plant List for additional species that should be modified and/or removed.
Remove the lower 1/3 of large shrubs and all dead wood to reduce fuel loads.
Trees should be limbed up to at least 6' above bare earth and a minimum of 3 times the height of underlying plant as outlined in the maintenance section.
Native plants may be removed by reduced amounts as the distance from development increases.
Plants in ZoneC shall be spaced appropriately to meet the brush clearance requirements.
General spacing for large existing native shrubs orgroups of shrubs is 15' between the edges of the canopies.
General spacing for existing native trees or groups of trees is 30' between the edges of the canopies. This will depend on the species, topography, and orientation on the site among other factors.

FIRE ACCESS ROADS
Specific Requirements

Remove flammable growth for a minimum of 10' on each side of Fire Access Roads.
Fire Access Roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire AccessRoads shall have unobstructed vertical clearance for a width of 20'.
Landscaping and native plants adjoining fire access roads shall be appropriately spaced and maintained to provide safe passage in wildland fire environments.
Trees should be planted so that, at maturity, they will not overhang any access road leading to a required emergency vehicle turnaround.

Replace notes with those provided. Notes must be complete without omission of any section (maintenance) or verbiage required such as the distance for zone A

LEGAL DESCRIPTION:
APN: 4455-019-045

0' 5' 10' 20' 30' 50' 100'

Harmony Gardens, Inc.
Shelley Sparks, RLA #2686
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@harmonygardens.net

REVISION LOG:

10/08/2018
12/11/2018
03/14/2019
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SUBMITTAL:

NO:	DATE:

PROJECT ADDRESS:
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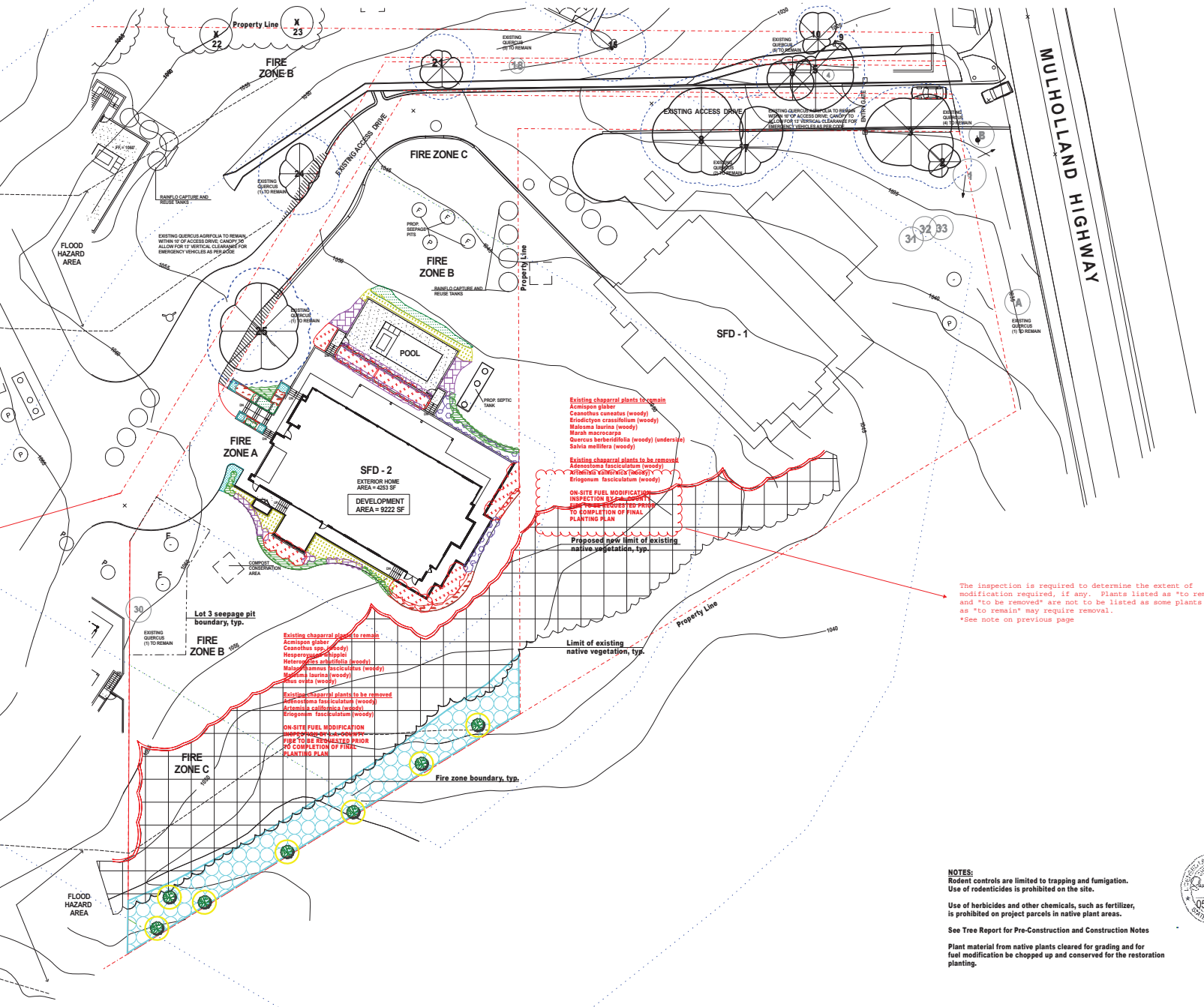
LOT 2 NATIVE VEGETATION REMOVAL PLAN

Date: 05/10/2021
Scale: 1" = 20'
Drawn By: PG

Sheet No.
L1
2 of 4



Plant Legend

- **Caesalpinia pulcherrima** — Red Bird of Paradise — 10' H x 10' W — Low — A
- **Dudleya pulverulenta** — Chalk Liveforever — 1' H x 1' W — Sun to part shade — Low — A
- **Encelia californica** — Coast Sunflower — 3' H x 5' W — Full sun — V. Low — A&B
- **Leymus condensatus** — Giant Wild Rye — 2-3' H x 2' W — Full to part sun — Low — A
- **Muhlenbergia rigens** — Deergrass — 2-4' H x 4' W — Full sun to part shade — Low — A&B
- **Penstemon centranthifolius** — Scarlet Bugler — 1-2' H x 1' W — Full to part sun — Low — A
- **Salvia leucantha** — Mexican Sage — 3-5' H x 4-6' W — Full sun — Low — A
- **Solanum xanti** — Purple Nightshade — 3'H x 3'W — Full to part sun — V. Low — A&B
- **Proposed native vegetation restoration area to be used for mitigation of Oak Woodland encroachment**
- **Quercus agrifolia** — Coast Live Oak — 40-60'H x 40-50'W — Full Sun — Low — B -30' — (Mitigation trees)
- **Quercus berberidifolia** — Scrub Oak — 3-10'H x 5-15'W — Full sun — Low — B -30'

TOTAL LANDSCAPED AREA: 3,275 SQ. FT.

LEGEND:

- PROPOSED NEW LIMIT OF EXISTING NATIVE VEGETATION
- LIMIT OF EXISTING NATIVE VEGETATION
- NATIVE VEGETATION TO REMAIN
- EXTG. QUERCUS BERBERIDIFOLIA/ SCRUB OAK SHRUB TO REMAIN
- EXTG. QUERCUS AGRIFOLIA/ COAST LIVE OAK TO REMAIN
- TREE PROTECTION ZONE
- DOWN LIGHT
- (P) BELOW INLET W/ 5' CAP
- (F) FUTURE DEDICATION

NOTES:
Rodent controls are limited to trapping and fumigation. Use of rodenticides is prohibited on the site.

Use of herbicides and other chemicals, such as fertilizer, is prohibited on project parcels in native plant areas.

See Tree Report for Pre-Construction and Construction Notes

Plant material from native plants cleared for grading and for fuel modification be chopped up and conserved for the restoration planting.

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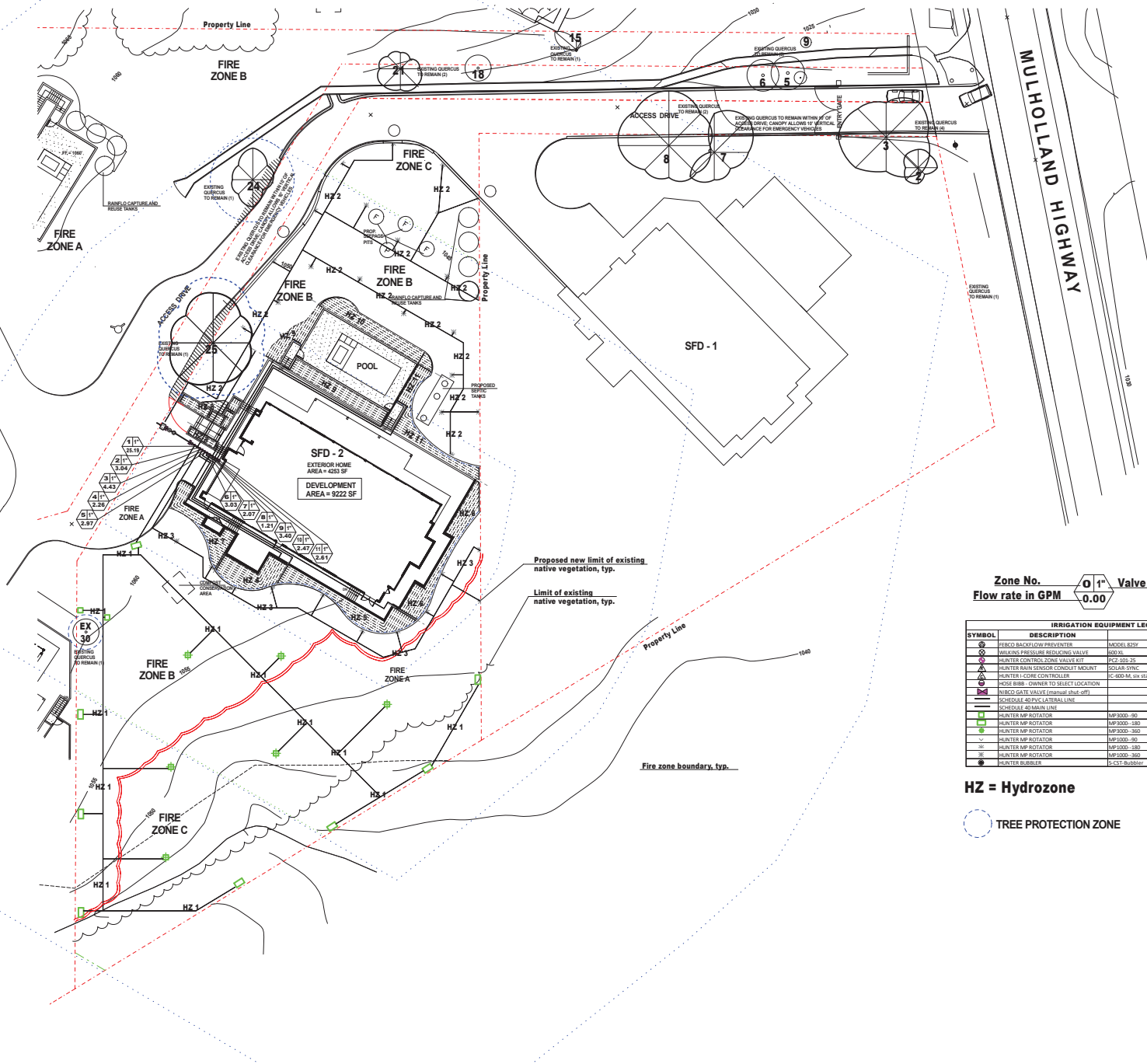
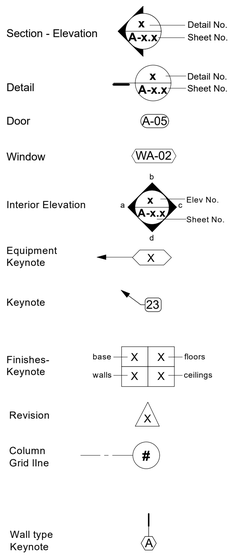

Property Line
FIRE ZONE B
FIRE ZONE A
FIRE ZONE C
FIRE ZONE B
FIRE ZONE B
FIRE ZONE A
FIRE ZONE B
FIRE ZONE C
ACCESS DRIVE
ACCESS DRIVE
MULHOLLAND HIGHWAY
SFD - 1
SFD - 2
EXTERIOR HOME AREA = 4253 SF
DEVELOPMENT AREA = 9222 SF
POOL
RAINFLO CAPTURE AND REUSE TANKS
RAINFLO CAPTURE AND REUSE TANKS
PROPOSED SEPTIC TANKS
DROP INLET/DRY WELL PITS
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (2)
EXISTING QUERCUS TO REMAIN (6)
EXISTING QUERCUS TO REMAIN WITHIN 10' OF ACCESS DRIVE; CANOPY ALLOWS 15' VERTICAL CLEARANCE FOR EMERGENCY VEHICLES
ENTRY GATE
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (2)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1)
EXISTING QUERCUS TO REMAIN (1

L O T-3: Project information

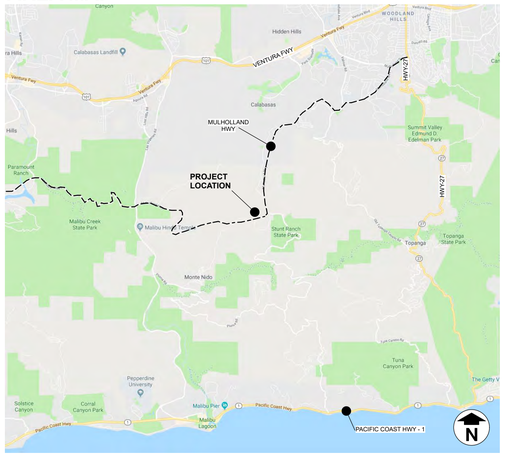
ABBREVIATIONS

A.D	Area Drain
ALUM.	Aluminum
APPROX.	Approximately
AW.	Awning
BD.	Board
BLDG.	Building
BS.	Building Standard
BLKG.	Blocking
BOT.	Bottom
C.L.	Center Line
CLG.	Ceiling
CLR.	Clear
CF.	Compact Fluorescent
C.M.U.	Conc. Masonry Unit
CONC.	Concrete
CONT.	Continuos
D.	Doorbell
DBL.	Double
D.F.P.T.	Doug. Fir Press. Treated
DIA.or Ø	Diameter
DIM.	Dimension
DN.	Down
DTL.	Detail
DW.	Dishwasher
ELEC.	Electric
EL.	Elevation
EP.	Electrical Panel
EQ.	Equal
EQUIP.	Equipment
EXIST'G	Existing
(E)	Existing
EXT.	Exterior
FAB.	Fabricated
F.F.	Finish Floor
F.G.	Finish Grade
FLR.	Floor
FRAM'G	Framing
G	Gas
GA.	Gauge
G.B.	Glass Block
G.D.	Garbage Disposal
G.I.	Galvinized Iron
GYP.BD.	Gypsum Board
H.B.	Hose Bib
H.C.	Handicap
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HT.	Height
INS.	Insulated
INT.	Interior
JNT.	Joint
LFXT	Light Fixture
L.P.	Low Point
M.	Mirror
MAS.	Masonry
MAX	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MIN.	Minimum
MTL.	Metal
(N)	New
NO.	Number
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NR	Not Rated
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.W.S.	Owner Will Supply
P.C.	Pull Chain
P.L.	Plate Line
PLUMB.	Plumbing
PNLD.	Paneled
PNTD.	Painted
R.	Radius
REC	Recessed
RDWD.	Redwood
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
S	Shelf
S.C.	Solid Core
SHT.	Sheet
SHTG.	Sheeting
SIM.	Similar
S.S.	Stainless Steel
STL.	Steel
STRUCT.	Structural
SUR	Surface (mounted)
T.G.	Tempered Glass
T & G	Tongue And Groove
TYP.	Typical
VER.	Verify
(V)	Verify
W/	With
WD.	Wood
WW	Wall Washer
WH.	Water Heater
W.P.	Water Proof
YD.	Yard
#	Pound.
U.N.O	Unless Noted Otherwise

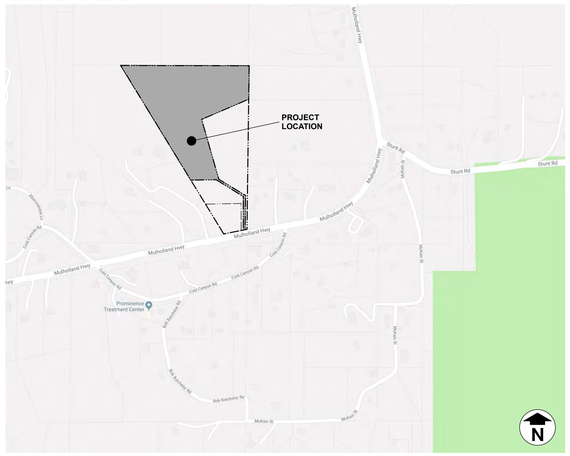
LEGEND / SYMBOLS



AREA MAP



VICINITY MAP



BUILDING CODES:

1. ALL PLANS AND WORK FOR THE PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES WITH LOCAL AMENDMENTS

CALIFORNIA CODE OF REGULATIONS
TITLES 19 AND 24

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TILTLE 29)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TILTLE 30)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

PROJECT DESCRIPTION

Architectural Design

This project includes the development of a new, one-story split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 3 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 3 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the lower level of the split- level dwelling, and (3) the upper level of the split-level dwelling. Useable outdoor decks are located at the south and north sides of the dwelling. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks. At the north side of the dwelling, the required retaining wall is located, as required by the California Building Code, a minimum of 15 feet from the perimeter of the proposed dwelling.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster and wood siding in colors that coordinate with surrounding rock formations. The dwelling consists of two adjacent masses, one with a sloped roof and other with a flat roof. The sloped roof portion of the dwelling, faces the street and shared access driveway and mirrors the sloped topography of the site.

The proposed single family dwelling is one-story in height and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 1⁄2 Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. It is a split-level home allowing the floor level to terrace upward as the site slopes upward.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits.

PROJECT TEAM

Owner
Green Hills Associates, Inc.
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818-915-2300

Architect
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Fax: 310-496-0107
Contact: Doug Dworsky

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16823 Saticoy Street
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818-782-2788 (t)
818-782-0111 (f)
Contact: Larry Gray

Landscape Architect / Arborist
Harmony Gardens
12224 Addison Street
Valley Village, Ca 91607
818-505-9783 (t)
818-760-7558 (f)
Contact Shelley Sparks

Septic Engineer
Larry Young
24219 Philiprimm St.
Woodland Hills, Ca 91367
818-883-8585

Ecological Consultant
Cooper Ecological
Department Of Ecology And Evolutionary Biology
University Of California, Los Angeles
323-397-3562 (t)
Contact: Dan Cooper

Land Use Consultant
Tim Riley And Associates
8537 Wakefield Avenue
Panorama City, Ca 91402
818-891-0495 (t)
Contact: Tim Riley

Surveyor
Chris Nelson And Associates, Inc.
31238 Via Collinas, Suite H
Westlake Village, Ca 91362
818-991-0614 (t)

SHEET INDEX

Architecture

Sheet N.	Sheet Title
Lot - 3 A-0.0	Cover Sheet
Lot - 3 A-0.1	Site Photos
Lot - 3 A-1.0	Key Plan
Lot - 3 A-1.1a	Site Plan
Lot - 3 A-1.1b	Previously Proposed Stite Plan
Lot - 3 A-1.1c	Revised Site Plan w/ Reduced H2 Habitat Impact
Lot - 3 A-1.2	Enlarged Site Plan
Lot - 3 A-1.3	Fire Department Access Plan
Lot - 3 A-2.0	Floor Plan
Lot - 3 A-2.1	Roof Plan
Lot - 3 A-3.0	Exterior Elevations
Lot - 3 A-3.1	Exterior Elevations
Lot - 3 A-4.0	Site Sections (sfd-3

REMOVED SHEET

Landscaping

L0	Index Sheet
L1	Native Vegetation Removal Plan
L2	Landscape Plan

Civil Engineering

Sheet 1 Of 7	Grading Plan
Sheet 2 Of 7	Existing Topography And Easements
Sheet 3 Of 7	Grading Plan
Sheet 4 Of 7	Drainage Plan
Sheet 5 Of 7	Fire Access Plan
Sheet 6 Of 7	Slope Analysis
Sheet 7 Of 7	Parcel Map 10857

Septic Engineering

See Septic Engineering Drawings

PROJECT DATA

JOB ADDRESS:	SEE AIN (ADDRESS IS NOT AVAILABLE)
LEGAL DESCRIPTION:	LOT 3 OF PARCEL MAP 10857 AS RECORD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 144 PAGES 41 TO 43
AIN:	4455-019-046
CONSTRUCTION TYPE:	V-B
SPRINKLERS	YES
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	R1-1
MAX. ALLOWABLE HEIGHT:	18'-0"
PROJECT HEIGHT:	18'-0"
REQUIRED PARKING:	2 COVERED SPACE
PARKING PROVIDED:	2 COVERED SPACE

AREA CALCULATION (PER CALIFORNIA BUILDING CODE AND LA COUNTY ZONING CODE):

GROUND FLOOR SQUARE FOOTAGE:	3291 SF
AREA OF COVERED SPACES:	938 SF
GARAGE:	451 SF
TOTAL: BUILDING AREA	**4680 SF**

AREA CALCULATION (PER ANSI Z765-2003) BUILDING AREA:	4279 SF
LOT AREA:	442,134 SF = 10.15 Acres
ALLOWABLE DEVELOPED SITE AREA	10,000 SF
PROPOSED DEVELOPED SITE AREA	9,898 SF: (SEE CIVIL DRAWINGS)
EASEMENT:	N/A
REQUIRED SET BACKS FOR FLAG LOTS:	FRONT YARD = 10'-0" SIDE YARD = 10'-0" REAR YARD = 10'-0"

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Tel: 818-915-2300

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L O T - 3
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

CDP Submittal	12/07/18
1 H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

COVER SHEET

LOT - 3
A-0.0

Site Photos

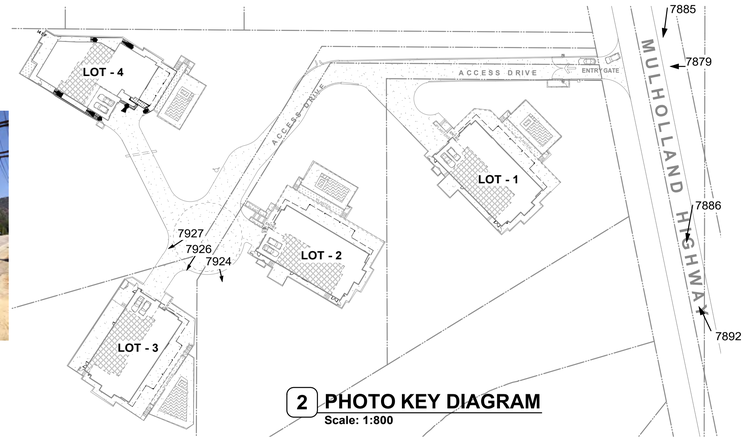
Street Photos

7879

7885

7886

7892



2 PHOTO KEY DIAGRAM
Scale: 1:800

Dworsky
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PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

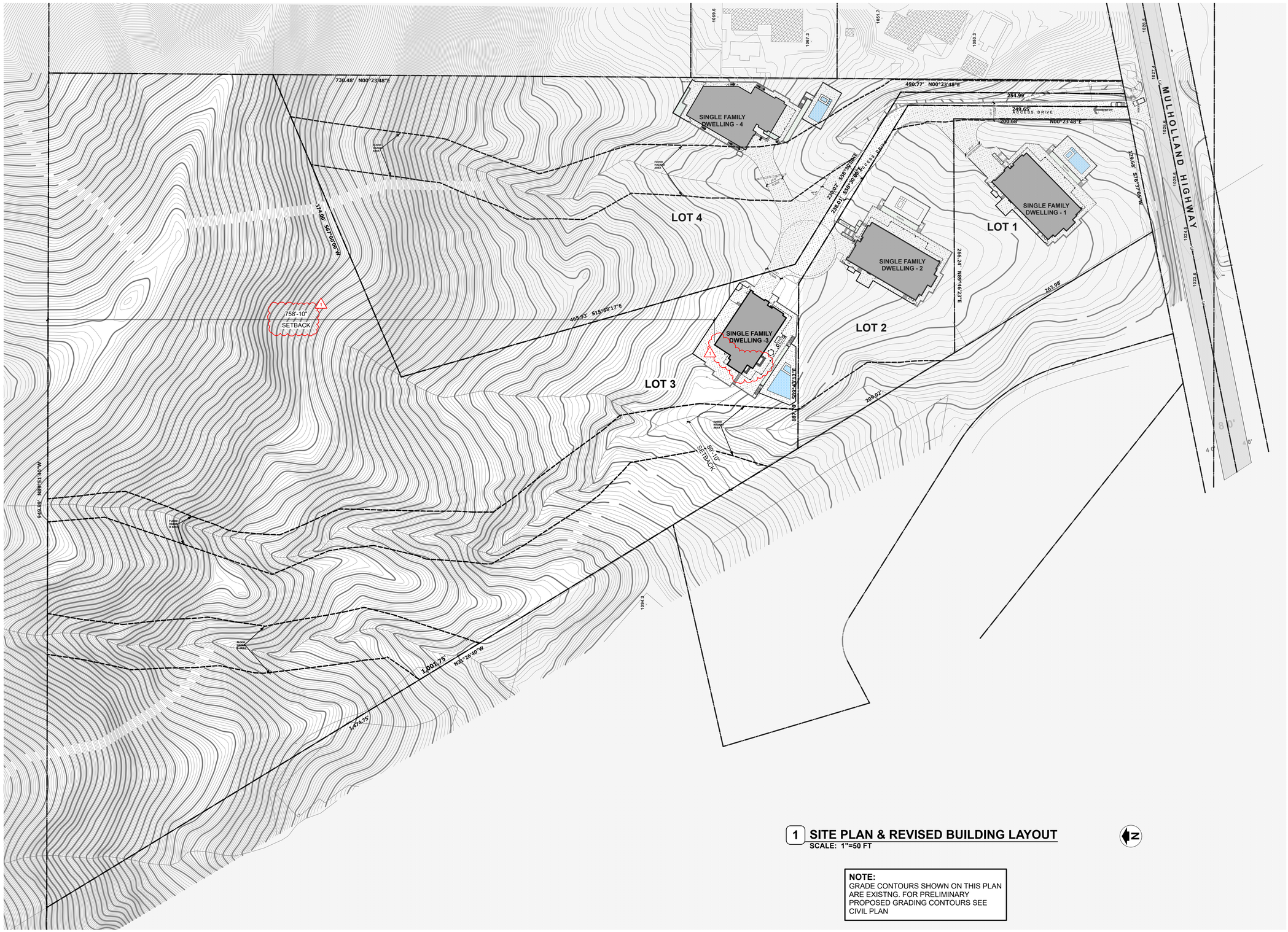
CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PHOTOS

LOT - 3
A-0.1



1 SITE PLAN & REVISED BUILDING LAYOUT
SCALE: 1"=50 FT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

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L O T - 3
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Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

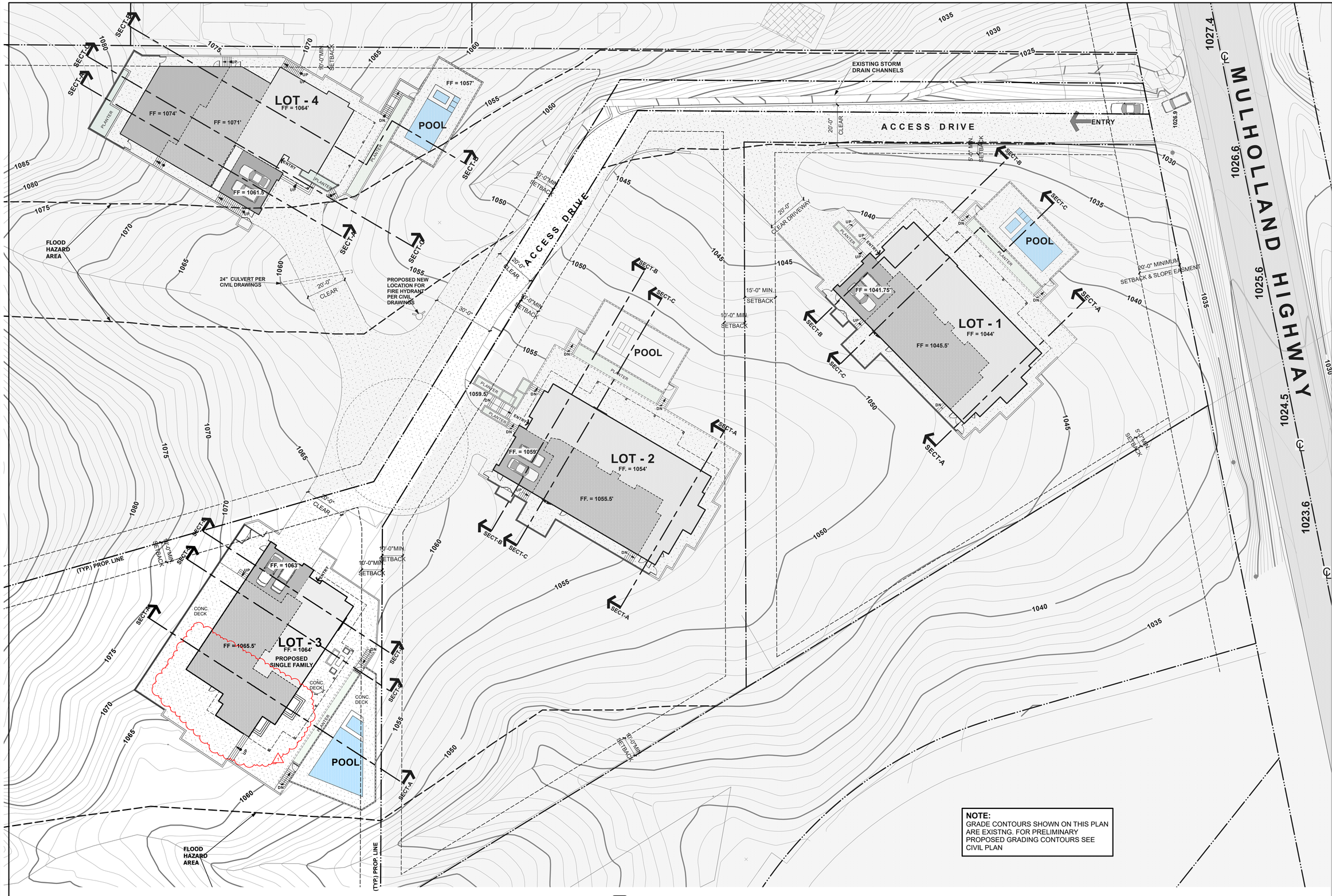
JOB #: 1805

SCALE: As Noted

SHEET:

KEY PLAN

LOT - 3
A-1.0



1 **SITE PLAN**
Scale: 1" = 20'-0"

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

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L O T - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PLAN

LOT - 3
A-1.1a

LOT 4

LOT 1

LOT 2

LOT 3

LINE BETWEEN H2 AND H3 HABITATS

AREA OF H2 WITHIN FUEL MODIFICATION AREA B (32,364 SF) 7.5% of H2 AREA 7.3% OF TOTAL LOT AREA

AREA OF H2 WITHIN FUEL MODIFICATION AREA C (27,468 SF ±) 6.3% OF H2 AREA 6.2% OF TOTAL LOT AREA

LINE BETWEEN FUEL MOD ZONES B AND C

LIMIT OF FUEL MOD ZONE C

SINGLE FAMILY DWELLING - 2

ENCLOSED AREA

COVERED OUTDOOR AREA

PLANTER

ENTRY

20'-0" CLEAR

20'-0" ENR

230.02'

238.01

S58°

266.24' N89°46'23"E

465.93' S15°58'17"E

200' RADIUS

FLOOD HAZARD AREA

187.70' S89°43'12"E

209.02'

REVEGETATION AREA

Lot 3 - Previously Proposed Site Plan

1" = 20'-0"

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L O T - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

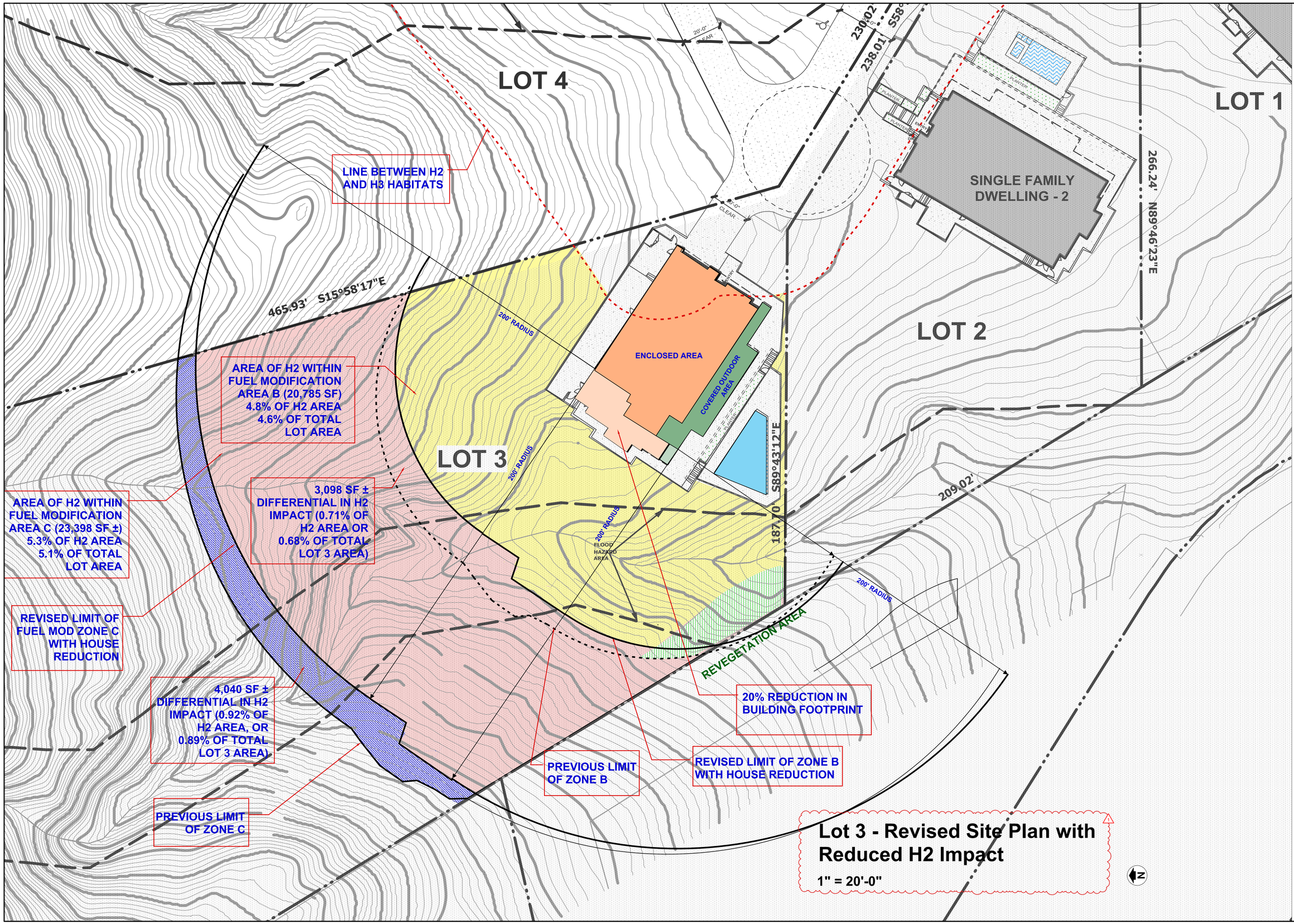
date plotted: **10/28/24**

JOB #: 1805

SCALE: As Noted

SHEET:
PREVIOUSLY PROPOSED SITE PLAN

LOT - 3
A-1.1b



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LOT - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

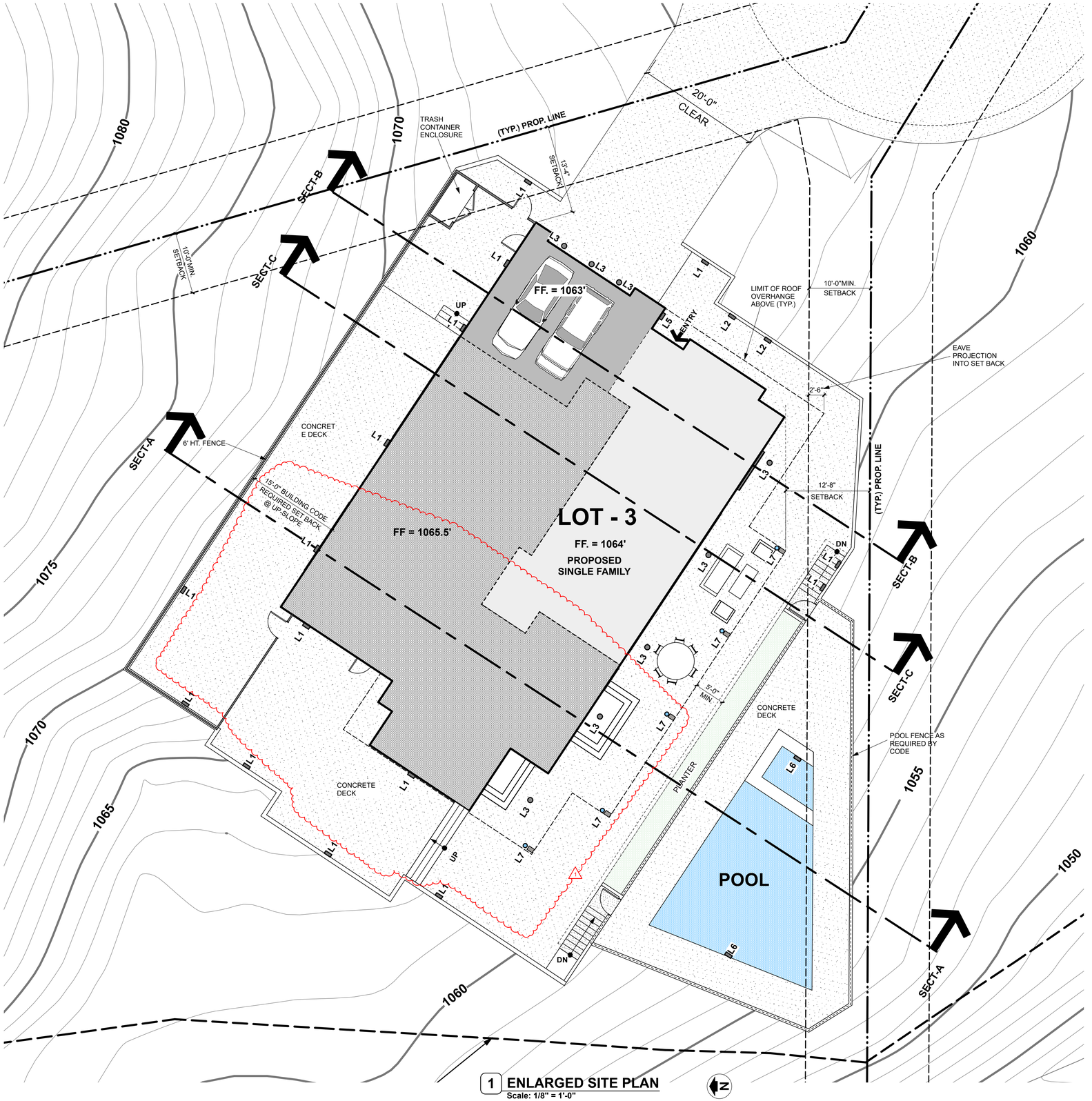
SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24
	Corrected	12/19/24

date plotted: 12/18/24

JOB #: 1805
SCALE: As Noted
SHEET:
REVISED SITE PLAN W/ REDUCED H2 HABITAT IMPACT

LOT - 3
A-1.1d



1 **ENLARGED SITE PLAN**
Scale: 1/8" = 1'-0"

EXTERIOR LIGHT FIXTURE SCHEDULE

- L1: RECESSED SHIELDED STEP DOWN LIGHT
- L2: LANDSCAPE LIGHT SHIELDED WALL WASHER
- L3: RECESSED CEILING DOWNLIGHT
- L4: RECESSED CEILING WALL WASHER
- L5: SURFACE MOUNTED WALL SCONCE (DOWNLIGHT ONLY)
- L6: POOL LIGHT
- L7: WALL OR COLUMN MOUNTED DONWLIGHT

NOTE:
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Dworsky Architecture

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L O T - 3
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **11/14/24**

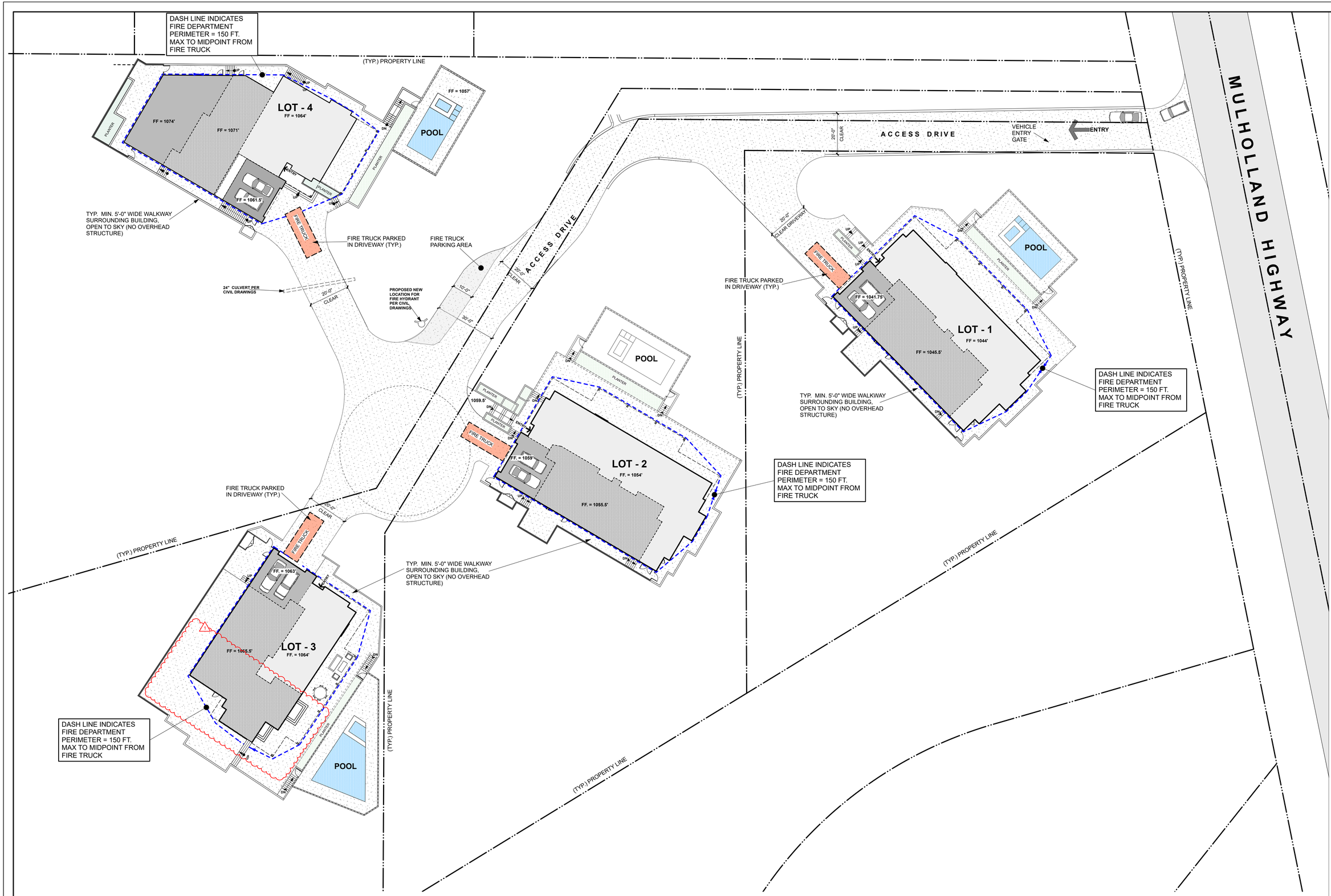
JOB #: 1805

SCALE: As Noted

SHEET:

ENLARGED SITE PLAN

LOT - 3
A-1.2



1 FIRE ACCESS DIAGRAM

Scale: 1" = 20'-0"

Dworsky Architecture

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LOT - 3
PROPOSED SINGLE FAMILY HOME

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Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

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date plotted: **10/28/24**

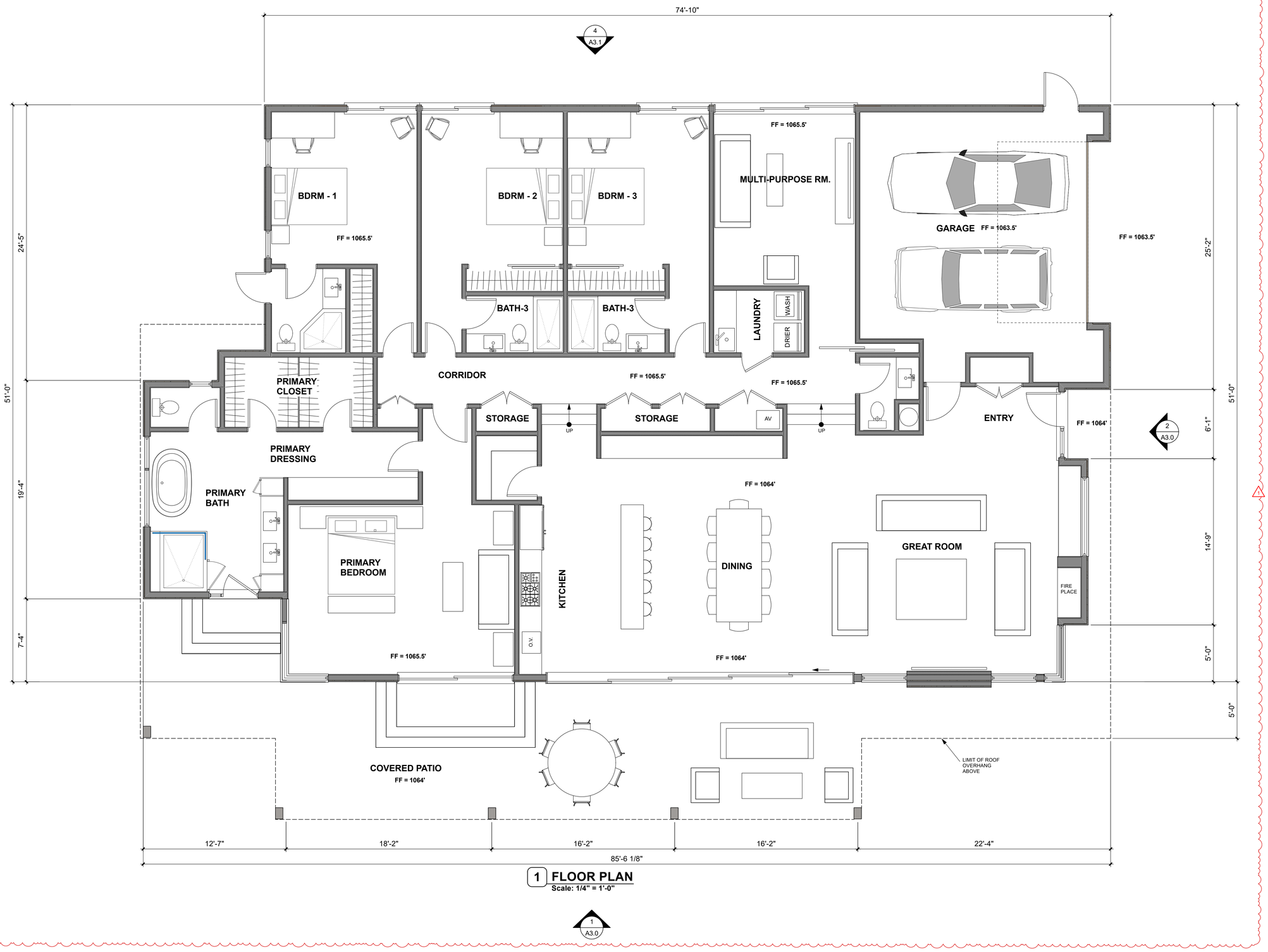
JOB #: 1805

SCALE: As Noted

SHEET:

FIRE DEPARTMENT ACCESS PLAN

LOT - 3
A-1.3



1 FLOOR PLAN

Scale: 1/4" = 1'-0"

1
A3.0

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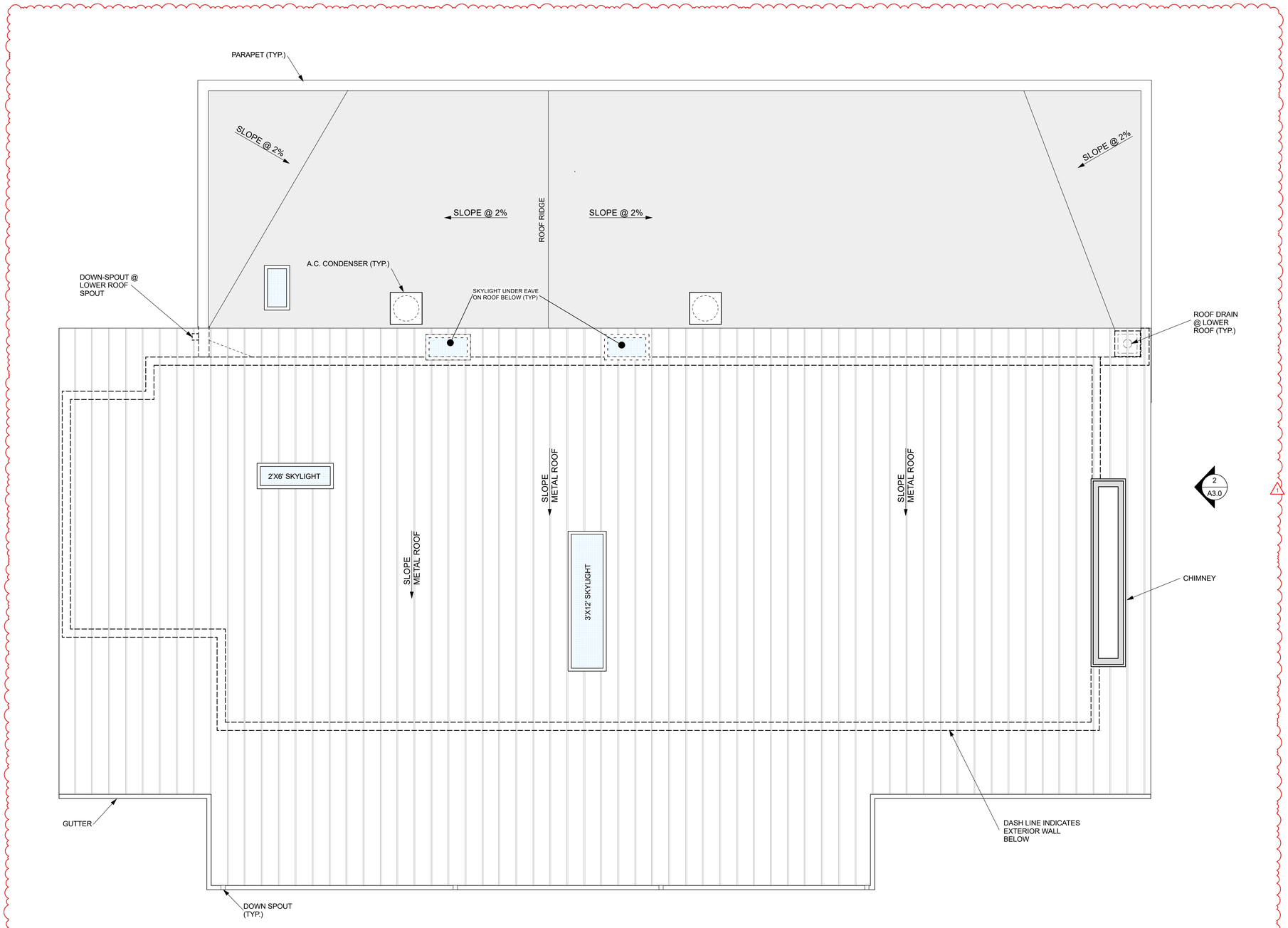
date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

FLOOR PLAN

LOT - 3
A-2.0

4
A3.1



3
A3.1

2
A3.0

1 ROOF PLAN
Scale: 1/4" = 1'-0"

1
A3.0

Dworsky
Architecture

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L O T - 3
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

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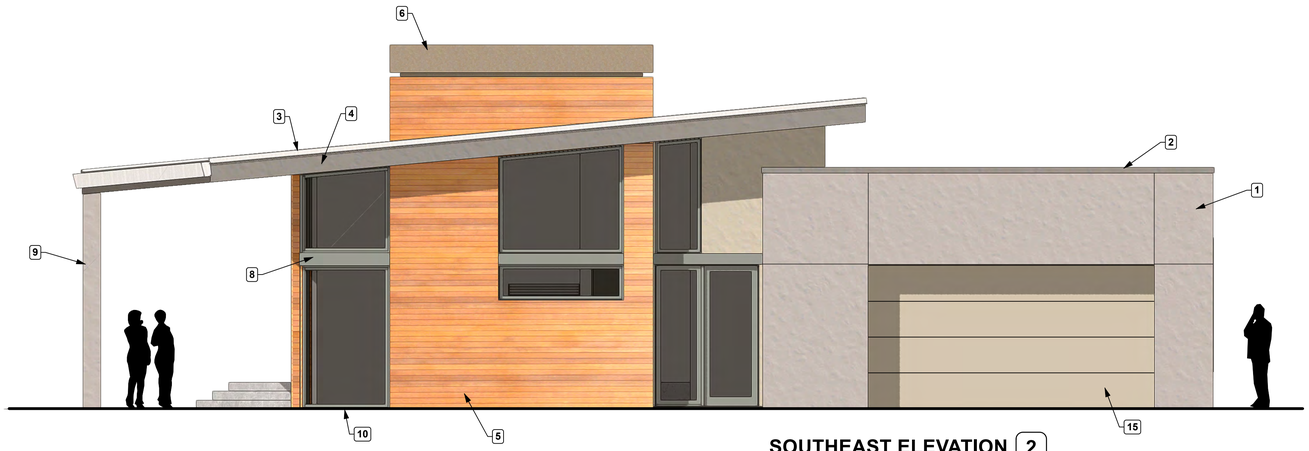
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

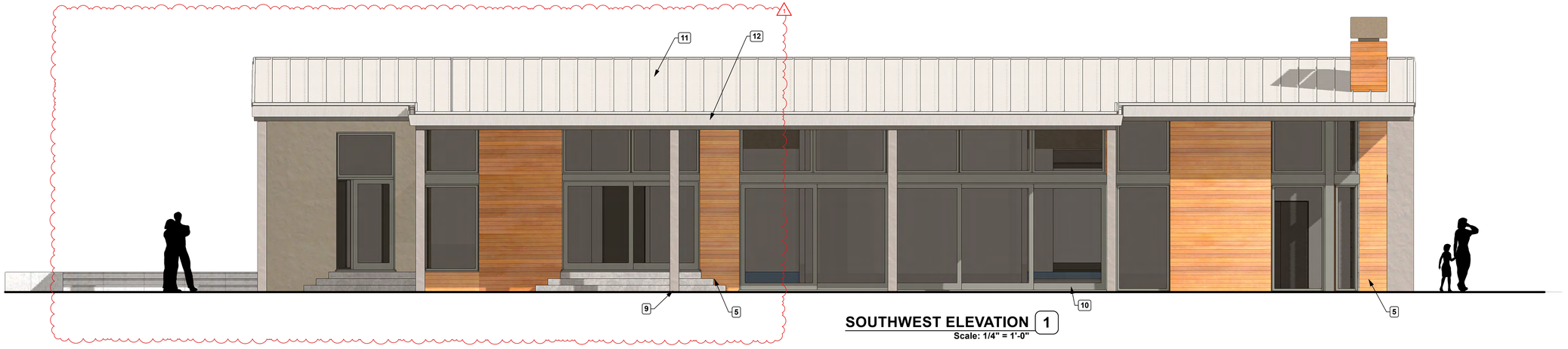
JOB #: 1805
SCALE: As Noted
SHEET:

ROOF PLAN

LOT - 3
A-2.1



SOUTHEAST ELEVATION 2
Scale: 1/4" = 1'-0"



SOUTHWEST ELEVATION 1
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. WOOD SIDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. N/A
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

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L O T - 3
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AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

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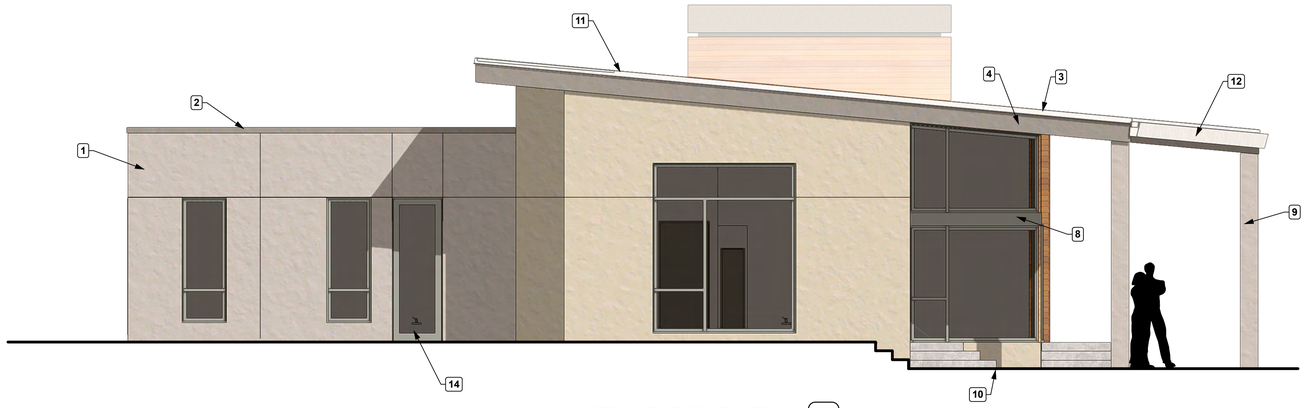
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

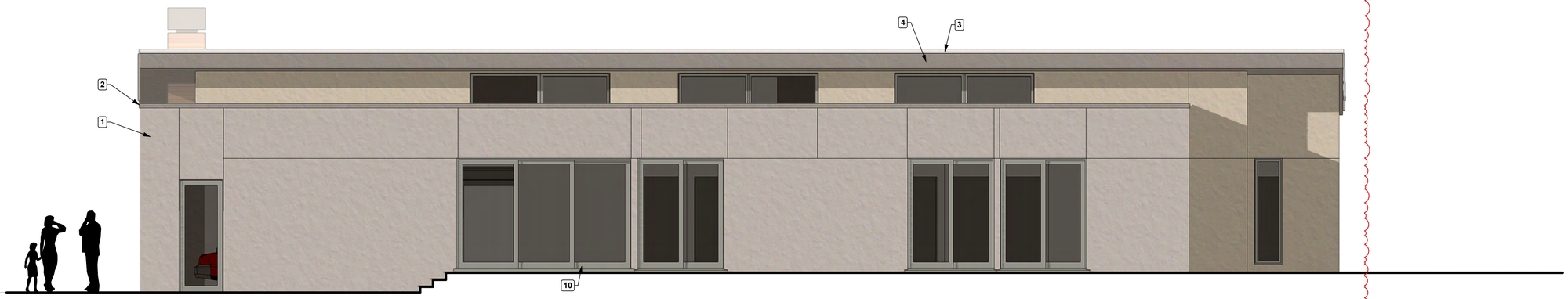
JOB #: 1805
SCALE: As Noted
SHEET:

EXTERIOR ELEVATIONS

LOT - 3
A-3.0



NORTHWEST ELEVATION 5
Scale: 1/4" = 1'-0"



NORTHEAST ELEVATION 2
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.411.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
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Calabasa, Ca., 91302
Tel: 818-915-2300

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L O T - 3
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-046
Mulholland Highway, Calabassas, CA., 91302

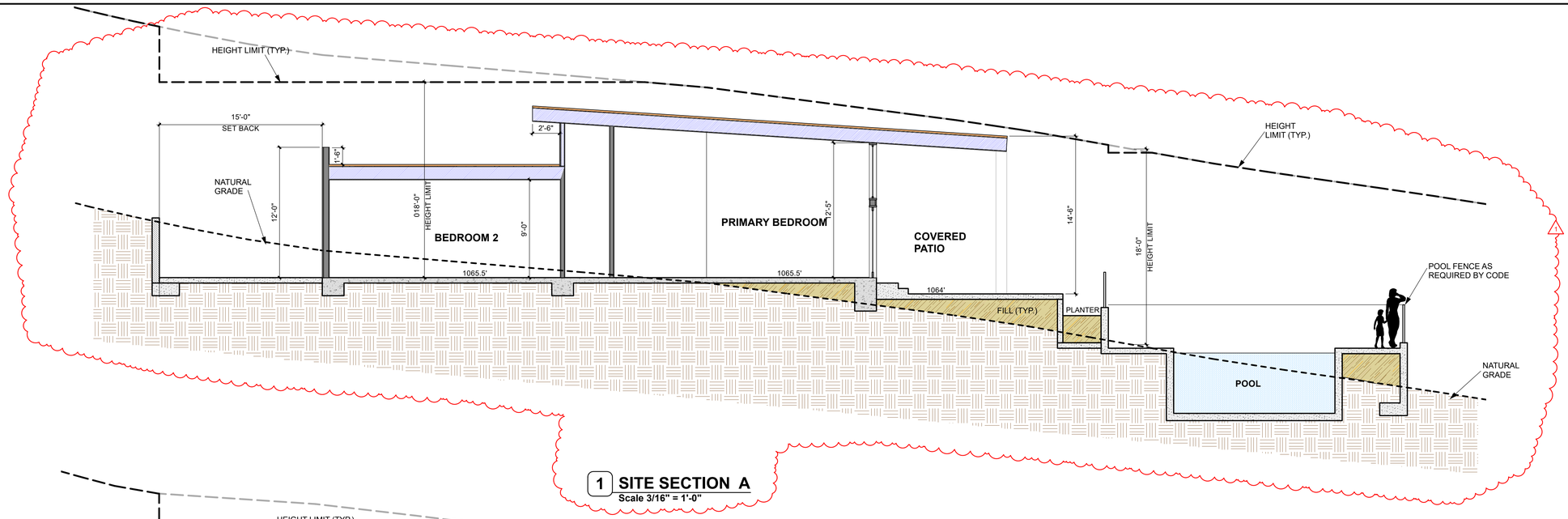
SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

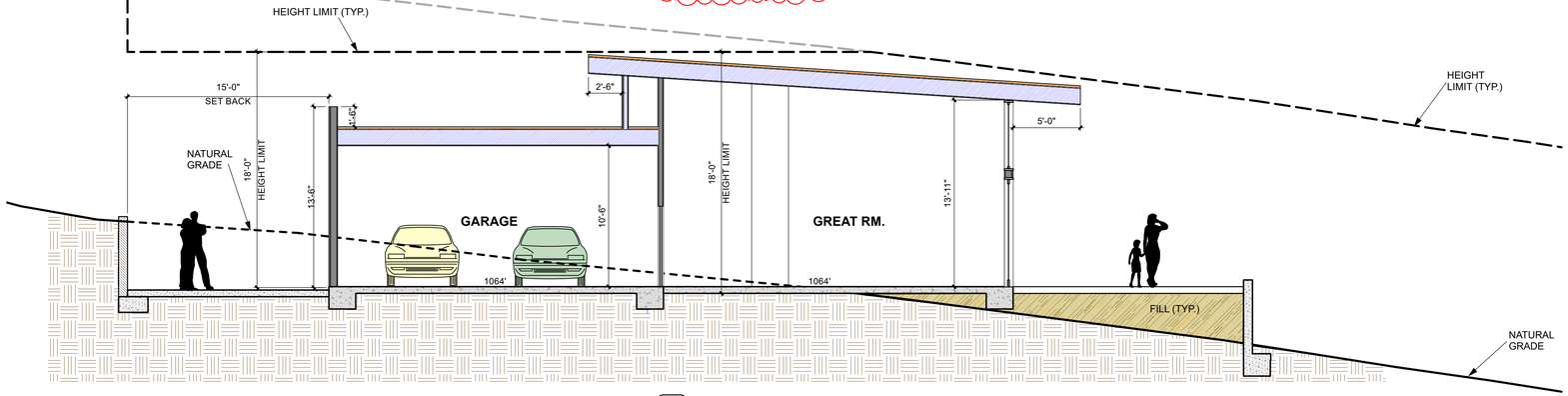
date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:
EXTERIOR ELEVATIONS

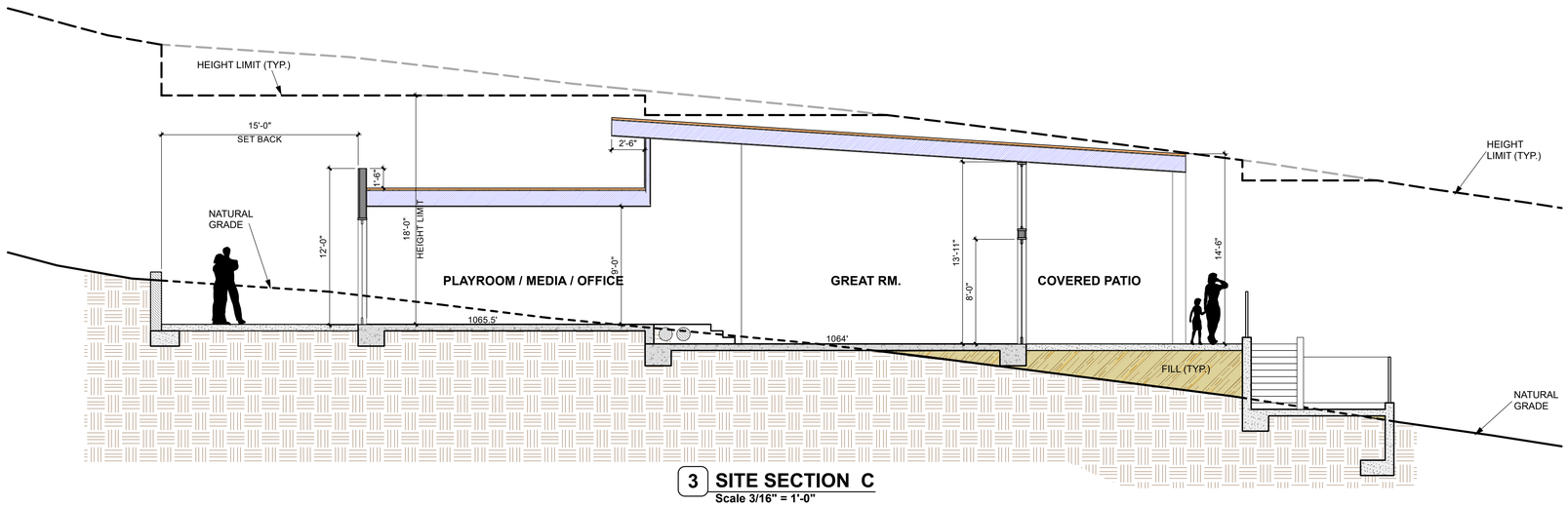
LOT - 3
A-3.1



1 **SITE SECTION A**
Scale 3/16" = 1'-0"



2 **SITE SECTION B**
Scale 3/16" = 1'-0"



3 **SITE SECTION C**
Scale 3/16" = 1'-0"

Dworsky
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JOB #: 1805
SCALE: As Noted
SHEET:

SITE SECTIONS

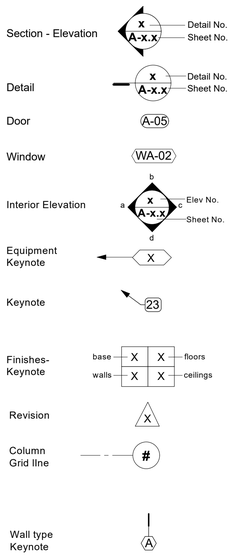
LOT - 3
A-4.0

L O T-4: Project information

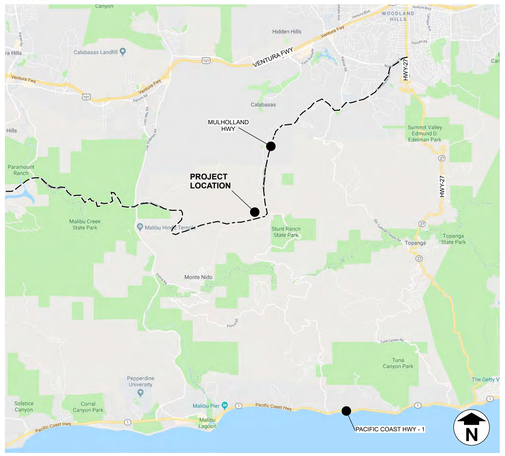
ABBREVIATIONS

A.D	Area Drain
ALUM.	Aluminum
APPROX.	Approximately
AW.	Awning
BD.	Board
BLDG.	Building
BS.	Building Standard
BLKG.	Blocking
BOT.	Bottom
C.L.	Center Line
CLG.	Ceiling
CLR.	Clear
CF.	Compact Fluorescent
C.M.U.	Conc. Masonry Unit
CONC.	Concrete
CONT.	Continuos
D.	Doorbell
DBL.	Double
D.F.P.T.	Doug. Fir Press. Treated
DIA.or Ø	Diameter
DIM.	Dimension
DN.	Down
DTL.	Detail
DW.	Dishwasher
ELEC.	Electric
EL.	Elevation
EP.	Electrical Panel
EQ.	Equal
EQUIP.	Equipment
EXIST'G	Existing
(E)	Existing
EXT.	Exterior
FAB.	Fabricated
F.F.	Finish Floor
F.G.	Finish Grade
FLR.	Floor
FRAM'G	Framing
G	Gas
GA.	Gauge
G.B.	Glass Block
G.D.	Garbage Disposal
G.I.	Galvinized Iron
GYP.BD.	Gypsum Board
H.B.	Hose Bib
H.C.	Handicap
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HT.	Height
INS.	Insulated
INT.	Interior
JNT.	Joint
LFXT	Light Fixture
L.P.	Low Point
M.	Mirror
MAS.	Masonry
MAX	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MIN.	Minimum
MTL.	Metal
(N)	New
NO.	Number
N.I.C.	Not In Contract
N.T.S.	Not To Scale
NR	Not Rated
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.W.S.	Owner Will Supply
P.C.	Pull Chain
P.L.	Plate Line
PLUMB.	Plumbing
PNLD.	Paneled
PNTD.	Painted
R.	Radius
REC	Recessed
RDWD.	Redwood
REF.	Refrigerator
REINF.	Reinforced
REQ.	Required
S	Shelf
S.C.	Solid Core
SHT.	Sheet
SHTG.	Sheeting
SIM.	Similar
S.S.	Stainless Steel
STL.	Steel
STRUCT.	Structural
SUR	Surface (mounted)
T.G.	Tempered Glass
T & G	Tongue And Groove
TYP.	Typical
VER.	Verify
(V)	Verify
W/	With
WD.	Wood
WW	Wall Washer
WH.	Water Heater
W.P.	Water Proof
YD.	Yard
#	Pound.
U.N.O	Unless Noted Otherwise

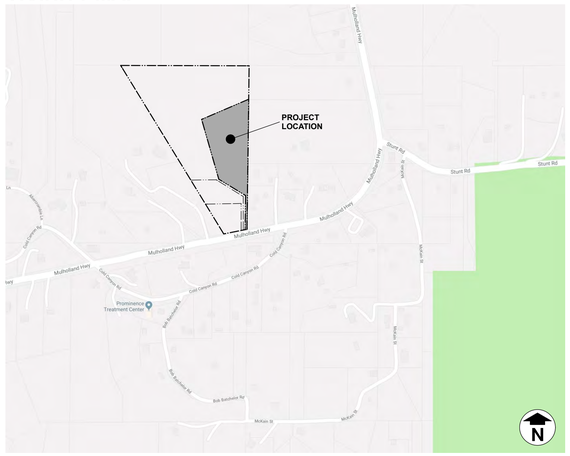
LEGEND / SYMBOLS



AREA MAP



VICINITY MAP



BUILDING CODES:

1. ALL PLANS AND WORK FOR THE PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES WITH LOCAL AMENDMENTS

CALIFORNIA CODE OF REGULATIONS
TITLES 19 AND 24

2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TILTLE 29)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TILTLE 30)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
BASED ON 2016 CALIFORNIA BUILDING CODE "CBC"

PROJECT DESCRIPTION

Architectural Design

This project includes the development of a new, one-story/split-level, single family dwelling on an existing parcel with frontage along Mulholland Highway. It is adjacent to 3 other contiguous parcels, each of which contains a proposed new single family dwelling (each contained in separate applications), all of which are proposed to be accessed from a common shared access driveway. The shared access driveway is existing and is proposed to be slightly modified, where necessary, to accommodate minimum fire department access widths and a fire department required turnaround at the end of the shared access drive. The shared access driveway lies partially upon the subject parcel, but also partially upon portions of the other adjacent 3 parcels. Easements will be created as necessary to record the shared nature of the access drive. A new vehicular entry gate is proposed along this shared access driveway, north of Mulholland Highway, and located to allow for the stacking of cars waiting to enter the properties. A pedestrian-gate is located adjacent to vehicular entry gate.

The configuration and location of the proposed single family dwelling, and its surrounding yards and decks, was designed to step up the gently sloping topography of the property, and thus work with the topography to reasonably minimize grading quantities. This approach includes the development of 5 terraced levels upon which the dwelling and its useable outdoor areas have been located. The 5 terraced levels include (from the lowest to the highest): (1) a pool deck, (2) the attached 2-car garage, (3) Level 1 of the split-level dwelling, (4) Level 2 of the split-level dwelling and (5) Level 3 of the split- level dwelling. Useable outdoor decks are located at the south and north sides of the dwelling. A minimum 5-foot wide fire department access path encircles the dwelling and is included as part of the surrounding decks. At the north side of the dwelling, the required retaining wall is located, as required by the California Building Code, a minimum of 15 feet from the perimeter of the proposed dwelling.

The maximum height of the proposed dwellings was established by evaluating the portions of the developed area which are either cut or fill, and an 18-foot high maximum height line was established at various portions of the building pad per Zoning Code requirements. This height limit analysis is documented in the site sections (Sheet A4.0) which also demonstrate how the massing of the dwelling has been configured to lie below the height limit line.

The massing of the proposed dwelling has been developed with a continuously sloping roof that parallels the gently sloping topography of the site. Under this continuously sloping roof, the 3 terraced floor levels of the home step up also paralleling the existing topography. Exterior materials and colors have been proposed to sit comfortably within the surrounding environment, much of which is dominated by rock formations of muted grays and beiges. The house is clad in integrally colored plaster, along with accents of stone and wood siding in colors that coordinate with surrounding rock formations

The proposed single family dwelling is one-story in height (stepping up on 3 levels) and contains a Great Room (Living & Dining areas), a Kitchen, a Multi-Purpose (Playroom/Media/Office) room, along with 4 Bedrooms and 5 1⁄2 Bathrooms. It also contains an attached 2-car Garage and a covered outdoor patio. The split-level design allows the roof of the garage to be used as a deck outside the PRIMARY bedroom. A portion of the garage roof will also be developed as a “green roof” consisting of a continuous covering of vegetation contained in modular trays.

Note that due to a significant change in elevation from Mulholland Highway up to the buildable areas of the site, and to dense existing vegetation along the Mulholland Highway, the site, the proposed developed areas and the proposed single family dwelling will be difficult to view from Mulholland Highway.

Exterior lighting has been located to minimize the impact on surround homes and properties. Predominate light fixtures include shielded recess step lights, and recessed downlights in exterior soffits.

PROJECT TEAM

Owner
Green Hills Associates, Inc.
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Calabasas, Ca 91302
818-915-2300

Architect
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818-782-2788 (t)
818-782-0111 (f)
Contact: Larry Gray

Landscape Architect / Arborist
Harmony Gardens
12224 Addison Street
Valley Village, Ca 91607
818-505-9783 (t)
818-760-7558 (f)
Contact Shelley Sparks

Septic Engineer
Larry Young
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Woodland Hills, Ca 91367
818-883-8585

Ecological Consultant
Cooper Ecological
Department Of Ecology And Evolutionary Biology
University Of California, Los Angeles
323-397-3562 (t)
Contact: Dan Cooper

Land Use Consultant
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Panorama City, Ca 91402
818-891-0495 (t)
Contact: Tim Riley

Surveyor
Chris Nelson And Associates, Inc.
31238 Via Collinas, Suite H
Westlake Village, Ca 91362
818-991-0614 (t)

SHEET INDEX

Architecture

Sheet N.	Sheet Title
Lot - 4 A-0.0	Cover Sheet
Lot - 4 A-0.1	Site Photos
Lot - 4 A-1.0	Key Plan
Lot - 4 A-1.1a	Site Plan
Lot - 4 A-1.1b	Previously Proposed Stite Plan
Lot - 4 A-1.1c	Revised Site Plan w/ Reduced H2 Habitat Impact
Lot - 4 A-1.2	Enlarged Site Plan
Lot - 4 A-1.3	Fire Department Access Plan
Lot - 4 A-2.0	Floor Pl - (leve-1)
Lot - 4 A-2.1	Floor Pl - (level-2&3)
Lot - 4 A-2.2	Roof Plan
Lot - 4 A-3.0	Elevations
Lot - 4 A-3.1	Elevations
Lot - 4 A-4.0	Site Sections (sfd-4)

1 REMOVED SHEET

Landscaping

L0	Index Sheet
L1	Native Vegetation Removal Plan
L2	Landscape Plan

Civil Engineering

Sheet 1 Of 7	Grading Plan
Sheet 2 Of 7	Existing Topography And Easements
Sheet 3 Of 7	Grading Plan
Sheet 4 Of 7	Drainage Plan
Sheet 5 Of 7	Fire Access Plan
Sheet 6 Of 7	Slope Analysis
Sheet 7 Of 7	Parcel Map 10857

Septic Engineering

See Septic Engineering Drawings

PROJECT DATA

JOB ADDRESS:	SEE AIN (ADDRESS IS NOT AVAILABLE)
LEGAL DESCRIPTION:	LOT 4 OF PARCEL MAP 10857 AS RECORD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 144 PAGES 41 TO 43
AIN:	4455-019-047
CONSTRUCTION TYPE:	V-B
SPRINKLERS	YES
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	R1-1
MAX. ALLOWABLE HEIGHT:	18'-0"
PROJECT HEIGHT:	18'-0"
REQUIRED PARKING:	2 COVERED SPACE
PARKING PROVIDED:	2 COVERED SPACE

AREA CALCULATION (PER CALIFORNIA BUILDING CODE AND LA COUNTY ZONING CODE):

GROUND FLOOR SQUARE FOOTAGE:	4186 SF
AREA OR COVERED SPACES:	760 SF
GARAGE:	450 SF
TOTAL: BUILDING AREA	**5396 SF**

AREA CALCULATION (PER ANSI Z765-2003)

BUILDING AREA:	4384 SF
LOT AREA:	166,934 SF
ALLOWABLE DEVELOPED SITE AREA	10,000 SF
PROPOSED DEVELOPED SITE AREA	9,898 SF
EASEMENT:	N/A
REQUIRED SET BACKS FOR FLAG LOTS:	FRONT YARD = 10'-0"
	SIDE YARD = 10'-0"
	REAR YARD = 10'-0"

Dworsky Architecture
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Tel: 310.411.1211
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Applicant:
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Tel: 818-915-2300

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L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

COVER SHEET

LOT - 4
A-0.0

Site Photos

7942

7945

7959

7940

7965

7948

7966

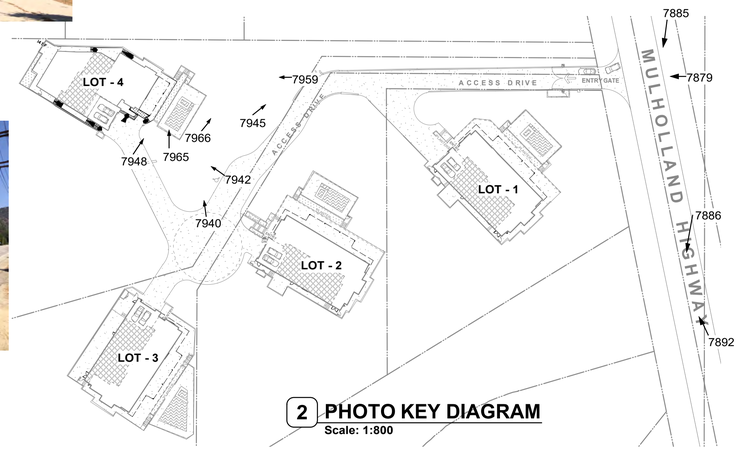
Street Photos

7879

7885

7886

7892



2 **PHOTO KEY DIAGRAM**
Scale: 1:800

Dworsky Architecture

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Muholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

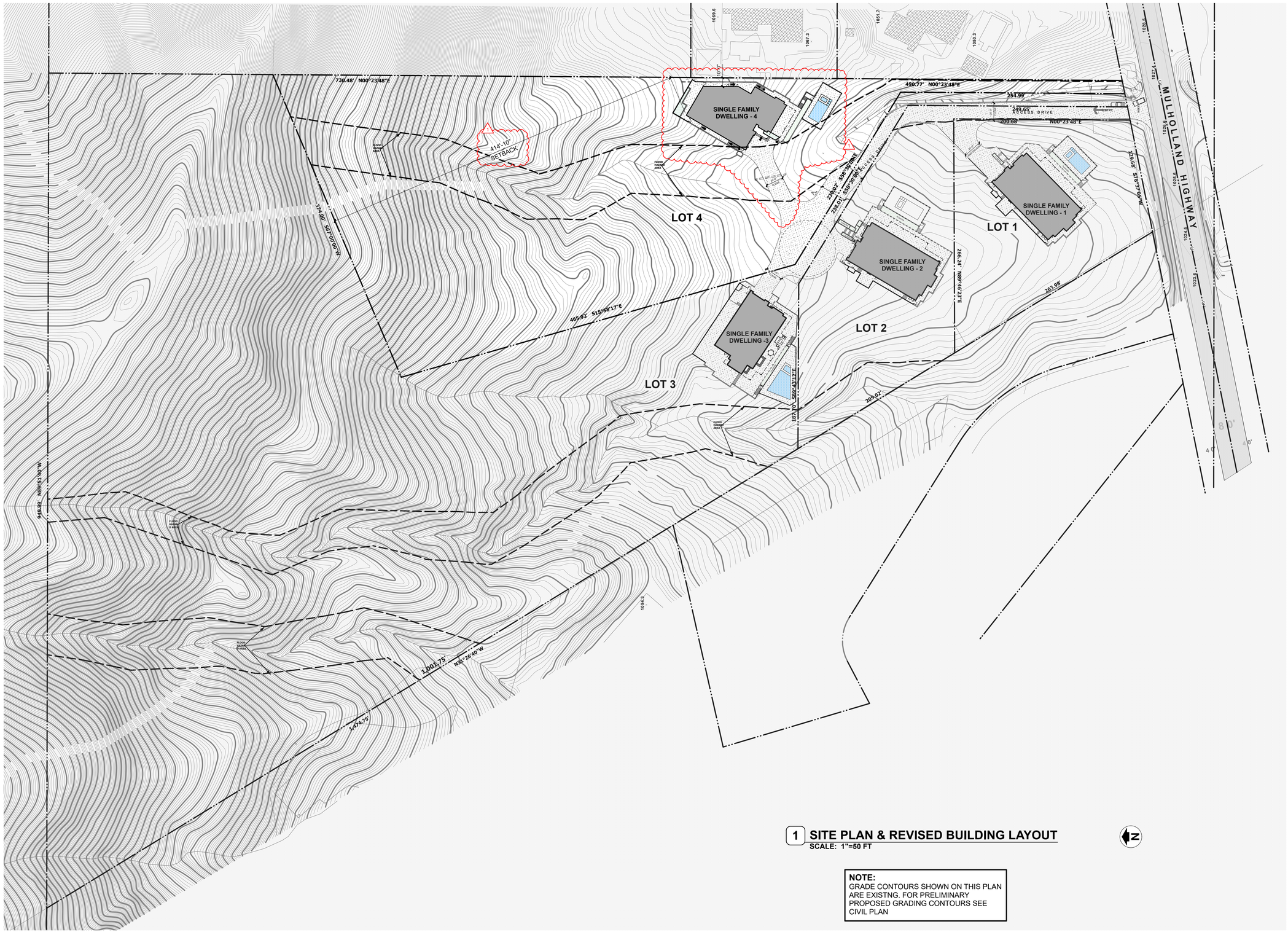
CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PHOTOS

LOT - 4
A-0.1



1 SITE PLAN & REVISED BUILDING LAYOUT

SCALE: 1"=50 FT

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

Dworsky Architecture

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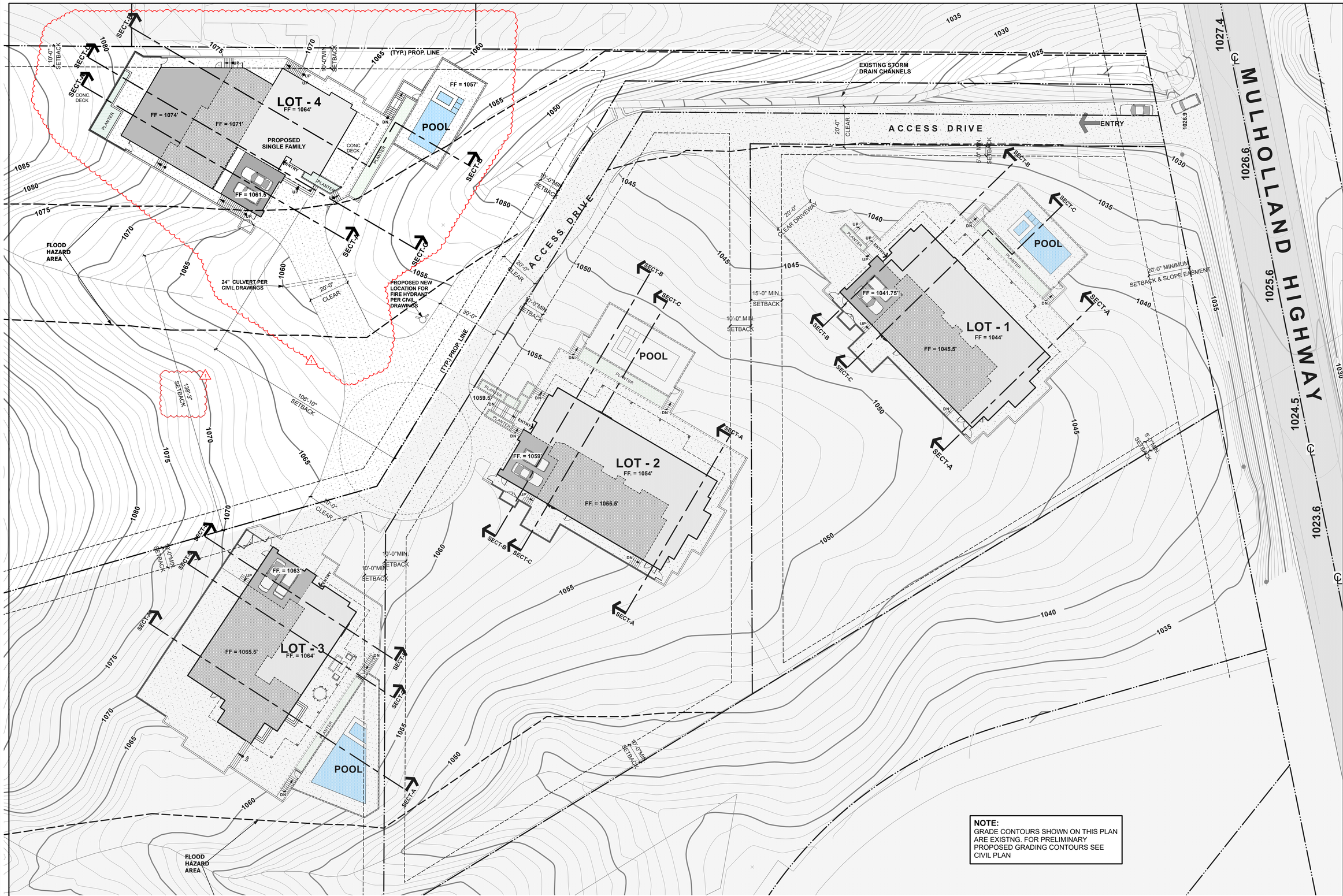
JOB #: 1805

SCALE: As Noted

SHEET:

KEY PLAN

LOT - 4
A-1.0



2 SITE PLAN
Scale: 1" = 20'-0"

Dworsky Architecture

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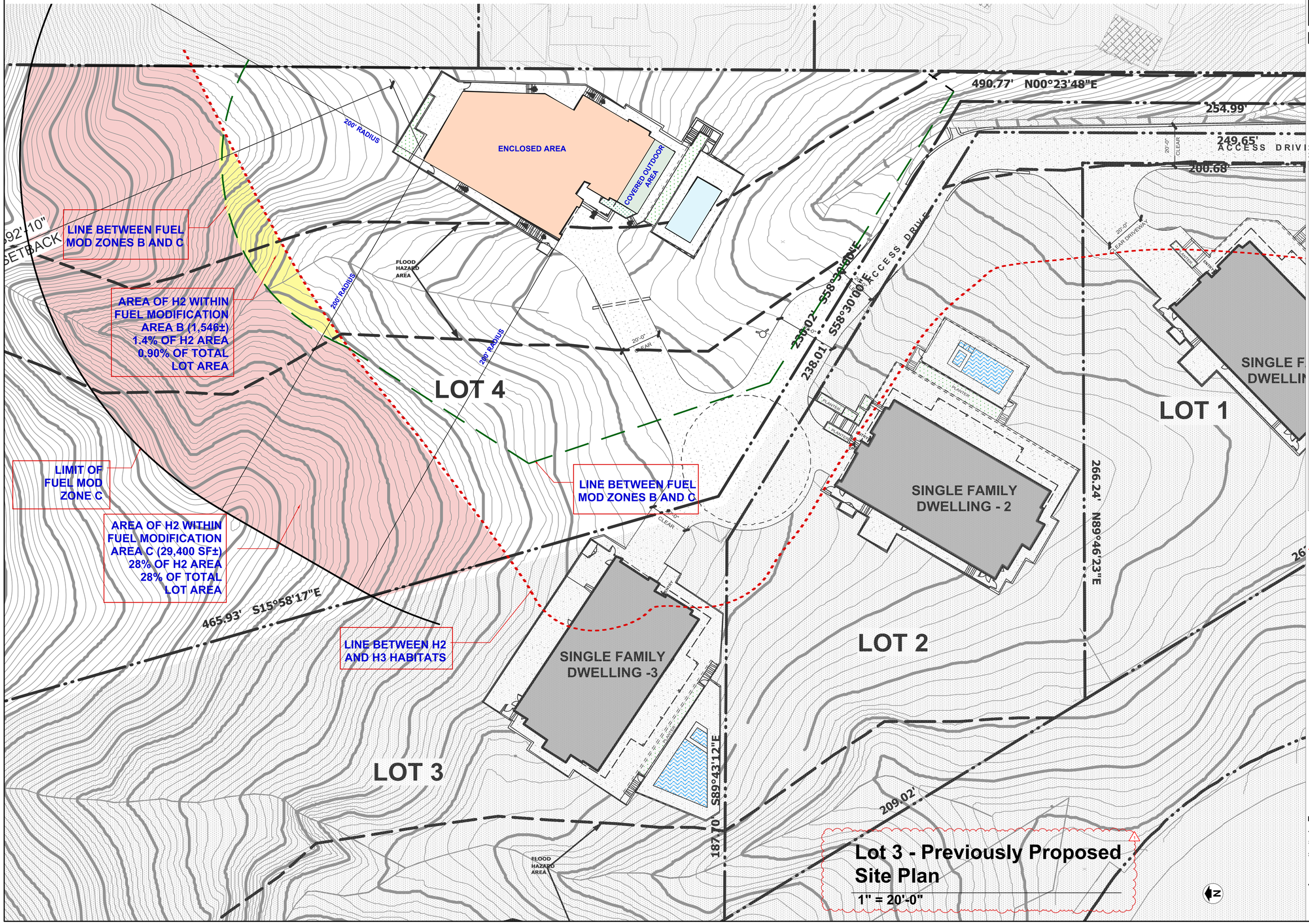
date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE PLAN

LOT - 4
A-1.1a



Lot 3 - Previously Proposed Site Plan

1" = 20'-0"

Dworsky Architecture

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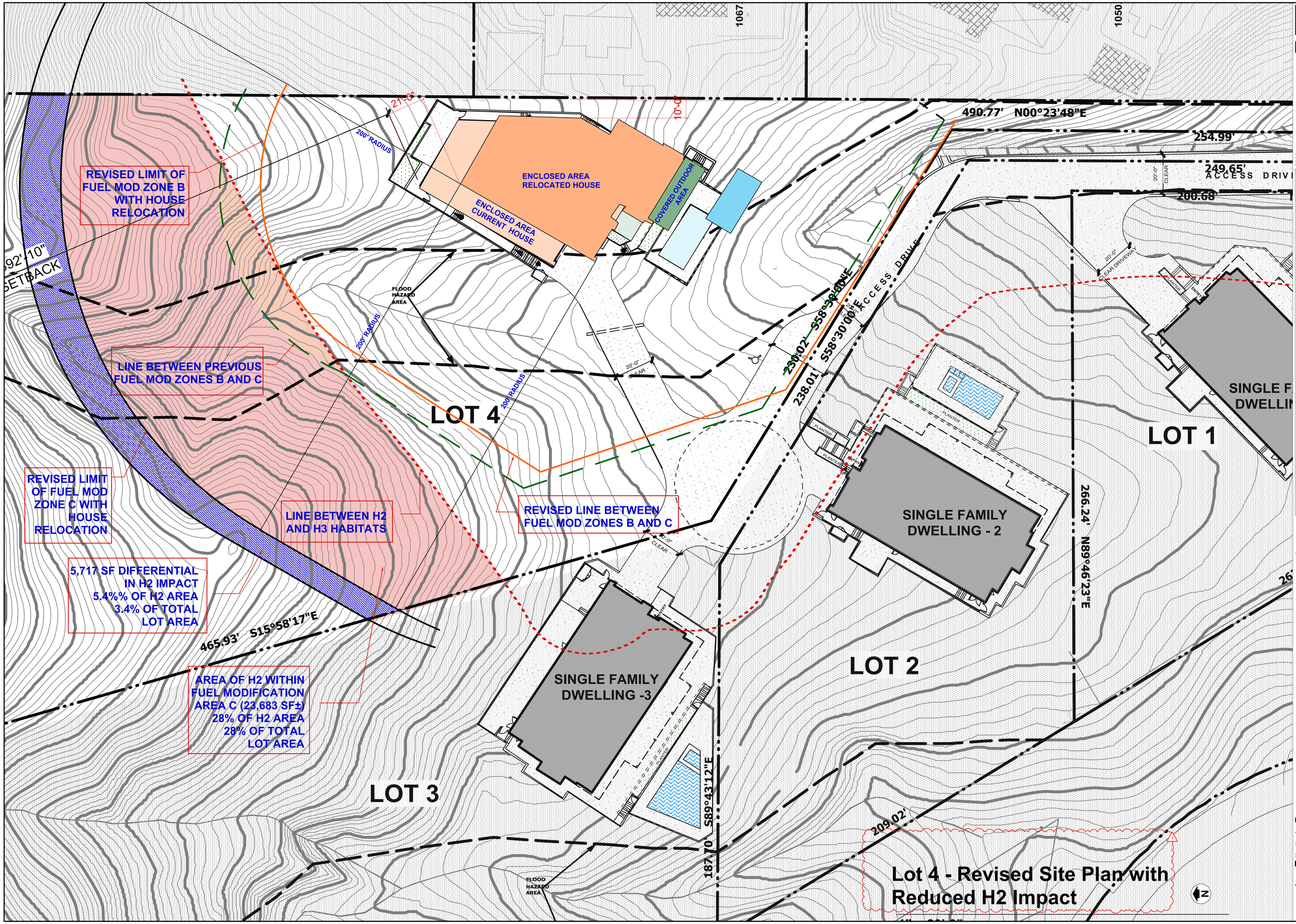
date plotted: **10/28/24**

JOB #: 1805

SCALE: As Noted

SHEET:
PREVIOUSLY PROPOSED SITE PLAN

LOT - 4
A-1.1b



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JOB #: 1805

SCALE: As Noted

SHEET:
REVISED SITE PLAN W/ REDUCED H2 HABITAT IMPACT

LOT - 4
A-1.1c

EXTERIOR LIGHT FIXTURE SCHEDULE

- L1: RECESSED SHIELDED STEP DOWN LIGHT
- L2: LANDSCAPE LIGHT SHIELDED WALL WASHER
- L3: RECESSED CEILING DOWNLIGHT
- L4: RECESSED CEILING WALL WASHER
- L5: SURFACE MOUNTED WALL SCONCE (DOWNLIGHT ONLY)
- L6: POOL LIGHT
- L7: WALL OR COLUMN MOUNTED DONWLIGHT

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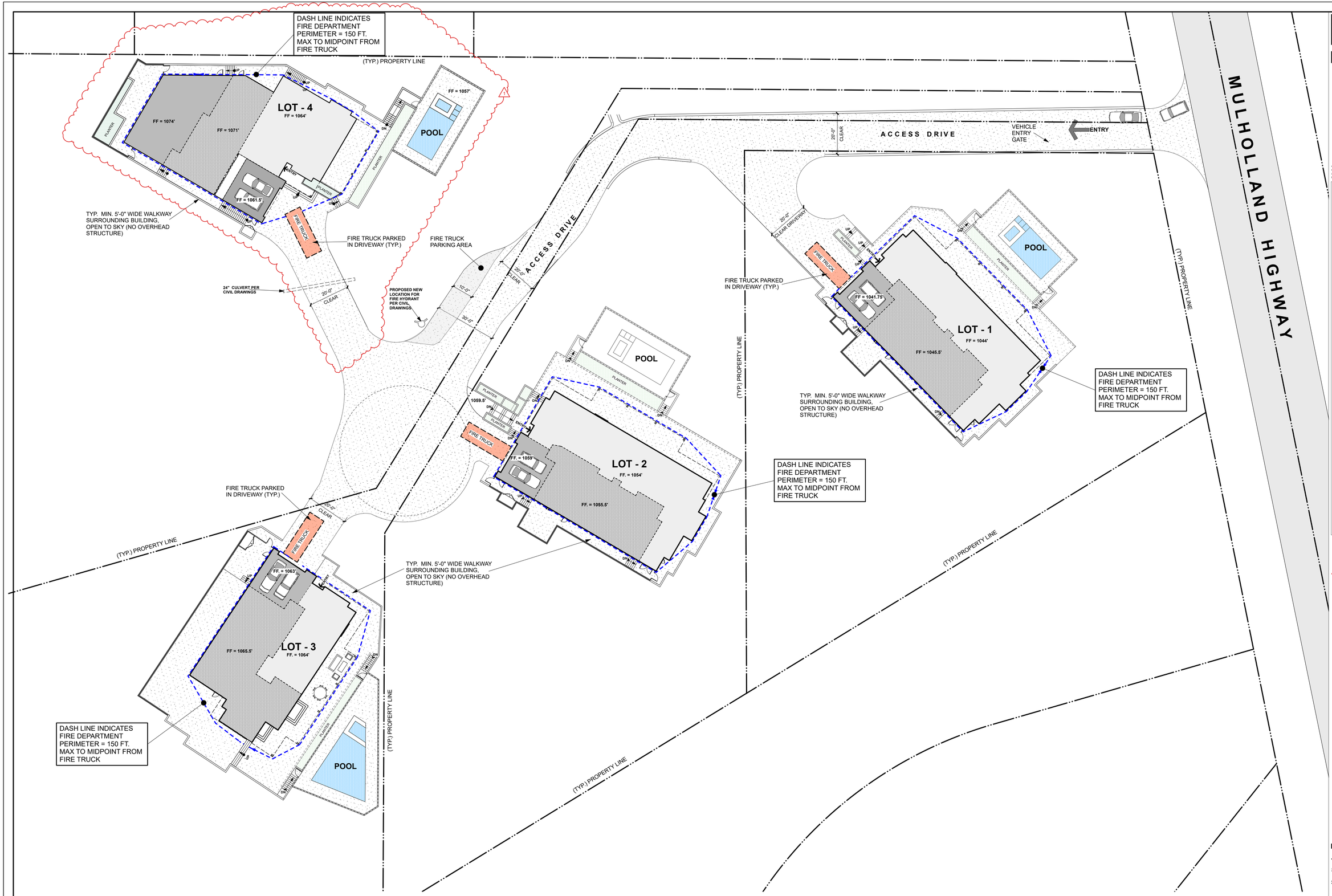
SHEET:

ENLARGED SITE PLAN

LOT - 4
A-1.2

NOTE:
GRADE CONTOURS SHOWN ON THIS PLAN ARE EXISTNG. FOR PRELIMINARY PROPOSED GRADING CONTOURS SEE CIVIL PLAN

2 ENLARGED SITE PLAN
Scale: 1/8" = 1'-0"



2 FIRE ACCESS DIAGRAM

Scale: 1" = 20'-0"

Dworsky Architecture

1405 Woodruff Ave.
Los Angeles, CA., 90024
Tel: 310.411.1211
Fax: 310.496.0107

Applicant:
Green Hills Associates, Inc.
3961 Bon Homme Rd.
Calabasa, Ca., 91302
Tel: 818-915-2300

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LOT - 4
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

	CDP Submittal	12/07/18
1	H2 Habitat Revision	10/28/24

date plotted: **10/28/24**

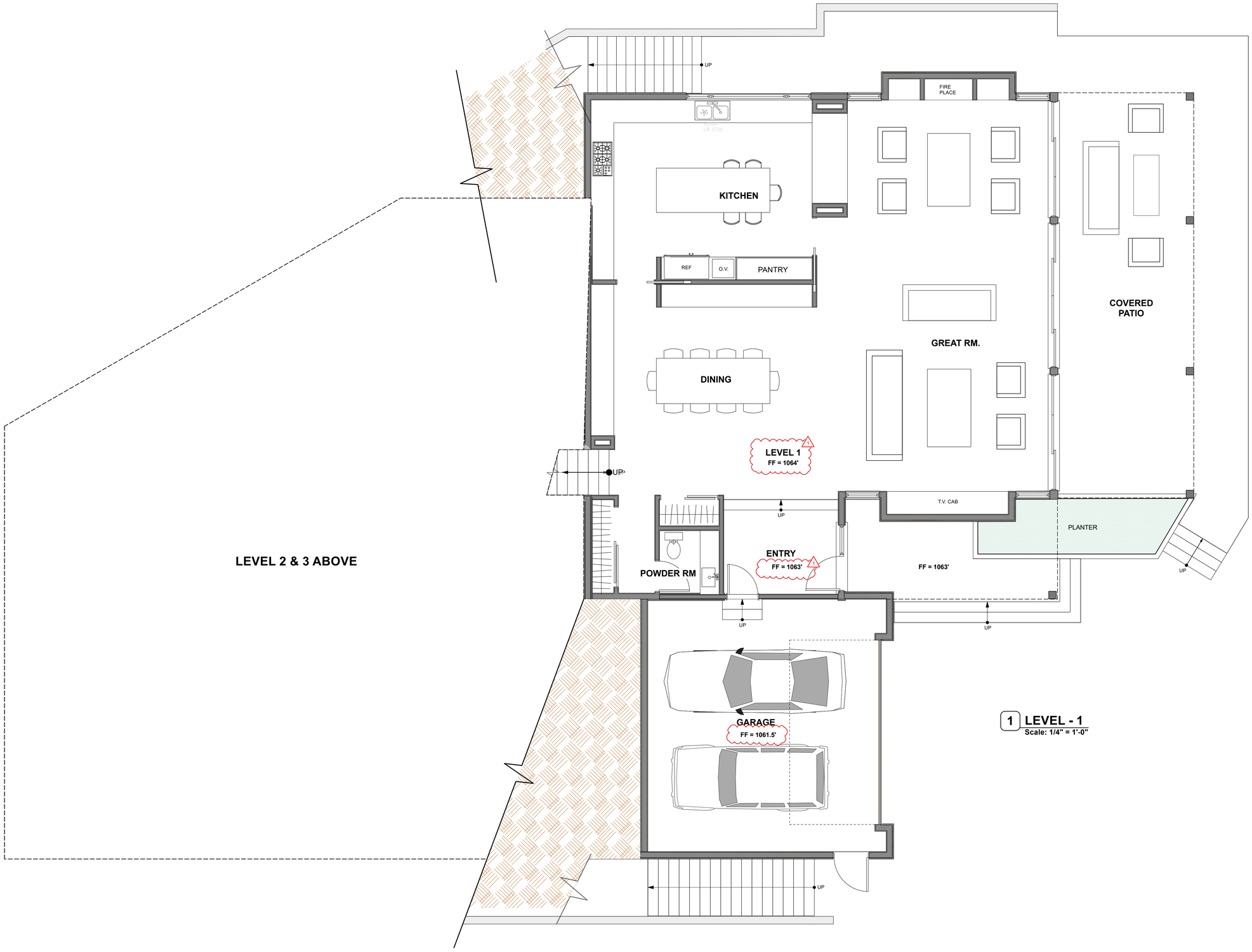
JOB #: 1805

SCALE: As Noted

SHEET:

FIRE DEPARTMENT ACCESS PLAN

LOT - 4
A-1.3



1 **LEVEL - 1**
Scale: 1/4" = 1'-0"

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Architecture

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L O T - 4
PROPOSED SINGLE FAMILY HOME
AIN 4455-019-047
Mulholland Highway, Calabassas, CA., 91302

SUBMITTALS / REVISIONS:

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date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

FLOOR PL - (LEVE-1)

LOT - 4
A-2.0

1 **LEVELS - 2 & 3**
Scale: 1/4" = 1'-0"

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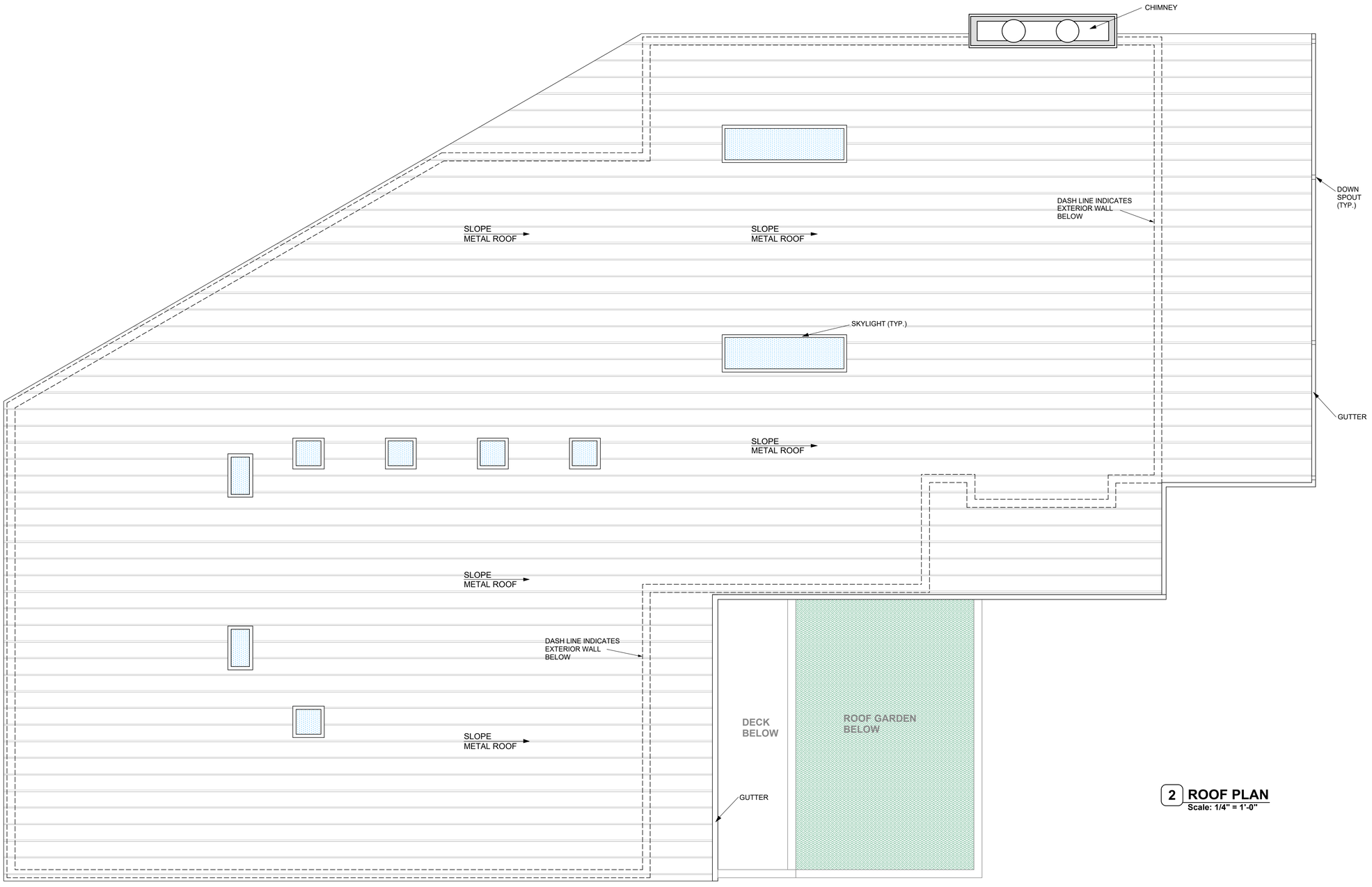
date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:
FLOOR PL - (LEVEL-2&3)

LOT - 4
A-2.1



2 ROOF PLAN
Scale: 1/4" = 1'-0"

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SUBMITTALS / REVISIONS:

CDP Submittal 12/07/18

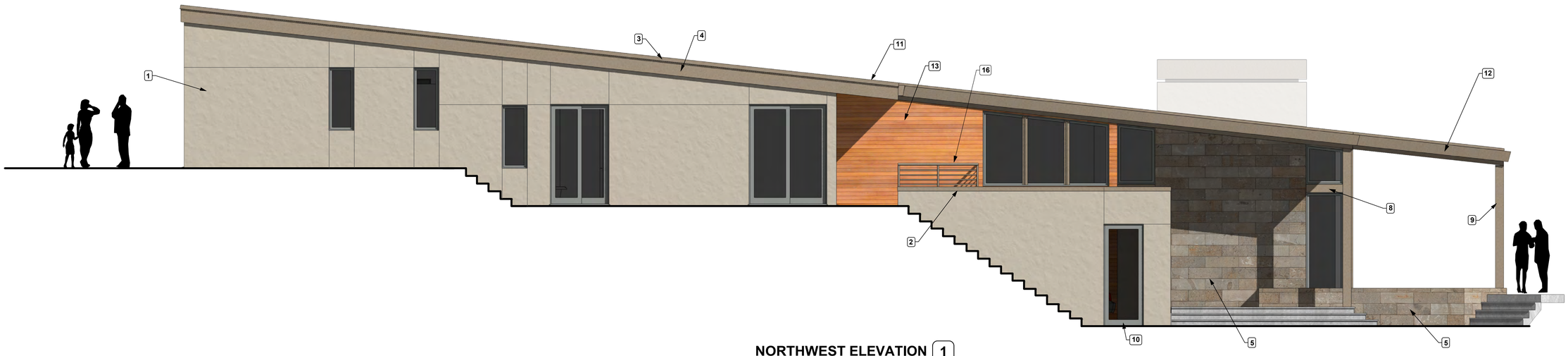
date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

ROOF PLAN

LOT - 4
A-2.2

SOUTHWEST ELEVATION 2
Scale: 1/4" = 1'-0"



NORTHWEST ELEVATION 1
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR
16. PAINTED METAL GUARDRAIL

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L O T - 4
PROPOSED SINGLE FAMILY HOME

AIN 4455-019-047
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SUBMITTALS / REVISIONS:

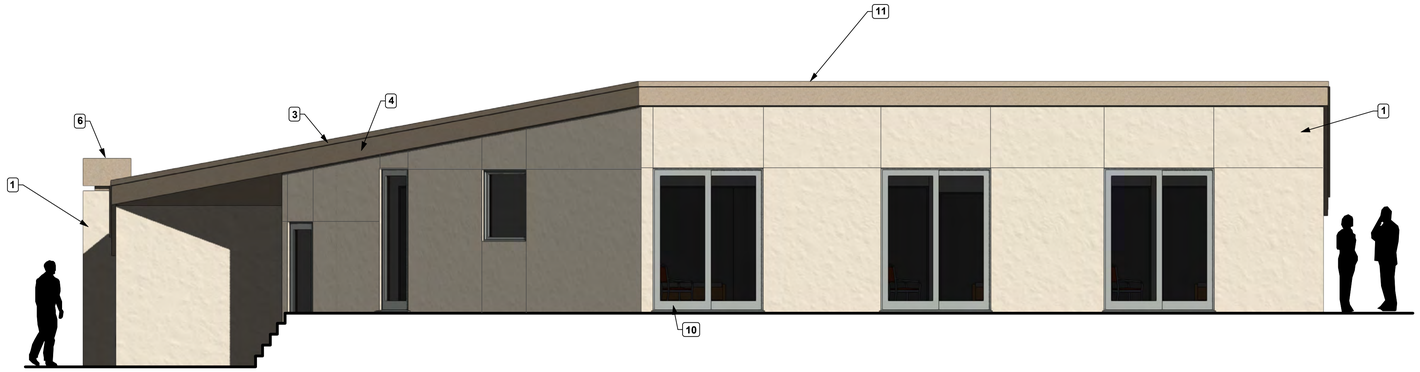
CDP Submittal 12/07/18

date plotted: **11/30/18**

JOB #: 1805
SCALE: As Noted
SHEET:

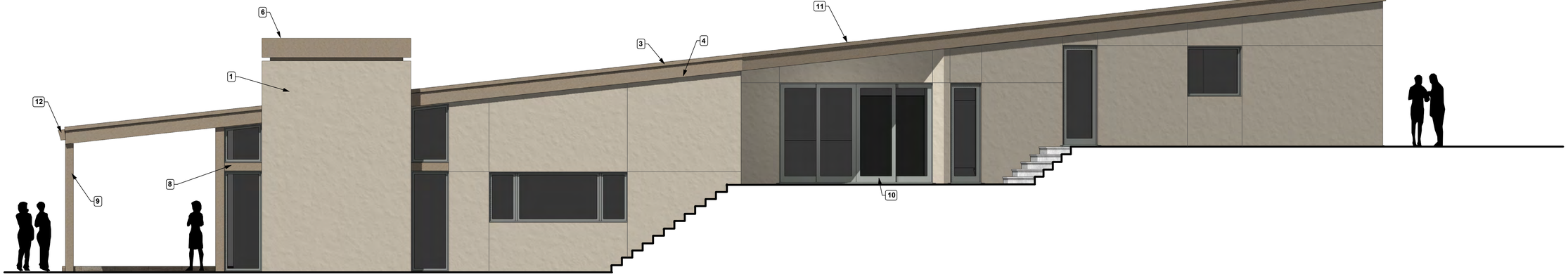
ELEVATIONS

LOT - 4
A-3.0



NORTHEAST ELEVATION 4

Scale: 1/4" = 1'-0"



SOUTHEAST ELEVATION 3

Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. EXTERIOR PLASTER WITH INTERGRAL COLOR
2. METAL PARAPET CAP (TYP.)
3. EDGE OF METAL ROOFING
4. PAINTED FASCIA BOARD AT ROOF EDGE
5. STONE CLADDING
6. CHIMNEY SHROUD - METAL
7. WOOD SIDING AT GARAGE DOOR
8. PAINTED FASCIA BOARD AT WINDOWS & SLIDING GLASS DOORS
9. PAINTED COLUMN
10. ANODIZED ALUMINUM SLIDING GLASS DOORS & WINDOWS (DARK BRONZE ANODIZED)
11. STANDING SEAM METAL ROOFING
12. METAL GUTTER OVER PAINTED FASCIA BOARD AT ROOF EDGE
13. WOOD SIDING
14. PAINTED DOOR
15. PAINTED METAL GARAGE DOOR
16. PAINTED METAL GUARDRAIL

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SUBMITTALS / REVISIONS:

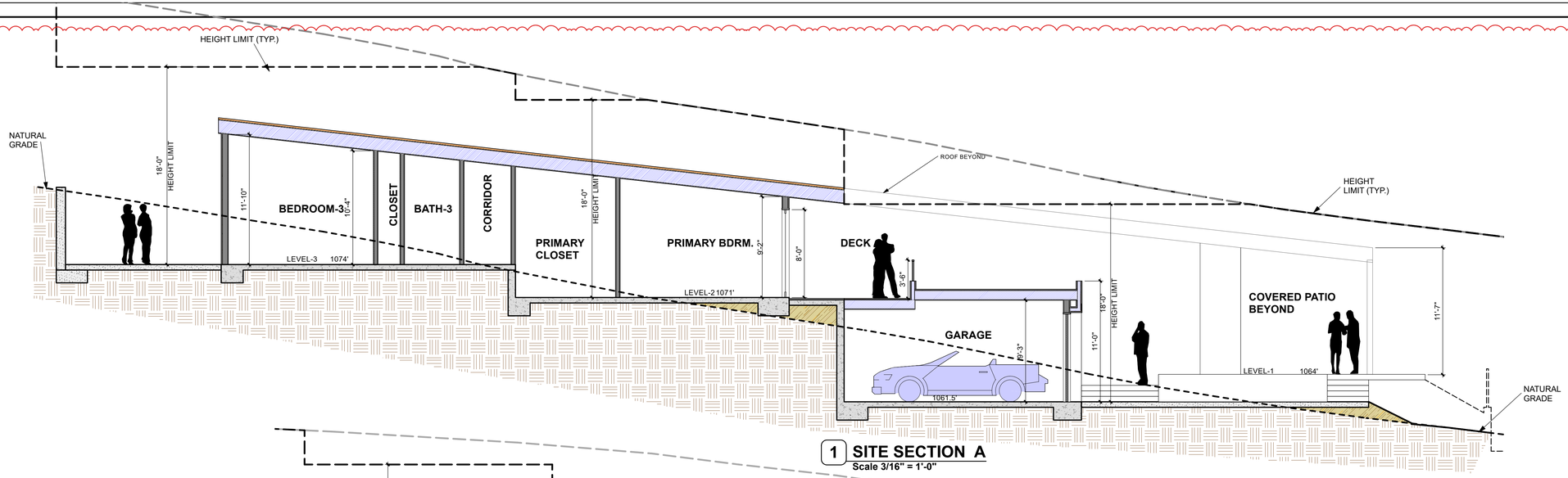
CDP Submittal 12/07/18

date plotted: **11/30/18**

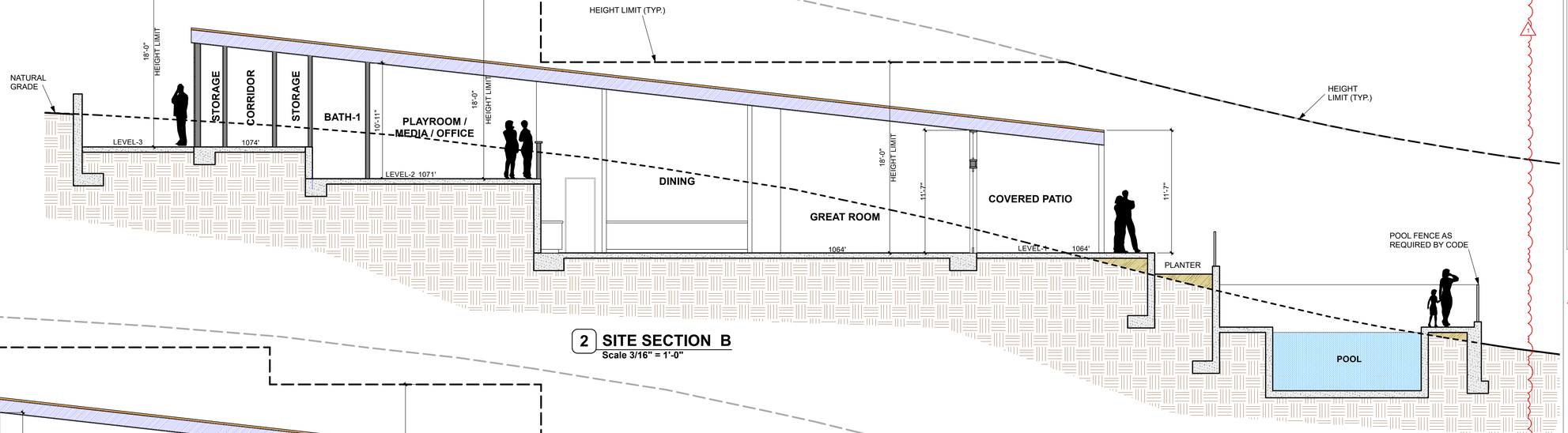
JOB #: 1805
SCALE: As Noted
SHEET:

ELEVATIONS

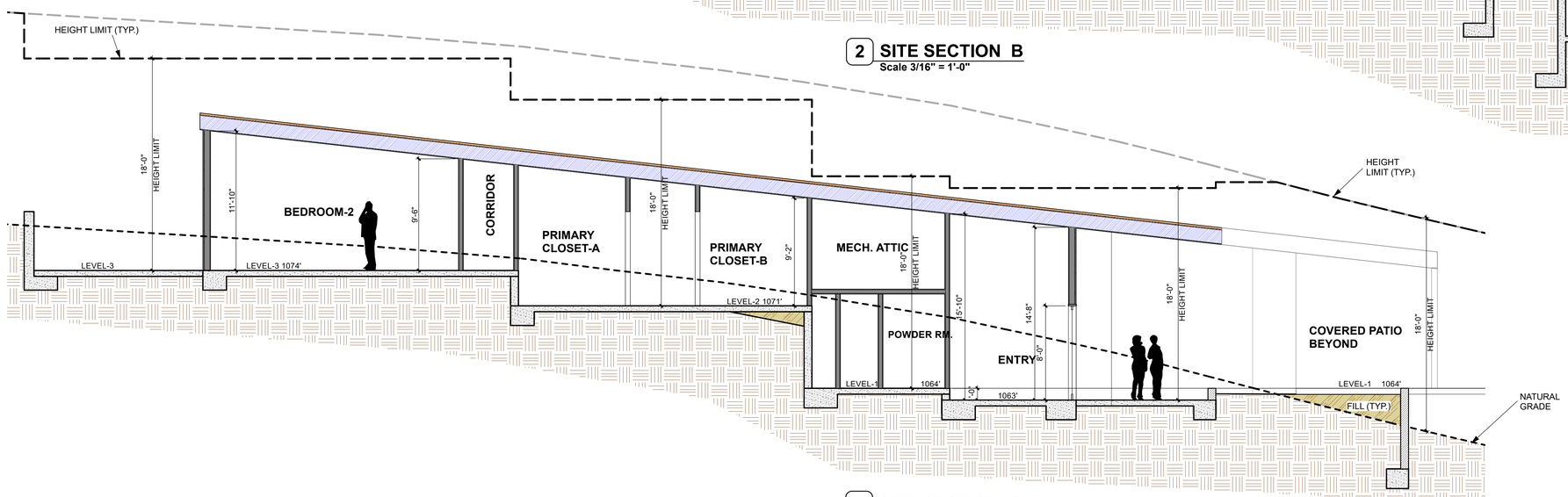
LOT - 4
A-3.1



1 **SITE SECTION A**
Scale 3/16" = 1'-0"



2 **SITE SECTION B**
Scale 3/16" = 1'-0"



3 **SITE SECTION C**
Scale 3/16" = 1'-0"

Dworsky Architecture

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date plotted: **10/28/24**

JOB #: 1805
SCALE: As Noted
SHEET:

SITE SECTIONS

LOT - 4
A-4.0

EPOCH
LAND DEVELOPMENT CONSULTANTS

28118 Agoura Road, Suite 100, Agoura Hills, CA 91301
T: (818) 991-0201

November 11, 2024

Isaac Zachary
Green Hills Associates, Inc
3961 Bon Homme Road
Calabasas, CA 91302

Re: Lot 4 Revised Earth Quantities

Isaac,

I have reviewed the revised Architectural Site Plan I received from Doug Dworsky for Lot 4 of your project on Mulholland Highway. As you know, the house and associated site features such as the retaining walls and swimming pool were relocated southerly on the site, or closer to Mulholland Highway. I have compared the revised location of the proposed house and associated site features to the Grading Plan previously prepared and submitted to the County to determine what the changes to the earthwork quantities are due to the relocation. The results are as follows:

- The cut for the house is reduced by 45 cubic yards to 939 cubic yards. The over-excavation stays the same. The result is the total cut is now 2,334 cubic yards.
- The fill for the house increases by 55 cubic yards. The fill for the over-excavation stays the same. The result is the total fill is now 1,939 cubic yards.
- The total combined cut and fill is now 4,273 cubic yards.
- The cut for the access road and driveway is unchanged.
- The fill for the access road and driveway is reduced by 25 cubic yards. The result is the total fill for the access road and the driveway is now 194 cubic yards.
- The combined cut and fill for the access road and driveway is now 577 cubic yards.

I have attached a copy of the revised earthwork table from sheet 1 of the Grading Plan that reflects the updated Grading Quantities.

Please review and let me know if you have any questions.

Sincerely,

Steven Demsher, P.E
Director of Civil Engineeering

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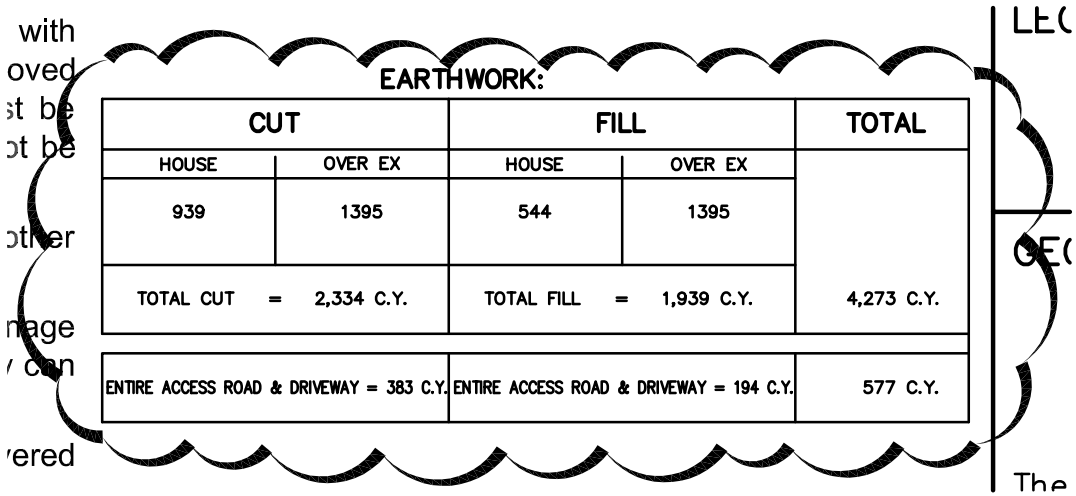

EARTHWORK:

CUT		FILL		TOTAL
HOUSE	OVER EX	HOUSE	OVER EX	
939	1395	544	1395	
TOTAL CUT = 2,334 C.Y.		TOTAL FILL = 1,939 C.Y.		4,273 C.Y.
ENTIRE ACCESS ROAD & DRIVEWAY = 383 C.Y.		ENTIRE ACCESS ROAD & DRIVEWAY = 194 C.Y.		577 C.Y.

LEC

GEO

The