



County of Los Angeles

February 3, 2026

Dawyn R. Harrison
County Counsel

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Board of Supervisors

Hilda L. Solis
Supervisor, First District

**Re: Project No. 2019-000010-(3)
(11/25/25 Board Agenda; Item No. 3)**

Holly J. Mitchell
Supervisor, Second District

Dear Supervisors:

Lindsey P. Horvath
Supervisor, Third District

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit Nos. RPPL2019000016-(3), RPPL2019000017-(3), RPPL2019000018-(3), and RPPL2019000019-(3) to authorize 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 located at 24937 Mulholland Highway in the Santa Monica Mountains Planning Area applied for by Isaac Zachary. At the conclusion of the public hearing, your Board indicated its intent to deny the appeal and approve the project with two additional conditions of approval. Enclosed are the findings and conditions for your consideration.

Janice Hahn
Supervisor, Fourth District

Kathryn Barger
Supervisor, Fifth District



Very truly yours,

DAWYN R. HARRISON
County Counsel

By 
KATHY PARK
Deputy County Counsel

APPROVED AND RELEASED:



ROBERT C. CARTWRIGHT
Senior Assistant County Counsel

KP:ll
Enclosures

c: Joseph M. Nicchitta, Acting Chief Executive Officer
Edward Yen, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016-(3)
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199-(3)**

1. The Los Angeles County (County) Board of Supervisors (Board) conducted a duly-noticed public hearing on the appeal of Project No. 2019-000010-(3) (Project), consisting of Minor Coastal Development Permit No. RPPL2019000016-(3) (Minor CDP) and Environmental Assessment No. RPPL2023001199-(3) (Environmental Assessment) on November 25, 2025. The Environmental Assessment is related to three other Minor CDP projects also applied for by the same applicant as the Project Nos. RPPL2019000017-(3) (referred to as Lot 2), RPPL2019000018-(3) (referred to as Lot 3), and RPPL2019000019-(3) (referred to as Lot 4) (collectively, the Related Projects). The County Regional Planning Commission (Commission) conducted a duly-noticed public hearing on the Project and the Related Projects on July 23, 2025. A County Department of Regional Planning (Regional Planning) Hearing Officer previously approved the Project at a public hearing on May 6, 2025.
2. Isaac Zachary (Applicant) 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 on-site wastewater treatment system (OWTS) with 4,338 cubic yards of grading on a 1.0-acre property, 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 re-mapped as recommended by the County Environmental Review Board (ERB), resulting in approximately 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat (as those habitat categories are defined in Los Angeles County Code (County Code) Section 22.44.1810).
3. 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. Pursuant to 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.
4. The existing parcel and paved driveway were authorized by Parcel Map 10857 and Coastal Development Permit No. P-80-6480 in 1981.

5. 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).
6. 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.
7. Surrounding zoning within a 500-foot radius of the Project Site includes:

North:	R-C-20;
South:	R-C-20 and R-C-2 (Rural Coastal—2 Acre Minimum Required Lot Area);
East:	R-C-20 and R-C-2; and
West:	R-C-20.
8. Surrounding land uses within a 500-foot radius of the Project Site include:

North:	Open space;
South:	Single-family residences;
East:	Single-family residences; and
West:	Single-family residences.
9. 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 Applicant's biologist and the Regional Planning staff biologist (Staff Biologist), the ERB recommended the on-site habitat be re-mapped, 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.
10. 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.
11. The Applicant 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 the 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 recompacting 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 ERB's recommended re-mapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

12. Regional Planning staff (Staff) received numerous letters in 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 the general position that the four dwelling units proposed by the Project and Related Projects present inappropriate density in the area.
13. Prior to the Commission's hearing of the Project, Staff received the following recommendations from County departments, which are incorporated as a part of the conditions of approval:
 - A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended the Project proceed to a public hearing without conditions.
 - B. The County Department of Public Health, in a letter dated July 29, 2019, recommended 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 to the Project.
 - C. The County Fire Department, in a letter dated July 31, 2019, recommended 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 to the Project.
 - D. The County Department of Public Works, in a letter dated July 31, 2019, recommended 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 to the Project.
14. 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 the Related Projects on three adjoining parcels.

15. A duly-noticed public hearing was scheduled before the Hearing Officer on May 28, 2024, but was not heard and continued numerous times to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. At the public hearing on May 6, 2025, Staff gave a presentation recommending approval of the Project. 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.
16. On May 13, 2025, the Las Virgenes Homeowners Federation (LVHF or Appellant) appealed the Hearing Officer's decision to approve the Project pursuant to the provisions of County Code Section 22.44.970. LVHF cited the following concerns for the appeal:
 - A. The MND and the MMRP associated with the Environmental Assessment did not reduce the Project's impact to less than significant;
 - B. Inconsistencies with the provisions of the LCP significantly impacting coastal resources; and
 - C. Increased fire danger, impacts to local wildlife, and potential impacts to H2 Habitat from fuel modification.
17. A duly-noticed public hearing was held before the Commission on July 23, 2025. 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 Project. After a brief discussion, the Commission voted to close the public hearing, deny the appeal, and approve the Project and the Related Projects.
18. On August 4, 2025, Appellant timely appealed the Commission's decision based on the following:
 - A. Increased fire danger to existing and future residents in a Very High Fire Hazard Severity Zone;
 - B. Negative impact to local wildlife, especially by hindering north-south wildlife movement across the Project Site;
 - C. Excessive impacts to H2 Habitat from fuel modification;

- D. Potential for a significant environmental impact under CEQA requiring an environmental impact report; and
 - E. Inconsistencies with the provisions of the Santa Monica Mountains LCP because it significantly impacts coastal resources.
19. On November 25, 2025, the Board held a duly-noticed public hearing on the appeal. Supervisor Lindsey Horvath recused herself from the public hearing pursuant to Government Code section 84308, because she received a contribution or contributions of more than \$500 within the past 12 months from Roger Pugliese, who is a party, participant, or an agent of a party or participant in the proceeding. Supervisor Horvath left the Board meeting room before the discussion of the item. Staff recommended that the Board deny the appeal and uphold the Commission's approval of the Project. Both the Appellant and Applicant addressed the Board, followed by responses to questions from the Board by Staff.
- A. On behalf of the Appellant, Joan Slimocosky asked the Board to support the appeal, citing the Project and Related Projects are a maximization of development that lacks protection for sensitive habitat and the avoidance of hazards. Ms. Slimocosky also stated the LVHF supports resource conservation over development and feels the County has not achieved conformity with the LCP, and urged the Board to require that Regional Planning further review the Project.
 - B. On behalf of the Applicant, Eliza Paster addressed the Board, objecting to any suggestion of a continuance as there have already been 11 hearings on the Project by the County in violation of the Housing Accountability Act. Ms. Paster emphasized that the Project and Related Projects are infill projects, surrounded by development on all three sides, with existing road and grading on-site. She quoted Commissioner O'Connor (of the Commission), who previously stated, "if you're going to talk about resource conservation, you would want to put whatever new development is going in this area rather than having it sprawling into other areas of the mountains." Ms. Paster also referenced a letter in the record from Bob Holloway, a retired Los Angeles County Fire Department Captain, who stated that currently the site for the Project and Related Projects is an open field where fire can race through but if homes are built to standards above and beyond the existing code with measures like fire sprinklers on the roof, fire risk in the area would be reduced. Ms. Paster pointed out the proposed homes are smaller than the average size of the homes in the area, which is about 4,200 square feet.
 - C. Board Chair Kathryn Barger asked Regional Planning about the following:
 - i. The range of existing home sizes within 700 feet of the Project and how those home sizes compared to the Project;

- ii. Design elements incorporated to mitigate impacts to the H2 Habitat fuel modification; and
 - iii. Coordination efforts to modify the Project's design and how it has evolved.
- D. Tyler Montgomery, Principal Planner at Regional Planning, provided the following responses to the Board:
- i. There are 28 homes on 38 properties within a 700-foot radius of the Project and Related Projects. The 28 homes have an average size of 4,224 square feet. By comparison, the homes proposed in the Project and Related Projects range from 3,291 to 4,186 square feet in size, which is less than the average size home in the immediate area and are thus compatible with the surrounding area.
 - ii. Lots 1 and 2, which are small lots, require fuel modification on the entire lot to meet the Fire Department's 200-foot fuel modification requirement. Off-site fuel modification will not impact properties to the east and west because those properties are mapped H3 Habitat, which is less sensitive than H2 Habitat. With respect to Lot 3, impact to H2 Habitat was reduced by 4,000 square feet with Regional Planning's direction to reduce the proposed home by 20 percent in square footage. Further reduction in home size would result in diminishing returns for H2 Habitat, and Staff believes the proposed home sizes reflect a satisfactory balance between development and preservation. As to Lot 4, upon Staff's recommendation, the proposed home is placed at the farthest possible location from H2 Habitat to ensure no direct development or irrigated fuel modification propose within H2 Habitat. Furthermore, conditions of approval for the Project and Related Projects require a habitat restoration plan for previously disturbed areas and payment to a habitat in lieu fee or direct restoration on- or off-site.
 - iii. During the public hearing process, the Applicant coordinated with Staff to address concerns raised by the Cold Creek Community Council. This resulted in the redesign of the proposed homes on Lots 3 and 4. The footprint and square footage of the home on Lot 3 was reduced by 20 percent, and the proposed home on Lot 4 was moved approximately 20 feet to the south. These actions reduced the proposed fuel modification within H2 Habitat by 4,264 square feet on Lot 3 and 5,717 square feet on Lot 4. Additionally, in response to concerns expressed by the Santa Monica Mountains Conservancy, Staff modified conditions of approval to include a 45-foot-wide wildlife movement corridor dedication adjacent to the western boundary of the Project and

Related Projects. Staff also required good neighbor construction practices as a condition of approval that include notification and consultation with neighboring property owners at least two weeks prior to any construction activities. The resulting Project and Related Project are thus more consistent with numerous goals and policies of the LCP.

20. During public comment at the Project's public hearing before the Board, four speakers opposed the Project and Related Projects on the basis of fire concerns, opposition to maximization of the building areas, and resource protection. Three speakers spoke in favor of the Project and Related Projects, which included statements of assured compliance with the conditions of approval by the Applicant, clarification that the proposed homes have not been maximized by the architect, and highlighting of the various fire-safe features of the proposed construction. One other member of the community spoke in favor by requesting consideration of a homeless family to be housed at one of the proposed homes.
21. After hearing public comments and correspondence on the Project, Chair Barger first recognized that the Hearing Officer and the Commission previously approved the Project and Related Projects, and indicated that the additional conditions recommended by Staff and agreed to by Applicant would address the concerns raised in the appeal and minimize construction impacts to the neighborhood without downsizing or rendering the Project and Related Projects infeasible. The Board thereafter closed the public hearing, found that the Project will not have a significant impact on the environment with the implementation of the proposed mitigation measures, indicated its intent to deny the appeal and uphold the Commission's approval of the Project as amended with two additional conditions of approval, and directed County Counsel to prepare the final findings and conditions for the Board's consideration.
22. The Board finds that in order to minimize construction impacts to the neighborhood, the Applicant shall submit a Revised Exhibit "A" to the Director of Regional Planning (Director) within 30 days after the Board's final approval of the Project (as defined in the condition of approval) depicting an enhanced landscaping buffer of at least three feet in width along the portion of the eastern property line that adjoins any structure on the neighboring property at 24879 Mulholland Highway, Calabasas. The Applicant shall coordinate with the neighboring property owner regarding the height of the additional landscaping, which shall be subject to the satisfaction and approval of the Director. Additionally, the Applicant shall implement the following good-neighbor construction practices:
 - A. Pre-Construction Notice: At least two weeks before construction starts, Applicant shall provide a courtesy notice to property owners within a 1,000-foot radius of the Project Site that includes the tentative construction schedule, work hours, and any haul routes;

- B. Single Point of Contact: Applicant shall maintain one dedicated point of contact during the full construction period and shall post a sign on the Project Site adjoining Mulholland Highway that is at least four feet above ground level, and at least two feet in width and three feet in length, that includes the person's name, phone number, and email address;
 - C. Construction Hours: Applicant shall limit construction activities to the hours allowed by the County Code;
 - D. Worker Parking: During all construction hours, Applicant shall ensure that all crew vehicles are parked on-site or in designated areas, with no parking in any public right-of-way;
 - E. Dust Mitigation: Applicant shall use water trucks as needed, cover stockpiles, stabilize Project Site entrances, enforce a 15-mile per hour on-site speed limit, and comply with all dust mitigation standards required by the County Code; and
 - F. Dark-Sky Compliant Lighting: During construction, Applicant shall only use shielded, downward-aimed, motion-activated security lighting with no constant illumination.
23. The Board finds the Project is consistent with the goals and policies of the LUP because the Rural Land 20 land use designation is intended for appropriately sized single-family residential uses on large lots and, therefore, a single-family residence is permitted under this designation.
24. The Board finds the Project would be consistent with the following policies of the LUP:
- A. Conservation and Open Space Element
 - a. Policy CO-108: Site and design new development to minimize the amount of grading and the alteration of natural landforms.
 - b. Policy CO-109: Site and design new development to protect natural features and minimize removal of natural vegetation.
 - c. 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.

B. Land Use Element

- a. Policy LU-33: Require that new development be compatible with the rural character of the area and the surrounding natural environment.
 - b. Policy LU-38: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
 - c. The Project Site is visible from Mulholland Highway, which is a designated scenic 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.
25. The Board finds 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 22.44.1260 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.
26. The Board finds 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.
27. The Board finds 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.
28. The Board finds 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.

29. The Board finds 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.
30. The Board finds 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 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 re-mapping.
31. The Board finds 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 Applicant's habitat restoration plan.
32. The Board finds the Project is consistent with the biological resource requirements of County Code Section 22.44.1800, et. seq. The Applicant's biological assessment was reviewed by the Staff Biologist and the ERB, which 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 Project 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. The ERB's recommended modifications have been included in the Project's conditions of approval.
33. The Board finds 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 removing and recompacting the underlying unstable pad, would occur mostly within a level,

previously cleared area. Additionally, the Project is appropriately conditioned to restrict grading from starting during the defined rainy season.

34. The Board finds 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.
35. The Board finds 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.
36. The Board finds 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.
37. The Board finds the Project is consistent with the standards identified in County Code Section 22.44.1920 with respect to grading and vegetation removal. To minimize impacts to the immediate resources while providing for fire safety, the Project follows the habitat re-mapping recommended by ERB, which would result in 0.5 acres of H3 Habitat and 0.5 acres of H2 Habitat on the Project Site. The building area, as well as areas of brush clearance, is designated as H3 and H2 Habitat, as development within the H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. Approximately half of the proposed residence would be located in H3 Habitat with some fuel modification, grading, and the OWTS to be located within the H2 Habitat. The Board finds this encroachment into H2 Habitat is unavoidable given the proximity of existing H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification.
38. The Board finds the Project is consistent with the standards identified in County Code Section 22.44.1950 (Mitigation). As 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), the Project's conditions of approval will require these impacts to be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan to be approved by the Director at a later date but before grading and construction can occur.
39. The Board finds it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

40. The Board finds the proposed development is in conformity with the certified LCP. As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains LCP, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.
41. The Board 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; therefore, coastal access requirements do not apply.
42. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment. The Board further finds the MND and MMRP reflect its independent judgment and analysis.
43. The Board finds that, pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Daily News*), and property posting. Additionally, the Project was noticed, and case materials were made available on Regional Planning's website. On October 23, 2025, a total of 81 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. 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 LIP requirements (County Code Section 22.44.1440).
44. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the County Department of Regional 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The Board finds the proposed development is in conformity with the certified local coastal program.
- B. The Board 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 BOARD OF SUPERVISORS:

1. Certifies the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation;
2. Denies the appeal of the Project by Appellant; and
3. Approves Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000016-(3) and Environmental Assessment No. RPPL2023001199-(3), subject to the attached conditions of approval.

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

1. This grant is for Minor Coastal Development Permit (Minor CDP) No. RPPL2019000016-(3) (Project) to construct a new single-family residence on a 1.0 acre property located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone (Project Site), subject to the following conditions of approval (Condition or Conditions).
2. Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County (County) Department of Regional Planning (Regional 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 this grant have been recorded as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 10, 12, and 13. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to the Los Angeles County Code (County Code) Sections 22.222.230.F and 22.240.060.F. Notwithstanding the foregoing, the date of final approval is subject to the following:
 - A. As the Minor CDP authorized by the County is subject to appeal to the California Coastal Commission (Coastal Commission), pursuant to County Code Section 22.44.1050.A.2, in the event such an appeal is filed, this grant shall not be operable and the date of final approval shall not take effect until the Coastal Commission affirms the authorization of the Minor CDP by the County pursuant to its procedures. Should the Coastal Commission find a substantial issue with the Minor CDP in response to the appeal, the Minor CDP and this grant shall be null and void; and
 - B. Pursuant to County Code Section 22.44.1090.B, the Minor CDP, which is appealable to the Coastal Commission, shall become effective at the close of business on the 10th business day following the date of receipt of the notice of the County's final action on the Minor CDP by the Executive Director of the Coastal Commission, unless a valid appeal is filed prior to the effective date and time, or the notice of final action does not meet the requirements of the Local Implementation Program.

5. The Applicant 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 grant, 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 Applicant of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event any claim, action, or proceeding as described above is filed against the County, the Applicant shall, within 10 days of the filing, make an initial deposit with Regional Planning in the amount of \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Applicant or Applicant's counsel.
 - A. 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. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Applicant, 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 Applicant according to County Code Section 2.170.010.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall record the terms and Conditions of this 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 Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of this grant and its Conditions to the transferee or lessee of the subject property.
9. This grant shall expire unless used within two years from the date of final approval of this 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.

10. 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 Applicant 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 Applicant shall deposit with the County the sum of \$456. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the Applicant's compliance with the Conditions of approval. The fund provides for one inspection after three years have elapsed.
11. 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 consent of the Applicant, pursuant to Regional Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.
12. 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 Applicant shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. The Applicant shall remit processing fees at the County Recorder, 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 (CDFW), pursuant to section 711.4 of the California Fish and Game Code, the Applicant 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 (MND) plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. The Applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) associated with Environmental Assessment No. RPPL2023001199-(3) (Environmental Assessment), which are incorporated by this reference as if set forth fully herein. The Environmental

Assessment is also related to Minor CDP Nos. RPPL2019000017-(3), RPPL2019000018-(3), and RPPL2019000019-(3) requested by Applicant.

15. Within 30 days of the date of final approval of this grant by the County, the Applicant shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the MND for the Project, in the office of the Recorder. Prior to recordation of the covenant, the Applicant shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Applicant shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the Applicant's compliance with the required mitigation measures.
16. The Applicant shall deposit an initial sum of \$6,000 with Regional Planning within 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 Applicant shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
17. 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 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 County Code Sections 22.44.1130 and/or 22.44.1140.
18. 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).
19. 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.
20. 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).
21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
22. Within 30 days after the date of final approval, the Applicant shall submit a Revised Exhibit "A" to the Director depicting an enhanced landscaping buffer of at least three feet in width along the portion of the eastern property line that

adjoins any structure on the neighboring property at 24879 Mulholland Highway, Calabasas. The Applicant shall coordinate with the neighboring property owner regarding the height of the additional landscaping, which shall be subject to approval by the Director. Compliance with this Condition shall be to the satisfaction of the Director.

23. The Applicant shall implement the following good-neighbor construction practices:
 - A. Pre-Construction Notice: At least two weeks before construction starts, the Applicant shall provide a courtesy notice to property owners within a 1,000-foot radius of the Project Site that includes the tentative construction schedule, work hours, and any haul routes;
 - B. Single Point of Contact: The Applicant shall maintain one dedicated point of contact during the full construction period and shall post a sign on the Project Site adjoining Mulholland Highway that is at least four feet above ground level, and at least two feet in width and three feet in length, that includes the person's name, phone number, and email address;
 - C. Construction Hours: The Applicant shall limit construction activities to the hours allowed by the County Code;
 - D. Worker Parking: During all construction hours, the Applicant shall ensure that all crew vehicles are parked on-site or in designated areas, with no parking in any public right-of-way;
 - E. Dust Mitigation: The Applicant shall use water trucks as needed, cover stockpiles, stabilize Project Site entrances, enforce a 15-mile per hour on-site speed limit, and comply with all dust mitigation standards required by the County Code; and
 - F. Dark-Sky Compliant Lighting: During construction, the Applicant shall only use shielded, downward-aimed, motion activated security lighting with no constant illumination.
24. The Project Site area, as defined in County Code Section 22.44.630, shall be limited to 9,983 square feet.
25. Prior to the issuance of building permits, the Applicant shall obtain a "Post Coastal Approval of On-Site 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.
26. Prior to the issuance of building permits, the Applicant shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

27. The Applicant shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.
28. 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.
29. Pursuant to the requirements of County Code Section 22.44.1920.J, prior to issuance of the grading or building permit for the Project, the Applicant shall dedicate a permanent Irrevocable Open Space Conservation Easement (Easement) over all H2 Habitat areas outside of the irrigated fuel modification area (Zones A and B) required by the County Fire Department, 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 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 Regional Planning for permitted development; and
 - C. If approved by the County as an amendment to the CDP or a new CDP:
 1. Planting of native vegetation and other restoration activities;
 2. Construction and maintenance of public hiking trails;
 3. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of this grant; and
 4. Confined animal facilities only where consistent with County Code Section 22.44.1940.
30. Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and man-made materials shall be prohibited from the designated wildlife corridor (referenced in Condition No. 29, above). The Applicant 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 Easement in favor of the People of the State of California over the 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 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 Easement area. The Easement shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded Easement shall reflect that no development shall occur within the Easement, except as otherwise set forth in these Conditions, consistent with the exceptions detailed in this Condition. Recordation of the Easement on the Project Site shall be permanent and in perpetuity.

31. Prior to approval of the Revised Exhibit "A" (referenced in Condition No. 21, above), the Applicant 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 Project 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.
32. During fuel modification, the Applicant 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 multiple-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.
33. The Applicant 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.
34. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, pursuant to the provisions of County Code Section 22.44.1320.
35. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

36. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor (Monitor), subject to the approval of the Director. The Monitor 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 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 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 Regional Planning and CDFW at their request.
37. The 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 Applicant's 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 Regional Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the Regional Planning staff biologist (Staff Biologist). At the discretion of the Director, similar proportional on-site restoration may be approved on the subject property to the satisfaction of the Staff Biologist.
38. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-native plants 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 the 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.
39. The Monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the Monitor (referenced in Condition No. 36, above) may take down fencing, supervise work, and reinstall fencing after work completion.

40. All grading and construction work within a tree protection zone (TPZ) shall be supervised by the Monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the Arborist.
41. 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.
42. 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.
43. 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.
44. 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.
45. The Applicant shall delineate the proposed grading limits of the Project Site or the extent of the proposed development area, whichever is greater, the driveway, and the extent of the fuel modification zones prior to any grading or vegetation removal. 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 global positioning system and provided to the Monitor.
46. 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, as follows:
 - A. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 to 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 Staff 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 Staff 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-site and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, a qualified biologist—as determined by the Monitor—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 the 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 Staff 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 Staff 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 Regional 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, the Staff 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 Staff 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 Staff Biologist shall send weekly monitoring reports to 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.
47. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the Project Site. The Applicant'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. The Staff Biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and ensure that no protected trees or special status plants are impacted during installation;
 - E. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals; and
 - F. A gated entrance shall allow ingress and egress. The gates shall remain open until after the Monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).
48. 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 temporary wildlife screening (referenced in Condition No. 47, above).

- 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. The Staff Biologist shall monitor vegetation removal to capture and relocate wildlife, as necessary. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
49. 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. The Staff Biologist shall monitor grubbing and grading to capture and relocate wildlife, as necessary. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
50. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the Project, as directed by the Fire Department and in accordance with the following:
- A. The Monitor shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs;
 - B. The Monitor shall be present during initial fuel modification activities, 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; and
 - C. The 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.
51. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to the approval of Exhibit A, the Applicant shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances that 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 ensure 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 Applicant shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

52. Pursuant to 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.
53. 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 Santa Monica Mountains Local Implementation Plan 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 | Department of Public Health letter dated July 29, 2019 |
| Exhibit 2 | Fire Department letter dated July 31, 2019 |
| Exhibit 3 | Department of Public Works letter dated July 31, 2019 |
| Exhibit 4 | Department of Parks and Recreation letter dated July 11, 2019 |
| Exhibit 5 | Habitat Restoration Plan dated October 8, 2020 |

Exhibit 1



**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

Exhibit 2



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
PROJECT NUMBER: 2019-000010

MAP DATE: July 1, 2019
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.

Exhibit 3



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

A handwritten signature in black ink, appearing to read "Art Vander Vis", is written over the "FROM:" line.

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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Exhibit 4



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.

Exhibit 5

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 provisions 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

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

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 Fernandefio 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 issuance of 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.	Consultation 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

Project No. 2019-000010-(3)
Minor Coastal Development Permit No. RPPL2019000017-(3)

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017-(3)
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199-(3)**

1. The Los Angeles County (County) Board of Supervisors (Board) conducted a duly-noticed public hearing in the appeal of Project No. 2019-000010-(3) (Project), consisting of Minor Coastal Development Permit No. RPPL2019000017-(3) (Minor CDP) and Environmental Assessment No. RPPL2023001199-(3) (Environmental Assessment) on November 25, 2025. The Environmental Assessment is related to three other Minor CDP projects also applied for by the same applicant as Project Nos. RPPL2019000016-(3) (referred to as Lot 1), RPPL2019000018-(3) (referred to as Lot 3), and RPPL2019000019-(3) (referred to as Lot 4) (collectively, the Related Projects). The County Regional Planning Commission (Commission) conducted a duly-noticed public hearing on the Project and the Related Projects on July 23, 2025. A County Department of Regional Planning (Regional Planning) Hearing Officer previously approved the Project at a public hearing on May 6, 2025.
2. Isaac Zachary (Applicant) 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 on-site wastewater treatment system (OWTS) with 3,776 cubic yards of grading on a 1.2-acre property (referred to as Lot 2), located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone (Project Site). The Project would encroach into the protected zones of one on-site oak trees. As part of the Project, on-site habitat will be re-mapped as recommended by the County Environmental Review Board (ERB), resulting in approximately 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat (as those habitat categories are defined in the Los Angeles County Code (County Code) Section 22.44.1810).
3. 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. Pursuant to 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 (3,776 cubic yards cut and 1,888 cubic yards fill) and encroaches into the protected zones of three oak trees.
4. The existing parcel and paved driveway were authorized by Parcel Map 10857 and Coastal Development Permit No. P-80-6480 in 1981.

5. 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).
6. 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.
7. Surrounding zoning within a 500-foot radius of the Project Site includes:

North:	R-C-20;
South:	R-C-20 and R-C-2 (Rural Coastal—2 Acre Minimum Required Lot Area);
East:	R-C-20 and R-C-2; and
West:	R-C-20.
8. Surrounding land uses within a 500-foot radius of the Project Site include:

North:	Open space;
South:	Single-family residences;
East:	Single-family residences; and
West:	Single-family residences.
9. The 1.2-acre Project Site consists of terrain sloping gently upward from south to north. An existing 20-foot-wide paved driveway is located on its northeastern boundary, accessing Mulholland Highway approximately 380 feet to the south via the flag stem. After site-specific surveys by the Applicant's biologist and Regional Planning staff biologist (Staff Biologist), the ERB recommended the on-site habitat be re-mapped, 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 existing 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 portion of the Project Site within H3 Habitat.
10. 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.
11. The Applicant 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 the 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, 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 recompacting 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 ERB's recommended re-mapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.

12. Regional Planning staff (Staff) received numerous letters in 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 the general position that the four dwelling units proposed by the Project and Related Projects present inappropriate density in the area.
13. Prior to the Commission's hearing of the Project, Staff received the following recommendations from County departments, which are incorporated as a part of the conditions of approval:
 - A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended the Project proceed to a public hearing without conditions.
 - B. The County Department of Public Health, in a letter dated July 29, 2019, recommended 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 to the Project.
 - C. The County Fire Department, in a letter dated July 31, 2019, recommended 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 to the Project.
 - D. The County Department of Public Works, in a letter dated July 31, 2019, recommended 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 to the Project.

14. 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 the Related Projects on three adjoining parcels.
15. A duly-noticed public hearing was scheduled before the Hearing Officer on May 28, 2024, but was not heard and continued numerous times to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. At the public hearing on May 6, 2025, Staff gave a presentation recommending approval of the Project. 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.
16. On May 13, 2025, the Las Virgenes Homeowners Federation (LVHF or Appellant) appealed the Hearing Officer's decision to approve the Project, pursuant to the provisions of County Code Section 22.44.970. LVHF cited the following concerns for the appeal:
 - A. The MND and the MMRP associated with the Environmental Assessment did not reduce the Project's impact to less than significant;
 - B. Inconsistencies with the provisions of the LCP significantly impacting coastal resources; and
 - C. Increased fire danger, impacts to local wildlife, and potential impacts to H2 Habitat from fuel modification.
17. A duly-noticed public hearing was held before the Commission on July 23, 2025. 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 Project. After a brief discussion, the Commission voted to close the public hearing, deny the appeal, and approve the Project and the Related Projects.
18. On August 4, 2025, the Appellant timely appealed the Commission's decision based on the following:
 - A. Increased fire danger to existing and future residents in a Very High Fire Hazard Severity Zone;
 - B. Negative impact to local wildlife, especially by hindering north-south wildlife movement across the Project Site;

- C. Excessive impacts to H2 Habitat from fuel modification;
 - D. Potential for a significant environmental impact under CEQA requiring an environmental impact report; and
 - E. Inconsistencies with the provisions of the Santa Monica Mountains LCP because it significantly impacts coastal resources.
19. On November 25, 2025, the Board held a duly-noticed public hearing on the appeal. Supervisor Lindsey Horvath recused herself from the public hearing pursuant to Government Code section 84308, because she received a contribution or contributions of more than \$500 within the past 12 months from Roger Pugliese, who is a party, participant, or an agent of a party or participant in the proceeding. Supervisor Horvath left the Board meeting room before the discussion of the item. Staff recommended that the Board deny the appeal and uphold the Commission's approval of the Project. Both the Appellant and Applicant addressed the Board, followed by responses to questions from the Board by Staff.
- A. On behalf of the Appellant, Joan Slimocosky asked the Board to support the appeal, citing the Project and Related Projects are a maximization of development that lacks protection for sensitive habitat and the avoidance of hazards. Ms. Slimocosky stated the LVHF supports resource conservation over development and feels the County has not achieved conformity with the LCP, and urged the Board to require that Regional Planning further review the Project.
 - B. On behalf of the Applicant, Eliza Paster addressed the Board, objecting to any suggestion of a continuance as there have already been 11 hearings on the Project by the County in violation of the Housing Accountability Act. Ms. Paster emphasized that the Project and Related Projects are infill projects, surrounded by development on all three sides, with existing road and grading on-site. She quoted Commissioner O'Connor (of the Commission), who previously stated, "if you're going to talk about resource conservation, you would want to put whatever new development is going in this area rather than having it sprawling into other areas of the mountains." Ms. Paster also referenced a letter in the record from Bob Holloway, a retired Los Angeles County Fire Department Captain, who stated that currently the site for the Project and Related Projects is an open field where fire can race through but if homes are built to standards above and beyond the existing code with measures like fire sprinklers on the roof, fire risk in the area would be reduced. Ms. Paster pointed out the proposed homes are smaller than the average size of the homes in the area, which is about 4,200 square feet.

- C. Board Chair Kathryn Barger asked Regional Planning about the following:
- i. The range of existing home sizes within 700 feet of the Project and how those home sizes compared to the Project;
 - ii. Design elements incorporated to mitigate impacts to the H2 Habitat fuel modification; and
 - iii. Coordination efforts to modify the Project's design and how it has evolved.
- D. Tyler Montgomery, Principal Planner at Regional Planning, provided the following responses to the Board:
- i. There are 28 homes on 38 properties within a 700-foot radius of the Project and Related Projects. The 28 homes have an average size of 4,224 square feet. By comparison, the homes proposed in the Project and Related Projects range from 3,291 to 4,186 square feet in size, which is less than the average size home in the immediate area and are thus compatible with the surrounding area.
 - ii. Lots 1 and 2, which are small lots, require fuel modification on the entire lot to meet the Fire Department's 200-foot fuel modification requirement. Off-site fuel modification will not impact properties to the east and west because those properties are mapped H3 Habitat, which is less sensitive than H2 Habitat. With respect to Lot 3, impact to H2 Habitat was reduced by 4,000 square feet with Regional Planning's direction to reduce the proposed home by 20 percent in square footage. Further reduction in home size would result in diminishing returns for H2 Habitat, and Staff believes the proposed home sizes reflect a satisfactory balance between development and preservation. As to Lot 4, upon Staff's recommendation, the proposed home is placed at the farthest possible location from H2 Habitat to ensure no direct development or irrigated fuel modification is proposed within H2 Habitat. Furthermore, conditions of approval for the Project and Related Projects require a habitat restoration plan for previously disturbed areas and payment to a habitat in lieu fee or direct restoration on-site or off-site.
 - iii. During the public hearing process, the Applicant coordinated with Staff to address concerns raised by the Cold Creek Community Council. This resulted in the redesign of the proposed homes on Lots 3 and 4. The footprint and square footage of the home on Lot 3 was reduced by 20 percent, and the proposed home on Lot 4 was moved approximately 20 feet to the south. These actions reduced the proposed fuel modification within H2 Habitat by

4,264 square feet on Lot 3 and 5,717 square feet on Lot 4. Additionally, in response to concerns expressed by the Santa Monica Mountains Conservancy, Staff modified conditions of approval to include a 45-foot-wide wildlife movement corridor dedication adjacent to the western boundary of the Project and Related Projects. Staff also required good neighbor construction practices as a condition of approval that include notification and consultation with neighboring property owners at least two weeks prior to any construction activities. The resulting Project and Related Project are thus more consistent with numerous goals and policies of the LCP.

20. During public comment at the Project's public hearing before the Board, four speakers opposed the Project and Related Projects on the basis of fire concerns, opposition to maximization of the building areas, and resource protection. Three speakers spoke in favor of the Project and Related Projects, which included statements of assured compliance with the conditions of approval by the Applicant, clarification that the proposed homes have not been maximized by the architect, and highlighting of the various fire-safe features of the proposed construction. One other member of the community spoke in favor by requesting consideration of a homeless family to be housed at one of the proposed homes.
21. After hearing public comments and correspondence on the project, Board Chair Barger first recognized that the Hearing Officer and the Commission previously approved the Project and Related Projects and indicated that the additional conditions recommended by Staff and agreed to by Applicant would address the concerns raised in the appeal and minimize construction impacts to the neighborhood without downsizing or rendering the Project and Related Projects infeasible. The Board, thereafter, closed the public hearing, found that the Project will not have a significant impact on the environment with the implementation of the proposed mitigation measures, indicated its intent to deny the appeal and uphold the Commission's approval of the Project as amended with two additional conditions of approval, and directed County Counsel to prepare the final findings and conditions for the Board's consideration.
22. The Board finds that, in order to minimize construction impacts to the neighborhood, the Applicant shall submit a Revised Exhibit "A" to the Director of Regional Planning (Director) within 30 days after the Board's final approval of the Project (as defined in the conditions of approval) depicting an enhanced landscaping buffer of at least three feet in width along the portion of the eastern property line that adjoins any structure on the neighboring property at 24879 Mulholland Highway, Calabasas. The Applicant shall coordinate with the neighboring property owner regarding the height of the additional landscaping, which shall be subject to approval by the Director. Compliance with this condition shall be to the satisfaction of the Director. Additionally, the Applicant shall implement the following good-neighbor construction practices:

- A. Pre-Construction Notice: At least two weeks before construction starts, Applicant shall provide a courtesy notice to property owners within a 1,000-foot radius of the Project Site that includes the tentative construction schedule, work hours, and any haul routes;
 - B. Single Point of Contact: The Applicant shall maintain one dedicated point of contact during the full construction period and shall post a sign on the Project Site adjoining Mulholland Highway that is at least four feet above ground level, and at least two feet in width and three feet in length, that includes the person's name, phone number, and email address;
 - C. Construction Hours: The Applicant shall limit construction activities to the hours allowed by the County Code;
 - D. Worker Parking: During all construction hours, Applicant shall ensure that all crew vehicles are parked on-site or in designated areas, with no parking in any public right-of-way;
 - E. Dust Mitigation: Applicant shall use water trucks as needed, cover stockpiles, stabilize Project Site entrances, enforce a 15-mile per hour on-site speed limit, and comply with all dust mitigation standards required by the County Code; and
 - F. Dark-Sky Compliant Lighting: During construction, Applicant shall only use shielded, downward-aimed, motion-activated security lighting with no constant illumination.
23. The Board finds the Project is consistent with the goals and policies of the LUP because the Rural Land 20 land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.
24. The Board finds the Project would be consistent with the following policies of the LUP:
- A. Conservation and Open Space Element
 - a. Policy CO-108: Site and design new development to minimize the amount of grading and the alteration of natural landforms.
 - b. Policy CO-109: Site and design new development to protect natural features and minimize removal of natural vegetation.
 - c. 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.

B. Land Use Element

- a. Policy LU-33: Require that new development be compatible with the rural character of the area and the surrounding natural environment.
 - b. Policy LU-38: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
 - c. 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.
25. The Board finds 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 22.44.1260 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.
26. The Board finds 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.
27. The Board finds 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.
28. The Board finds 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.

29. The Board finds 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.
30. The Board finds 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 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 re-mapping.
31. The Board finds 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 Applicant'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 Applicant's habitat restoration plan.
32. The Board finds the Project is consistent with the biological resource requirements of County Code Section 22.44.1800, et. seq. The Applicant's biological assessment was reviewed by the Staff Biologist and the ERB which 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 Project 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. The ERB's recommended modifications have been included in the Project's conditions of approval.

33. The Board finds 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 removing and recompacting 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.
34. The Board finds 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.
35. The Board finds 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.
36. The Board finds 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.
37. The Board finds the Project is consistent with the standards identified in County Code Section 22.44.1920 with respect to grading and vegetation removal. To minimize impacts to the immediate resources while providing for fire safety, the Project follows the habitat re-mapping recommended by ERB, which would result in 0.3 acres of H3 Habitat and 0.9 acres of H2 Habitat on the Project Site. The building area, as well as areas of brush clearance is designated as H3 and H2 Habitat, as development within the 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 proposed residence would be located in H3 Habitat, some direct development, fuel modification, grading, and the OWTS would be located within H2 Habitat. The Board finds this encroachment into H2 Habitat is unavoidable given the narrow width of the H3 Habitat area adjacent to the existing driveway, proximity of existing H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification.
38. The Board finds the Project is consistent with the standards identified in County Code Section 22.44.1950 (Mitigation). As 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), the Project's conditions of approval will require these impacts to be mitigated through a habitat impact

in-lieu fee or a separate on-site or off-site mitigation plan to be approved by the Director at a later date but before grading and construction can occur.

39. The Board finds it is not necessary to require a grant term given the nature of the residential use and the surrounding area.
40. The Board finds the proposed development is in conformity with the certified LCP. As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains LCP, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.
41. The Board 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; therefore, coastal access requirements do not apply.
42. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds on the basis of the whole record before them, there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment. The Board further finds the MND and MMRP reflect its independent judgment and analysis.
43. The Board finds that, pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Daily News*), and property posting. Additionally, the Project was noticed, and case materials were made available on Regional Planning's website. On October 23, 2025, a total of 81 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. 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 LIP requirements (County Code Section 22.44.1440).
44. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the County Department of Regional 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The Board finds the proposed development is in conformity with the certified local coastal program.

- B. The Board 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 BOARD OF SUPERVISORS:

1. Certifies the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that, on the basis of the whole record before the Board, there is no substantial evidence the Project will have a significant effect on the environment; adopts the MND and finds the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation;
2. Denies the appeal of the Project by the Appellant; and
3. Approves Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000017-(3) and Environmental Assessment No. RPPL2023001199-(3), subject to the attached conditions of approval.

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

1. This grant is for Minor Coastal Development Permit (Minor CDP) No. RPPL2019000017-(3) (Project) to construct a new single-family residence on a 1.2 acre property located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone (Project Site), subject to the following conditions of approval (Condition or Conditions).
2. Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County (County) Department of Regional Planning (Regional 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 this grant have been recorded as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 10, 12, and 13. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to the Los Angeles County Code (County Code) Sections 22.222.230.F and 22.240.060.F. Notwithstanding the foregoing, the date of final approval is subject to the following:
 - A. As the Minor CDP authorized by the County is subject to appeal to the California Coastal Commission (Coastal Commission), pursuant to County Code Section 22.44.1050.A.2, in the event such an appeal is filed, this grant shall not be operable and the date of final approval shall not take effect until the Coastal Commission affirms the authorization of the Minor CDP by the County pursuant to its procedures. Should the Coastal Commission find a substantial issue with the Minor CDP in response to the appeal, the Minor CDP and this grant shall be null and void; and
 - B. Pursuant to County Code Section 22.44.1090.B, the Minor CDP, which is appealable to the Coastal Commission, shall become effective at the close of business on the 10th business day following the date of receipt of the notice of the County's final action on the Minor CDP by the Executive Director of the Coastal Commission, unless a valid appeal is filed prior to the effective date and time, or the notice of final action does not meet the requirements of the Local Implementation Program.

5. The Applicant 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 grant, 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 Applicant of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Applicant or Applicant's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Applicant, 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 Applicant, according to County Code Section 2.170.010.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall record the terms and Conditions of this 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 Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of this grant and its Conditions to the transferee or lessee of the subject property.
9. This grant shall expire unless used within two years from the date of final approval of this 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.

10. 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 Applicant 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 Applicant 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 Applicant shall deposit with the County the sum of \$456. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the Applicant's compliance with the Conditions of approval. The fund provides for one inspection after three years have elapsed.
11. 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 consent of the Applicant, pursuant to Regional Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.
12. 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 Applicant shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. The Applicant shall remit processing fees at the County Recorder, 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 (CDFW), pursuant to section 711.4 of the California Fish and Game Code, the Applicant 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 (MND) plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. The Applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) associated with Environmental Assessment No. RPPL2023001199-(3) (Environmental Assessment), which are incorporated by this reference as if set forth fully herein. The Environmental

Assessment is also related to Minor CDP Nos. RPPL2019000016-(3), RPPL2019000018-(3), and RPPL2019000019-(3) requested by the Applicant.

15. Within 30 days of the date of final approval of this grant by the County, the Applicant shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the MND for the Project, in the office of the Recorder. Prior to recordation of the covenant, the Applicant shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Applicant shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the Applicant's compliance with the required mitigation measures.
16. The Applicant shall deposit an initial sum of \$6,000 with Regional Planning within 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 Applicant shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
17. 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 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 County Code Sections 22.44.1130 and/or 22.44.1140.
18. 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).
19. 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.
20. 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).
21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
22. Within 30 days after the date of final approval, the Applicant shall submit a Revised Exhibit "A" to the Director depicting an enhanced landscaping buffer of at least three feet in width along the portion of the eastern property line that

adjoins any structure on the neighboring property at 24879 Mulholland Highway, Calabasas. The Applicant shall coordinate with the neighboring property owner regarding the height of the additional landscaping, which shall be subject to approval by the Director. Compliance with this Condition shall be to the satisfaction of the Director.

23. The Applicant shall implement the following good-neighbor construction practices:
 - A. Pre-Construction Notice: At least two weeks before construction starts, the Applicant shall provide a courtesy notice to property owners within a 1,000-foot radius of the Project Site that includes the tentative construction schedule, work hours, and any haul routes;
 - B. Single Point of Contact: The Applicant shall maintain one dedicated point of contact during the full construction period and shall post a sign on the Project Site adjoining Mulholland Highway that is at least four feet above ground level, and at least two feet in width and three feet in length, that includes the person's name, phone number, and email address;
 - C. Construction Hours: The Applicant shall limit construction activities to the hours allowed by the County Code;
 - D. Worker Parking: During all construction hours, the Applicant shall ensure that all crew vehicles are parked on-site or in designated areas, with no parking in any public right-of-way;
 - E. Dust Mitigation: The Applicant shall use water trucks as needed, cover stockpiles, stabilize Project Site entrances, enforce a 15-mile per hour on-site speed limit, and comply with all dust mitigation standards required by the County Code; and
 - F. Dark-Sky Compliant Lighting: During construction, the Applicant shall only use shielded, downward-aimed, motion activated security lighting with no constant illumination.
24. The Project Site area, as defined in County Code Section 22.44.630, shall be limited to 9,540 square feet.
25. Prior to the issuance of building permits, the Applicant shall obtain a "Post Coastal Approval of On-Site 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.
26. Prior to the issuance of building permits, the Applicant shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

27. The Applicant shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.
28. 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.
29. Pursuant to the requirements of County Code Section 22.44.1920.J, prior to issuance of the grading or building permit for the Project, the Applicant shall dedicate a permanent Irrevocable Open Space Conservation Easement (Easement) over all H2 Habitat areas outside of the irrigated fuel modification area (Zones A and B) required by the County Fire Department, 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 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 Regional Planning for permitted development; and
 - 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 this grant; and
 - iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.
30. Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and man-made materials shall be prohibited from the designated wildlife corridor (referenced in Condition No. 29, above). The Applicant 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 Easement in favor of the People of the State of California over the 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 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 Easement area. The Easement shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded Easement shall reflect that no development shall occur within the Easement, except as otherwise set forth in these Conditions, consistent with the exceptions detailed in this Condition. Recordation of the Easement on the Project Site shall be permanent and in perpetuity.

31. Prior to approval of the Revised Exhibit "A" (referenced in Condition No. 21), the Applicant 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.
32. During fuel modification, the Applicant 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 Applicant shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multiple-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.
33. The Applicant 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.
34. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, pursuant to the provisions of County Code Section 22.44.1320.
35. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

36. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor (Monitor), subject to the approval of the Director. The Monitor 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 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 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 Regional Planning and CDFW at their request.
37. The 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 Applicant's 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 Regional Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the Regional Planning staff biologist (Staff Biologist). At the discretion of the Director, similar proportional on-site restoration may be approved on the subject property to the satisfaction of the Staff Biologist.
38. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-native plants 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 the 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.
39. The Monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the Monitor (referenced in Condition No. 36) may take down fencing, supervise work, and reinstall fencing after work completion.

40. All grading and construction work within a tree protection zone (TPZ) shall be supervised by the Monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the Monitor.
41. 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.
42. 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.
43. 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.
44. 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.
45. The Applicant shall delineate the proposed grading limits of the Project Site or the extents of the proposed development area, whichever is greater, the driveway, and the extent of the fuel modification zones prior to any grading or vegetation removal. 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 global positioning system and provided to the Monitor.
46. 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, as follows:
 - A. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 to 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 Staff 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 Staff 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, a qualified biologist—as determined by the Monitor—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 the 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 Staff 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 Staff 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 Regional 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, the Staff 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 Staff 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 Staff Biologist shall send weekly monitoring reports to 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.
47. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the Project Site. The Applicant'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. The Staff Biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and ensure that no protected trees or special status plants are impacted during installation;
 - E. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals; and
 - F. A gated entrance shall allow ingress and egress. The gates shall remain open until after the Monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).
48. 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 temporary wildlife screening (referenced in Condition No. 47, above).

- A. The Applicant 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. The Staff Biologist shall monitor vegetation removal to capture and relocate wildlife, as necessary. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
49. 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. The Staff Biologist shall monitor grubbing and grading to capture and relocate wildlife, as necessary. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
50. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the Project, as directed by the Fire Department and in accordance with the following:
- A. The Monitor shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs;
 - B. The Monitor shall be present during initial fuel modification activities, 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; and
 - C. The 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.
51. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to the approval of Exhibit A, the Applicant shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances that 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 ensure 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 Applicant shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

52. Pursuant to 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.
53. 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 Applicant shall submit a restoration and/or enhancement plan consistent with the Santa Monica Mountains Local Implementation Plan 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 | Department of Public Health letter dated July 29, 2019 |
| Exhibit 2 | Fire Department letter dated July 31, 2019 |
| Exhibit 3 | Department of Public Works letter dated July 31, 2019 |
| Exhibit 4 | Department of Parks and Recreation letter dated July 11, 2019 |
| Exhibit 5 | Habitat Restoration Plan dated October 8, 2020 |

Exhibit 1



**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

Exhibit 2



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
PROJECT NUMBER: 2019-000010

MAP DATE: July 1, 2019
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.

Exhibit 3



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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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Exhibit 4



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.

Exhibit 5

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 provisions 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

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

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 Fernandefio 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 issuance of 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.	Consultation 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

Project No. 2019-000010-(3)
Minor Coastal Development Permit No. RPPL2019000018-(3)

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018-(3)
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199-(3)**

1. The Los Angeles County (County) Board of Supervisors (Board) conducted a duly-noticed public hearing in the appeal of Project No. 2019-000010-(3) (Project), consisting of Minor Coastal Development Permit No. RPPL2019000018-(3) (Minor CDP) and Environmental Assessment No. RPPL2023001199-(3) (Environmental Assessment) on November 25, 2025. The Environmental Assessment is related to three other Minor CDP projects also applied for by the same applicant as the Project Nos. RPPL2019000016-(3) (referred to as Lot 1), RPPL2019000017-(3) (referred to as Lot 2), and RPPL2019000019-(3) (referred to as Lot 4) (collectively, the Related Projects). The County Regional Planning Commission (Commission) conducted a duly-noticed public hearing on the Project and the Related Projects on July 23, 2025. A County Department of Regional Planning (Regional Planning) Hearing Officer previously approved the Project at a public hearing on May 6, 2025.
2. Isaac Zachary (Applicant) 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 on-site wastewater treatment system (OWTS) with 4,430 cubic yards of grading on a 10.1-acre property, 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 one on-site oak trees. As part of the Project, on-site habitat will be re-mapped as recommended by the Environmental Review Board (ERB), resulting in approximately 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat (as those habitat categories are defined in Los Angeles County Code (County Code) Section 22.44.1810).
3. 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. Pursuant to 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.
4. The existing parcel and paved driveway were authorized by Parcel Map 10857 and Coastal Development Permit No. P-80-6480 in 1981.

5. 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).
6. 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.
7. Surrounding zoning within a 500-foot radius of the Project Site includes:

North:	R-C-20;
South:	R-C-20 and R-C-2 (Rural Coastal—2 Acre Minimum Required Lot Area);
East:	R-C-20 and R-C-2; and
West:	R-C-20.
8. Surrounding land uses within a 500-foot radius of the Project Site include:

North:	Open space;
South:	Single-family residences;
East:	Single-family residences; and
West:	Single-family residences.
9. 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 Applicant's biologist and Regional Planning staff biologist (Staff Biologist), the ERB recommended that the on-site habitat be re-mapped, 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.
10. 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.

11. The Applicant 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 the 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 removing and recompacting 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 re-mapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats.
12. Regional Planning staff (Staff) received numerous letters in 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 the general position that the four dwelling units proposed by the Project and Related Projects present inappropriate density in the area.
13. Prior to the Commission's hearing of the Project, Staff received the following recommendations from County departments, which are incorporated as a part of the conditions of approval:
 - A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended the Project proceed to a public hearing without conditions.
 - B. The County Department of Public Health, in a letter dated July 29, 2019, recommended 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 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 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.
- 14. 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.
 - 15. 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, Staff gave a presentation recommending approval of the Project. 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.
 - 16. On May 13, 2025, the Las Virgenes Homeowners Federation (LVHF or Appellant) appealed the Hearing Officer's decision to approve the Project, pursuant to the provisions of County Code Section 22.44.970. LVHF cited the following concerns for the appeal:
 - A. The MND and the MMRP associated with the Environmental Assessment did not reduce the Project's impact to less than significant;
 - B. Inconsistencies with the provisions of the LCP significantly impacting coastal resources; and
 - C. Increased fire danger, impacts to local wildlife, and potential impacts to H2 Habitat from fuel modification.
 - 17. A duly-noticed public hearing was held before the Commission on July 23, 2025. 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 the Project and the Related Projects.

18. On August 4, 2025, LVHF timely appealed the Commission's decision based on the following:
 - A. Increased fire danger to existing and future residents in a Very High Fire Hazard Severity Zone;
 - B. Negative impact to local wildlife, especially by hindering north-south wildlife movement across the Project Site;
 - C. Excessive impacts to H2 Habitat from fuel modification;
 - D. Potential for a significant environmental impact under CEQA requiring an environmental impact report;
 - E. Inconsistencies with the provisions of the Santa Monica Mountains LCP because it significantly impacts coastal resources; and
 - F. Design of the single-family residences proposed on Lots 3 and 4 are incompatible with the surrounding neighborhood, especially the 10-foot side-yard setback proposed on Lot 4.
19. On November 25, 2025, the Board held a duly-noticed public hearing on the appeal. Supervisor Lindsey Horvath recused herself from the public hearing pursuant to Government Code section 84308, because she received a contribution or contributions of more than \$500 within the past 12 months from Roger Pugliese, who is a party, participant, or an agent of a party or participant in the proceeding. Supervisor Horvath left the Board meeting room before the discussion of the item. Staff recommended that the Board deny the appeal and uphold the Commission's approval of the Project. Both the Appellant and Applicant addressed the Board, followed by responses to questions from the Board by Staff.
 - A. On behalf of the Appellant, Joan Slimocosky asked the Board to support the appeal, citing the Project and Related Projects are a maximization of development that lacks protection for sensitive habitat and the avoidance of hazards. Ms. Slimocosky also stated the LVHF supports resource conservation over development and feels the County has not achieved conformity with the LCP, and urged the Board to require that Regional Planning further review the Project.
 - B. On behalf of the Applicant, Eliza Paster addressed the Board, objecting to any suggestion of a continuance as there have already been 11 hearings on the Project by the County in violation of the Housing Accountability Act. Ms. Paster emphasized that the Project and Related Projects are infill projects, surrounded by development on all three sides, with existing road and grading on-site. She quoted Commissioner O'Connor (of the Commission), who previously stated, "if you're going to talk about resource conservation, you would want to put whatever new development

is going in this area rather than having it sprawling into other areas of the mountains." Ms. Paster also referenced a letter in the record from Bob Holloway, a retired Los Angeles County Fire Department Captain, who stated that currently the site for the Project and Related Projects is an open field where fire can race through but if homes are built to standards above and beyond the existing code with measures like fire sprinklers on the roof, fire risk in the area would be reduced. Ms. Paster pointed out the proposed homes are smaller than the average size of the homes in the area, which is about 4,200 square feet.

- C. Board Chair Kathryn Barger asked Regional Planning about the following:
 - i. The range of existing home sizes within 700 feet of the Project and how those home sizes compared to the Project;
 - ii. Design elements incorporated to mitigate impacts to the H2 Habitat fuel modification; and
 - iii. Coordination efforts to modify the Project's design and how it has evolved.
- D. Tyler Montgomery, Principal Planner at Regional Planning, provided the following responses to the Board:
 - i. There are 28 homes on 38 properties within a 700-foot radius of the Project and Related Projects. The 28 homes have an average size of 4,224 square feet. By comparison, the homes proposed in the Project and Related Projects range from 3,291 to 4,186 square feet in size, which is less than the average size home in the immediate area and are thus compatible with the surrounding area.
 - ii. Lots 1 and 2, which are small lots, require fuel modification on the entire lot to meet the Fire Department's 200-foot fuel modification requirement. Off-site fuel modification will not impact properties to the east and west because those properties are mapped H3 Habitat, which is less sensitive than H2 Habitat. With respect to Lot 3, impact to H2 Habitat was reduced by 4,000 square feet with Planning's direction to reduce the proposed home by 20 percent in square footage. Further reduction in home size would result in diminishing returns for H2 Habitat, and Staff believes the proposed home sizes reflect a satisfactory balance between development and preservation. As to Lot 4, upon Staff's recommendation, the proposed home is placed at the farthest possible location from H2 Habitat to ensure no direct development or irrigated fuel modification propose within H2 Habitat. Furthermore, conditions of approval for the Project and Related Projects require a habitat

restoration plan for previously disturbed areas and payment to a habitat in-lieu fee or direct restoration on-site or off-site.

- iii. During the public hearing process, the Applicant coordinated with Staff to address concerns raised by the Cold Creek Community Council. This resulted in the redesign of the proposed homes on Lots 3 and 4. The footprint and square footage of the home on Lot 3 was reduced by 20 percent, and the proposed home on Lot 4 was moved approximately 20 feet to the south. These actions reduced the proposed fuel modification within H2 Habitat by 4,264 square feet on Lot 3 and 5,717 square feet on Lot 4. Additionally, in response to concerns expressed by the Santa Monica Mountains Conservancy, Staff modified conditions of approval to include a 45-foot-wide wildlife movement corridor dedication adjacent to the western boundary of the Project and Related Projects. Staff also required good neighbor construction practices as a condition of approval that include notification and consultation with neighboring property owners at least two weeks prior to any construction activities. The resulting Project and Related Projects are thus more consistent with numerous goals and policies of the LCP.

- 20. During public comment at the Project's public hearing before the Board, four speakers opposed the Project and Related Projects on the basis of fire concerns, opposition to maximization of the building areas, and resource protection. Three speakers spoke in favor of the Project and Related Projects, which included statements of assured compliance with the conditions of approval by the Applicant, clarification that the proposed homes have not been maximized by the architect, and highlighting of the various fire-safe features of the proposed construction. One other member of the community spoke in favor by requesting consideration of a homeless family to be housed at one of the proposed homes.
- 21. After hearing public comments and correspondence on the Project, Board Chair Barger first recognized that the Hearing Officer and the Commission previously approved the Project and Related Projects, and indicated that the additional conditions recommended by Staff and agreed to by Applicant would address the concerns raised in the appeal and minimize construction impacts to the neighborhood without downsizing or rendering the Project and Related Projects infeasible. The Board, thereafter, closed the public hearing, found that the Project will not have a significant impact on the environment with the implementation of the proposed mitigation measures, indicated its intent to deny the appeal and uphold the Commission's approval of the Project as amended with two additional conditions of approval, and directed County Counsel to prepare the final findings and conditions for the Board's consideration.

22. The Board finds that, in order to minimize construction impacts to the neighborhood, the Applicant shall submit a Revised Exhibit "A" to the Director of Regional Planning (Director) within 30 days after the Board's final approval of the Project (as defined in the condition of approval) depicting an enhanced landscaping buffer of at least three feet in width along the portion of the eastern property line that adjoins any structure on the neighboring property at 24879 Mulholland Highway, Calabasas. The Applicant shall coordinate with the neighboring property owner regarding the height of the additional landscaping, which shall be subject to the satisfaction and approval of the Director. Additionally, the Applicant shall implement the following good-neighbor construction practices:
- A. Pre-Construction Notice: At least two weeks before construction starts, Applicant shall provide a courtesy notice to property owners within a 1,000-foot radius of the Project Site that includes the tentative construction schedule, work hours, and any haul routes;
 - B. Single Point of Contact: Applicant shall maintain one dedicated point of contact during the full construction period and shall post a sign on the Project Site adjoining Mulholland Highway that is at least four feet above ground level, and at least two feet in width and three feet in length, that includes the person's name, phone number, and email address;
 - C. Construction Hours: Applicant shall limit construction activities to the hours allowed by the County Code;
 - D. Worker Parking: During all construction hours, Applicant shall ensure that all crew vehicles are parked on-site or in designated areas, with no parking in any public right-of-way;
 - E. Dust Mitigation: Applicant shall use water trucks as needed, cover stockpiles, stabilize Project Site entrances, enforce a 15-mile per hour on-site speed limit, and comply with all dust mitigation standards required by the County Code; and
 - F. Dark-Sky Compliant Lighting: During construction, Applicant shall only use shielded, downward-aimed, motion-activated security lighting with no constant illumination.
23. The Board finds the Project is consistent with the goals and policies of the LUP because the Rural Land 20 land use designation is intended for appropriately sized single-family residential uses on large lots and, therefore, a single-family residence is permitted under this designation.

24. The Board finds the Project would be consistent with the following policies of the LUP:

A. Conservation and Open Space Element

- a. Policy CO-108: Site and design new development to minimize the amount of grading and the alteration of natural landforms.
- b. Policy CO-109: Site and design new development to protect natural features and minimize removal of natural vegetation.
- c. 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.

B. Land Use Element

- a. Policy LU-33: Require that new development be compatible with the rural character of the area and the surrounding natural environment.
- b. Policy LU-38: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
- c. 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.

25. The Board finds 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 22.44.1260 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 and 2,215 cubic yards fill) and encroaches into the protected zones of two oak trees.

26. The Board finds 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.
27. The Board finds 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.
28. The Board finds 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.
29. The Board finds 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.
30. The Board finds 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 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 re-mapping.
31. The Board finds 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 Applicant'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 Applicant's habitat restoration plan.

32. The Board finds the Project is consistent with the biological resource requirements of County Code Section 22.44.1800, et. seq. The Applicant's biological assessment was reviewed by the Staff Biologist and the ERB, which 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 Project 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. The ERB's recommended modifications have been included in the Project's conditions of approval.
33. The Board finds 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 removing and recompacting 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.
34. The Board finds 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.
35. The Board finds 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.
36. The Board finds 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.
37. The Board finds the Project is consistent with the standards identified in County Code Section 22.44.1920 with respect to grading and vegetation removal. To minimize impacts to the immediate resources while providing for fire safety, the Project follows the habitat re-mapping recommended by ERB, which would result in 0.3 acres of H3 Habitat and 9.8 acres of H2 Habitat on the Project Site. The building area, as well as areas of brush clearance is designated as H3 and H2 Habitat, as development within the 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 proposed residence would be located in H3 Habitat, some direct

development, fuel modification, and grading would be located within H2 Habitat. The Board finds this encroachment into H2 Habitat is unavoidable given the narrow width and small area adjacent to the existing driveway, proximity of existing H3 Habitat to protected oak trees, underlying unstable soil, and required fuel modification.

38. The Board finds the Project is consistent with the standards identified in County Code Section 22.44.1950 (Mitigation). As 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), the Project's conditions of approval will require these impacts to be mitigated through a habitat impact in-lieu fee or a separate on-site or off-site mitigation plan, to be approved by the Director at a later date but before grading and construction can occur.
39. The Board finds it is not necessary to require a grant term given the nature of the residential use and the surrounding area.
40. The Board finds the proposed development is in conformity with the certified LCP. As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains LCP, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.
41. The Board 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; therefore, coastal access requirements do not apply.
42. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment. The Board further finds the MND and MMRP reflect its independent judgment and analysis.
43. The Board finds that, pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Daily News*), and property posting. Additionally, the Project was noticed, and case materials were made available on Regional Planning's website. On October 23, 2025, a total of 81 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. 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 LIP requirements (County Code Section 22.44.1440).

44. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the County Department of Regional 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The Board finds the proposed development is in conformity with the certified local coastal program.
- B. The Board 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 BOARD OF SUPERVISORS:

1. Certifies the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that, on the basis of the whole record before the Board, there is no substantial evidence the Project will have a significant effect on the environment; adopts the MND and finds the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation;
2. Denies the appeal of the Project by the Appellant; and
3. Approves Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000018-(3) and Environmental Assessment No. RPPL2023001199-(3), subject to the attached conditions.

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

1. This grant is for Minor Coastal Development Permit (Minor CDP) No. RPPL2019000018-(3) (Project) to construct a new single-family residence on a 10.1 acre property located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone (Project Site), subject to the following conditions of approval (Condition or Conditions).
2. Unless otherwise apparent from the context, the term "Applicant" shall include the Applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County (County) Department of Regional Planning (Regional 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 this grant have been recorded as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 10, 12, and 13. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to the Los Angeles County Code (County Code) Sections 22.222.230.F and 22.240.060.F. Notwithstanding the foregoing, the date of final approval is subject to the following:
 - A. As the Minor CDP authorized by the County is subject to appeal to the California Coastal Commission (Coastal Commission), pursuant to County Code Section 22.44.1050.A.2, in the event such an appeal is filed, this grant shall not be operable and the date of final approval shall not take effect until the Coastal Commission affirms the authorization of the Minor CDP by the County pursuant to its procedures. Should the Coastal Commission find a substantial issue with the Minor CDP in response to the appeal, the Minor CDP and this grant shall be null and void; and
 - B. Pursuant to County Code Section 22.44.1090.B, the Minor CDP, which is appealable to the Coastal Commission, shall become effective at the close of business on the 10th business day following the date of receipt of the notice of the County's final action on the Minor CDP by the Executive Director of the Coastal Commission, unless a valid appeal is filed prior to the effective date and time, or the notice of final action does not meet the requirements of the Local Implementation Program.

5. The Applicant 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 grant, 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 Applicant of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Applicant or Applicant's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Applicant, 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 Applicant according to County Code Section 2.170.010.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall record the terms and Conditions of this 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 Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of this grant and its Conditions to the transferee or lessee of the subject property.
9. This grant shall expire unless used within two years from the date of final approval of this 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.

10. 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 Applicant 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 Applicant 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 Applicant shall deposit with the County the sum of \$456. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the Applicant's compliance with the Conditions of approval. The fund provides for one inspection after three years have elapsed.
11. 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 consent of the Applicant, pursuant to Regional Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.
12. 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 Applicant shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. The Applicant shall remit processing fees at the County Recorder, 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 (CDFW), pursuant to section 711.4 of the California Fish and Game Code, the Applicant 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 (MND) plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. The Applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) associated with Environmental Assessment No. RPPL2023001199-(3) (Environmental Assessment), which are incorporated by this reference as if set forth fully herein. The Environmental

Assessment is also related to Minor CDP Nos. RPPL2019000016-(3), RPPL2019000017-(3), and RPPL2019000019-(3) requested by Applicant.

15. Within 30 days of the date of final approval of this grant by the County, the Applicant shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the MND for the Project, in the office of the Recorder. Prior to recordation of the covenant, the Applicant shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Applicant shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the Applicant's compliance with the required mitigation measures.
16. The Applicant shall deposit an initial sum of \$6,000 with Regional Planning within 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 Applicant shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
17. 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 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 County Code Sections 22.44.1130 and/or 22.44.1140.
18. 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).
19. 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.
20. 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).
21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
22. Within 30 days after the date of final approval, the Applicant shall submit a Revised Exhibit "A" to the Director depicting an enhanced landscaping buffer of at least three feet in width along the portion of the eastern property line that

adjoins any structure on the neighboring property at 24879 Mulholland Highway, Calabasas. The Applicant shall coordinate with the neighboring property owner regarding the height of the additional landscaping, which shall be subject to approval by the Director. Compliance with this Condition shall be to the satisfaction of the Director.

23. The Applicant shall implement the following good-neighbor construction practices:
 - A. Pre-Construction Notice: At least two weeks before construction starts, the Applicant shall provide a courtesy notice to property owners within a 1,000-foot radius of the Project Site that includes the tentative construction schedule, work hours, and any haul routes;
 - B. Single Point of Contact: The Applicant shall maintain one dedicated point of contact during the full construction period and shall post a sign on the Project Site adjoining Mulholland Highway that is at least four feet above ground level, and at least two feet in width and three feet in length, that includes the person's name, phone number, and email address;
 - C. Construction Hours: The Applicant shall limit construction activities to the hours allowed by the County Code;
 - D. Worker Parking: During all construction hours, the Applicant shall ensure that all crew vehicles are parked on-site or in designated areas, with no parking in any public right-of-way;
 - E. Dust Mitigation: The Applicant shall use water trucks as needed, cover stockpiles, stabilize Project Site entrances, enforce a 15-mile per hour on-site speed limit, and comply with all dust mitigation standards required by the County Code; and
 - F. Dark-Sky Compliant Lighting: During construction, the Applicant shall only use shielded, downward-aimed, motion activated security lighting with no constant illumination.
24. The Project Site area, as defined in County Code Section 22.44.630, shall be limited to 9,898 square feet.
25. Prior to the issuance of building permits, the Applicant shall obtain a "Post Coastal Approval of On-Site 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.
26. Prior to the issuance of building permits, the Applicant shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.

27. The Applicant shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.
28. 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.
29. Pursuant to the requirements of County Code Section 22.44.1920.J, prior to issuance of the grading or building permit for the Project, the Applicant shall dedicate a permanent Irrevocable Open Space Conservation Easement (Easement) over all H2 Habitat areas outside of the Fire Department required irrigated fuel modification area (Zones A and B) required by the County Fire Department, 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 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 Regional Planning for permitted development; and
 - 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 this grant; and
 - iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.
30. Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and man-made materials shall be prohibited from the designated wildlife corridor (referenced in Condition No. 29, above). The Applicant 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 Easement in favor of the People of the State of California over the 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 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 Easement area. The Easement shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded Easement shall reflect that no development shall occur within the Easement, except as otherwise set forth in these Conditions, consistent with the exceptions detailed in this Condition. Recordation of the Easement on the Project Site shall be permanent and in perpetuity.

31. Prior to approval of the Revised Exhibit "A" (referenced in Condition No. 21, above), the Applicant 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.
32. During fuel modification, the Applicant 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 Applicant shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multiple-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.
33. The Applicant 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.
34. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, pursuant to the provisions of County Code Section 22.44.1320.
35. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

36. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor (Monitor), subject to the approval of the Director. The Monitor 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 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 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 Regional Planning and CDFW at their request.
37. The 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 Regional Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the Regional Planning staff biologist (Staff Biologist). At the discretion of the Director, similar proportional on-site restoration may be approved on the subject property to the satisfaction of the Staff Biologist.
38. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-native plants 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 the 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.
39. The Monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the Monitor (referenced in Condition No. 36, above) may take down fencing, supervise work, and reinstall fencing after work completion.

40. All grading and construction work within a tree protection zone (TPZ) shall be supervised by the Monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the Arborist.
41. 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.
42. 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.
43. 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.
44. 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.
45. The Applicant shall delineate the proposed grading limits of the Project Site or the extents of the proposed development area, whichever is greater, the driveway, and the extent of the fuel modification zones prior to any grading or vegetation removal. 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 global positioning system and provided to the Monitor.
46. 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, as follows:
 - A. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 to 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 Staff 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 Staff 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, a qualified biologist—as determined by the Monitor—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 the 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 Staff 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 Staff 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 Regional 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, the Staff 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 Staff 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 Staff Biologist shall send weekly monitoring reports to 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.
47. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the Project Site. The Applicant'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. The Staff Biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and ensure that no protected trees or special status plants are impacted during installation;
 - E. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals; and
 - F. A gated entrance shall allow ingress and egress. The gates shall remain open until after the Monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).
48. 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 temporary wildlife screening (referenced in Condition No. 47, above).

- A. The Applicant 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. The Staff Biologist shall monitor vegetation removal to capture and relocate wildlife, as necessary. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
49. 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. The Staff Biologist shall monitor grubbing and grading to capture and relocate wildlife, as necessary. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
50. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the Project, as directed by the Fire Department and in accordance with the following:
- A. The Monitor shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs;
 - B. The Monitor shall be present during initial fuel modification activities, 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; and
 - C. The 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.
51. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to the approval of Exhibit A, the Applicant 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 ensure 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 Applicant shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

52. Pursuant to 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.
53. 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 Applicant shall submit a restoration and/or enhancement plan consistent with the Santa Monica Mountains Local Implementation Plan 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 | Department of Public Health letter dated July 29, 2019 |
| Exhibit 2 | Fire Department letter dated July 31, 2019 |
| Exhibit 3 | Department of Public Works letter dated July 31, 2019 |
| Exhibit 4 | Department of Parks and Recreation letter dated July 11, 2019 |
| Exhibit 5 | Habitat Restoration Plan dated October 8, 2020 |

Exhibit 1



**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

Exhibit 2



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
PROJECT NUMBER: 2019-000010

MAP DATE: July 1, 2019
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.

Exhibit 3



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

A handwritten signature in black ink, appearing to read "Art Vander Vis", is written over the "FROM:" line.

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:

\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2019000016 - APN 4455-019-044\DPW_Cleared_2019-07-31_RPPL2019000016.docx

Exhibit 4



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.

Exhibit 5

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 provisions 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

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

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 Fernandefio 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 issuance of 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.	Consultation 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

Project No. 2019-000010-(3)
Minor Coastal Development Permit No. RPPL2019000019-(3)

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2019-000010-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019-(3)
ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199-(3)**

1. The Los Angeles County (County) Board of Supervisors (Board) conducted a duly-noticed public hearing in the appeal of Project No. 2019-000010-(3) (Project), consisting of Minor Coastal Development Permit No. RPPL2019000019-(3) (Minor CDP) and Environmental Assessment No. RPPL2023001199-(3) (Environmental Assessment) on November 25, 2025. The Environmental Assessment is related to three other Minor CDP projects also applied for by the same applicant as the Project Nos. RPPL2019000016-(3) (referred to as Lot 1), RPPL2019000017-(3) (referred to as Lot 2), and RPPL2019000018-(3) (referred to as Lot 3) (collectively, the Related Projects). The County Regional Planning Commission (Commission) conducted a duly-noticed public hearing on July 23, 2025. A County Department of Regional Planning (Regional Planning) Hearing Officer previously approved the Project at a public hearing on May 6, 2025.
2. Isaac Zachary (Applicant) 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 on-site wastewater treatment system (OWTS) with 4,758 cubic yards of grading on a 3.8-acre property, 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 one on-site oak trees. As part of the Project, on-site habitat will be re-mapped as recommended by the Environmental Review Board (ERB), resulting in approximately 1.1 acres of H3 Habitat and 2.7 acres of H2 Habitat (as those habitat categories are defined in Los Angeles County Code (County Code) Section 22.44.1810).
3. 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. Pursuant to 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.
4. The existing parcel and paved driveway were authorized by Parcel Map 10857 and Coastal Development Permit No. P-80-6480 in 1981.

5. 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).
6. 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.
7. Surrounding zoning within a 500-foot radius of the Project Site includes:

North:	R-C-20;
South:	R-C-20 and R-C-2 (Rural Coastal—2 Acre Minimum Required Lot Area);
East:	R-C-20 and R-C-2; and
West:	R-C-20.
8. Surrounding land uses within a 500-foot radius of the Project Site include:

North:	Open space;
South:	Single-family residences;
East:	Single-family residences; and
West:	Single-family residences.
9. 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 Applicant's biologist and the Regional Planning staff biologist (Staff Biologist), the ERB recommended that the on-site habitat be re-mapped, 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.
10. 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.

11. The Applicant 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 removing and recompacting 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 re-mapping, 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.
12. Regional Planning staff (Staff) received numerous letters in 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 the general position that the four dwelling units proposed by the Project and Related Projects present inappropriate density in the area.
13. Prior to the Commission's hearing of the Project, Staff received the following recommendations from County departments, which are incorporated as a part of the conditions of approval:
 - A. The County Department of Parks and Recreation, in a letter dated July 11, 2019, recommended the Project proceed to a public hearing without conditions.
 - B. The County Department of Public Health, in a letter dated July 29, 2019, recommended 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 of the Project.

- C. The County Fire Department, in a letter dated July 31, 2019, recommended 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 to the Project.
 - D. The County Department of Public Works, in a letter dated July 31, 2019, recommended 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 to the Project.
14. 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.
 15. A duly-noticed public hearing was scheduled before the Hearing Officer on May 28, 2024, but was not heard and continued numerous times to June 25, 2024, August 20, 2024, September 17, 2024, October 15, 2024, January 21, 2025, March 18, 2025, and May 6, 2025. At the public hearing on May 6, 2025, Staff gave a presentation recommending approval of the Project. 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.
 16. On May 13, 2025, the Las Virgenes Homeowners Federation (LVHF or Appellant) appealed the Hearing Officer's decision to approve the Project, pursuant to the provisions of County Code Section 22.44.970. LVHF cited the following concerns for the appeal:
 - A. The MND and the MMRP associated with the Environmental Assessment did not reduce the Project's impact to less than significant;
 - B. Inconsistencies with the provisions of the LCP significantly impacting coastal resources; and
 - C. Increased fire danger, impacts to local wildlife, and potential impacts to H2 Habitat from fuel modification.

17. A duly-noticed public hearing was held before the Commission on July 23, 2025. 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 Project. After a brief discussion, the Commission voted to close the public hearing, deny the appeal, and approve the Project and Related Projects.
18. On August 4, 2025, Appellant timely appealed the Commission's decision based on the following:
 - A. Increased fire danger to existing and future residents in a Very High Fire Hazard Severity Zone;
 - B. Negative impact to local wildlife, especially by hindering north-south wildlife movement across the Project Site;
 - C. Excessive impacts to H2 Habitat from fuel modification;
 - D. Potential for a significant environmental impact under CEQA requiring an environmental impact report;
 - E. Inconsistencies with the provisions of the Santa Monica Mountains LCP because it significantly impacts coastal resources; and
 - F. Design of the single-family residences proposed on Lots 3 and 4 is incompatible with the surrounding neighborhood, especially the 10-foot side-yard setback proposed on Lot 4.
19. On November 25, 2025, the Board held a duly-noticed public hearing on the appeal. Supervisor Lindsey Horvath recused herself from the public hearing pursuant to Government Code section 84308, because she received a contribution or contributions of more than \$500 within the past 12 months from Roger Pugliese, who is a party, participant, or an agent of a party or participant in the proceeding. Supervisor Horvath left the Board meeting room before the discussion of the item. Staff recommended that the Board deny the appeal and uphold the Commission's approval of the Project. Both the Appellant and Applicant addressed the Board, followed by responses to questions from the Board by Staff.
 - A. On behalf of the Appellant, Joan Slimocosky asked the Board to support the appeal, citing the Project and Related Projects are a maximization of development that lacks protection for sensitive habitat and the avoidance of hazards. Ms. Slimocosky also stated the LVHF supports resource conservation over development and feels the County has not achieved conformity with the LCP, and urged the Board to require that Regional Planning further review the Project.

- B. On behalf of the Applicant, Eliza Paster addressed the Board, objecting to any suggestion of a continuance as there have already been 11 hearings on the Project by the County in violation of the Housing Accountability Act. Ms. Paster emphasized that the Project and Related Projects are infill projects, surrounded by development on all three sides, with existing road and grading on-site. She quoted Commissioner O'Connor (of the Commission), who previously stated, "if you're going to talk about resource conservation, you would want to put whatever new development is going in this area rather than having it sprawling into other areas of the mountains." Ms. Paster also referenced a letter in the record from Bob Holloway, a retired Los Angeles County Fire Department Captain, who stated that currently the site for the Project and Related Projects is an open field where fire can race through but if homes are built to standards above and beyond the existing code with measures like fire sprinklers on the roof, fire risk in the area would be reduced. Ms. Paster pointed out the proposed homes are smaller than the average size of the homes in the area, which is about 4,200 square feet.
- C. Board Chair Kathryn Barger asked Regional Planning about the following:
- i. The range of existing home sizes within 700 feet of the Project and how those home sizes compared to the Project;
 - ii. Design elements incorporated to mitigate impacts to the H2 Habitat fuel modification; and
 - iii. Coordination efforts to modify the Project's design and how it has evolved.
- D. Tyler Montgomery, Principal Planner at Regional Planning, provided the following responses to the Board:
- i. There are 28 homes on 38 properties within a 700-foot radius of the Project and Related Projects. The 28 homes have an average size of 4,224 square feet. By comparison, the homes proposed in the Project and Related Projects range from 3,291 to 4,186 square feet in size, which is less than the average size home in the immediate area and are thus compatible with the surrounding area.
 - ii. Lots 1 and 2, which are small lots, require fuel modification on the entire lot to meet the Fire Department's 200-foot fuel properties to the east and west because those properties are mapped H3 Habitat, which is less sensitive than H2 Habitat. With respect to Lot 3, impact to H2 Habitat was reduced by 4,000 square feet with Planning's direction to reduce the proposed home by 20 percent in square footage. Further reduction in home size would result in diminishing returns for H2 Habitat, and Staff believes the proposed

home sizes reflect a satisfactory balance between development and preservation. As to Lot 4, upon Staff's recommendation, the proposed home is placed at the farthest possible location from H2 Habitat to ensure no direct development or irrigated fuel modification propose within H2 Habitat. Furthermore, conditions of approval for the Project and Related Projects require a habitat restoration plan for previously disturbed areas and payment to a habitat in lieu fee or direct restoration on-site or off-site.

- iii. During the public hearing process, the Applicant coordinated with Staff to address concerns raised by the Cold Creek Community Council. This resulted in the redesign of the proposed homes on Lots 3 and 4. The footprint and square footage of the home on Lot 3 was reduced by 20 percent, and the proposed home on Lot 4 was moved approximately 20 feet to the south. These actions reduced the proposed fuel modification within H2 Habitat by 4,264 square feet on Lot 3 and 5,717 square feet on Lot 4. Additionally, in response to concerns expressed by the Santa Monica Mountains Conservancy, Staff modified conditions of approval to include a 45-foot-wide wildlife movement corridor dedication adjacent to the western boundary of the Project and Related Projects. Staff also required good neighbor construction practices as a condition of approval that include notification and consultation with neighboring property owners at least two weeks prior to any construction activities. The resulting Project and Related Projects are thus more consistent with numerous goals and policies of the LCP.

- 20. During public comment at the Project's public hearing before the Board, four speakers opposed the Project and Related Projects on the basis of fire concerns, opposition to maximization of the building areas, and resource protection. Three speakers spoke in favor of the Project and Related Projects, which included statements of assured compliance with the conditions of approval by the Applicant, clarification that the proposed homes have not been maximized by the architect, and highlighting of the various fire-safe features of the proposed construction. One other member of the community spoke in favor by requesting consideration of a homeless family to be housed at one of the proposed homes.
- 21. After hearing public comments and correspondence on the Project, Board Chair Barger first recognized that the Hearing Officer and the Commission previously approved the Project and Related Projects, and indicated that the additional conditions recommended by Staff and agreed to by Applicant would address the concerns raised in the appeal and minimize construction impacts to the neighborhood without downsizing or rendering the Project and Related Projects infeasible. The Board, thereafter, closed the public hearing, found that the Project will not have a significant impact on the environment with the implementation of the proposed mitigation measures, indicated its intent to deny

the appeal and uphold the Commission's approval of the Project as amended with two additional conditions of approval, and directed County Counsel to prepare the final findings and conditions for the Board's consideration.

22. The Board finds that, in order to minimize construction impacts to the neighborhood, the Applicant shall submit a Revised Exhibit "A" to the Director of Regional Planning (Director) within 30 days after the Board's final approval of the Project (as defined in the condition of approval) depicting an enhanced landscaping buffer of at least three feet in width along the portion of the eastern property line that adjoins any structure on the neighboring property at 24879 Mulholland Highway, Calabasas. The Applicant shall coordinate with the neighboring property owner regarding the height of the additional landscaping, which shall be subject to the satisfaction and approval of the Director. Additionally, the Applicant shall implement the following good-neighbor construction practices:
- A. Pre-Construction Notice: At least two weeks before construction starts, the Applicant shall provide a courtesy notice to property owners within a 1,000-foot radius of the Project Site that includes the tentative construction schedule, work hours, and any haul routes;
 - B. Single Point of Contact: Applicant shall maintain one dedicated point of contact during the full construction period and shall post a sign on the Project Site adjoining Mulholland Highway that is at least four feet above ground level, and at least two feet in width and three feet in length, that includes the person's name, phone number, and email address;
 - C. Construction Hours: Applicant shall limit construction activities to the hours allowed by the County Code;
 - D. Worker Parking: During all construction hours, Applicant shall ensure that all crew vehicles are parked on-site or in designated areas, with no parking in any public right-of-way;
 - E. Dust Mitigation: Applicant shall use water trucks as needed, cover stockpiles, stabilize Project Site entrances, enforce a 15-mile per hour on-site speed limit, and comply with all dust mitigation standards required by the County Code; and
 - F. Dark-Sky Compliant Lighting: During construction, Applicant shall only use shielded, downward-aimed, motion-activated security lighting with no constant illumination.
23. The Board finds the Project is consistent with the goals and policies of the LUP because the Rural Land 20 land use designation is intended for appropriately sized single-family residential uses on large lots and, therefore, a single-family residence is permitted under this designation.

24. The Board finds the Project would be consistent with the following policies of the LUP:
- A. Conservation and Open Space Element
 - a. Policy CO-108: Site and design new development to minimize the amount of grading and the alteration of natural landforms.
 - b. Policy CO-109: Site and design new development to protect natural features and minimize removal of natural vegetation.
 - c. 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.
 - B. Land Use Element
 - a. Policy LU-33: Require that new development be compatible with the rural character of the area and the surrounding natural environment.
 - b. Policy LU-38: Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
 - c. 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.
25. The Board finds 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 22.44.1260 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.

26. The Board finds 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.
27. The Board finds 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.
28. The Board finds 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.
29. The Board finds 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.
30. The Board finds 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 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 re-mapping.
31. The Board finds 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 Applicant's habitat restoration plan.

32. The Board finds the Project is consistent with the biological resource requirements of County Code Section 22.44.1800, et. seq. The Applicant's biological assessment was reviewed by the Staff Biologist and the ERB, which 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 Project 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. The ERB's recommended modifications have been included in the Project's conditions of approval.
33. The Board finds 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 removing and recompacting 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.
34. The Board finds 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.
35. The Board finds 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.
36. The Board finds 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.
37. The Board finds the Project is consistent with the standards identified in County Code Section 22.44.1920 with respect to grading and vegetation removal. To minimize impacts to the immediate resources while providing for fire safety, the Project follows the habitat re-mapping recommended by the ERB which 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, is designated as H3 and H2 Habitat as 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 proposed residence and all grading would be located in

H3 Habitat, some fuel modification would be located within H2 Habitat. The Board finds this encroachment unavoidable given the relatively small area of the H3 Habitat area and the required fuel modification radius of 200 feet.

38. The Board finds the Project is consistent with standards identified in County Code Section 22.44.1950 (Mitigation). As the Project would result in no direct development within H2 Habitat, although there would be 0.54 acres of fuel modification, all non-irrigated, the Project's conditions of approval will require the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director at a later date but before grading and construction can occur.
39. The Board finds it is not necessary to require a grant term given the nature of the residential use and the surrounding area.
40. The Board finds the proposed development is in conformity with the certified LCP. As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains LCP, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.
41. The Board 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; therefore, coastal access requirements do not apply.
42. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before them, there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment. The Board further finds the MND and MMRP reflect its independent judgment and analysis.
43. The Board finds that, pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Daily News*), and property posting. Additionally, the Project was noticed, and case materials were made available on Regional Planning's website. On October 23, 2025, a total of 81 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. 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 LIP requirements (County Code Section 22.44.1440).

44. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the County Department of Regional 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The Board finds the proposed development is in conformity with the certified local coastal program.
- B. The Board 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 BOARD OF SUPERVISORS:

1. Certifies the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that, on the basis of the whole record before the Board, there is no substantial evidence the Project will have a significant effect on the environment; adopts the MND and finds the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation;
2. Denies the appeal of the Project by the Appellant; and
3. Approves Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit No. RPPL2019000019-(3) and Environmental Assessment No. RPPL2023001199-(3), subject to the attached conditions.

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

1. This grant is for Minor Coastal Development Permit (Minor CDP) No. RPPL2019000019-(3) (Project) to construct a new single-family residence on a 3.8 acre property located at 24937 Mulholland Highway, unincorporated Calabasas, in the Santa Monica Mountains Coastal Zone (Project Site), subject to the following conditions of approval (Condition or Conditions).
2. Unless otherwise apparent from the context, the term "Applicant" shall include the Applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County (County) Department of Regional Planning (Regional 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 this grant have been recorded as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 10, 12, and 13. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to the Los Angeles County Code (County Code) Sections 22.222.230.F and 22.240.060.F. Notwithstanding the foregoing, the date of final approval is subject to the following:
 - A. As the Minor CDP authorized by the County is subject to appeal to the California Coastal Commission (Coastal Commission), pursuant to County Code Section 22.44.1050.A.2, in the event such an appeal is filed, this grant shall not be operable and the date of final approval shall not take effect until the Coastal Commission affirms the authorization of the Minor CDP by the County pursuant to its procedures. Should the Coastal Commission find a substantial issue with the Minor CDP in response to the appeal, the Minor CDP and this grant shall be null and void.
 - B. Pursuant to County Code Section 22.44.1090.B, the Minor CDP, which is appealable to the Coastal Commission, shall become effective at the close of business on the 10th business day following the date of receipt of the notice of the County's final action on the Minor CDP by the Executive Director of the Coastal Commission, unless a valid appeal is filed prior to the effective date and time, or the notice of final action does not meet the requirements of the Local Implementation Program.

5. The Applicant 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 grant, 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 Applicant of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Applicant or Applicant's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Applicant, 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 Applicant according to County Code Section 2.170.010.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall record the terms and Conditions of this 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 Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of this grant and its Conditions to the transferee or lessee of the subject property.
9. This grant shall expire unless used within two years from the date of final approval of this 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.

10. 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 Applicant 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 Applicant 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 Applicant shall deposit with the County the sum of \$456. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the Applicant's compliance with the Conditions of approval. The fund provides for one inspection after three years have elapsed.
11. 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 consent of the Applicant, pursuant to Regional Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.
12. 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 Applicant shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. The Applicant shall remit processing fees at the County Recorder, 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 (CDFW), pursuant to section 711.4 of the California Fish and Game Code, the Applicant 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 (MND) plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. The Applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) associated with Environmental Assessment No. RPPL2023001199-(3) (Environmental Assessment), which are incorporated by this reference as if set forth fully herein. The Environmental

Assessment is also related to Minor CDP Nos. RPPL2019000016-(3), RPPL2019000017-(3), and RPPL2019000018-(3) requested by the Applicant.

15. Within 30 days of the date of final approval of this grant by the County, the Applicant shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the MND for the Project, in the office of the Recorder. Prior to recordation of the covenant, the Applicant shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Applicant shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the Applicant's compliance with the required mitigation measures.
16. The Applicant shall deposit an initial sum of \$6,000 with Regional Planning within 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 Applicant shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
17. 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 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 County Code Sections 22.44.1130 and/or 22.44.1140.
18. 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).
19. 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.
20. 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).
21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."

22. Within 30 days after the date of final approval, the Applicant shall submit a Revised Exhibit "A" to the Director depicting an enhanced landscaping buffer of at least three feet in width along the portion of the eastern property line that adjoins any structure on the neighboring property at 24879 Mulholland Highway, Calabasas. The Applicant shall coordinate with the neighboring property owner regarding the height of the additional landscaping, which shall be subject to approval by the Director. Compliance with this Condition shall be to the satisfaction of the Director.
23. The Applicant shall implement the following good-neighbor construction practices:
 - A. Pre-Construction Notice: At least two weeks before construction starts, the Applicant shall provide a courtesy notice to property owners within a 1,000-foot radius of the Project Site that includes the tentative construction schedule, work hours, and any haul routes;
 - B. Single Point of Contact: The Applicant shall maintain one dedicated point of contact during the full construction period and shall post a sign on the Project Site adjoining Mulholland Highway that is at least four feet above ground level, and at least two feet in width and three feet in length, that includes the person's name, phone number, and email address;
 - C. Construction Hours: The Applicant shall limit construction activities to the hours allowed by the County Code;
 - D. Worker Parking: During all construction hours, the Applicant shall ensure that all crew vehicles are parked on-site or in designated areas, with no parking in any public right-of-way;
 - E. Dust Mitigation: The Applicant shall use water trucks as needed, cover stockpiles, stabilize Project Site entrances, enforce a 15-mile per hour on-site speed limit, and comply with all dust mitigation standards required by the County Code; and
 - F. Dark-Sky Compliant Lighting: During construction, the Applicant shall only use shielded, downward-aimed, motion activated security lighting with no constant illumination.
24. The Project Site area, as defined in County Code Section 22.44.630, shall be limited to 9,898 square feet.
25. Prior to the issuance of building permits, the Applicant shall obtain a "Post Coastal Approval of On-Site 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.

26. Prior to the issuance of building permits, the Applicant shall obtain approval of all plans by the Fire Department Engineering Unit, to the satisfaction of the Fire Department.
27. The Applicant shall comply with all conditions set forth in the attached Public Works letter dated July 31, 2019, to the satisfaction of Public Works.
28. 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.
29. Per the requirements of County Code Section 22.44.1920.J, prior to issuance of the grading or building permit for the Project, the Applicant shall dedicate a permanent Irrevocable Open Space Conservation Easement (Easement) over all H2 Habitat areas outside of the irrigated fuel modification area (Zones A and B) required by the County Fire Department, 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 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 Regional Planning for permitted development; and
 - C. If approved by the County as an amendment to the CDP or a new CDP:
 1. Planting of native vegetation and other restoration activities;
 2. Construction and maintenance of public hiking trails;
 3. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of this grant; and
 4. Confined animal facilities only where consistent with County Code Section 22.44.1940.
30. Regardless of the above permitted uses, all fencing, lighting elements, non-native landscaping, and man-made materials shall be prohibited from the designated wildlife corridor (referenced in Condition No. 29, above). The Applicant 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 Easement in favor of the People of the State of California over the 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 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 Easement area. The Easement shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded Easement shall reflect that no development shall occur within the Easement, except as otherwise set forth in these Conditions, consistent with the exceptions detailed in this Condition. Recordation of the Easement on the Project Site shall be permanent and in perpetuity.

31. Prior to approval of the Revised Exhibit "A" (referenced in Condition No. 21, above), the Applicant 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.
32. During fuel modification, the Applicant 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 Applicant shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multiple-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.
33. The Applicant 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.
34. Glass shall be of the least reflective variety or have frit patterns that will promote energy conservation and prevent bird strikes, pursuant to the provisions of County Code Section 22.44.1320.

35. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.
36. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor (Monitor), subject to the approval of the Director. The Monitor 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 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 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 Regional Planning and CDFW at their request.
37. The 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 Applicant's 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 Regional Planning Zoning Enforcement Section. The Habitat Restoration Plan shall be completed to the satisfaction of the Regional Planning staff biologist (Staff Biologist). At the discretion of the Director, similar proportional on-site restoration may be approved on the subject property to the satisfaction of the Staff Biologist.
38. Circles of a 15-foot radius around all on-site oak trees shall be weeded of all non-native plants 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 the 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.
39. The Monitor shall ensure maintenance of a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the Monitor (referenced in Condition No. 36, above) may take down fencing, supervise work, and reinstall fencing after work completion.

40. All grading and construction work within a tree protection zone (TPZ) shall be supervised by the Monitor in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the Arborist.
41. 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.
42. 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.
43. 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.
44. 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.
45. The Applicant shall delineate the proposed grading limits of the Project Site or the extents of the proposed development area, whichever is greater, the driveway, and the extent of the fuel modification zones prior to any grading or vegetation removal. 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 global positioning system and provided to the Monitor.
46. 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, as follows:
 - A. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 to 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 Staff 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 Staff 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, a qualified biologist—as determined by the Monitor—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 the 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 Staff 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 Staff 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 Regional 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, the Staff 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 Staff 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 Staff Biologist shall send weekly monitoring reports to 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.
47. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the Project Site. The Applicant'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. The Staff Biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and ensure that no protected trees or special status plants are impacted during installation.
 - E. The Staff 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 Monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

48. 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 temporary wildlife screening (referenced in Condition No. 47, above).
- A. The Applicant 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. The Staff Biologist shall monitor vegetation removal to capture and relocate wildlife, as necessary. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
49. 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. The Staff Biologist shall monitor grubbing and grading to capture and relocate wildlife, as necessary. The Staff Biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
50. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the Project, as directed by the Fire Department and in accordance with the following:
- A. The Monitor shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.
 - B. The Monitor shall be present during initial fuel modification activities, 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. The 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.
51. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to the approval of Exhibit A, the Applicant shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances that 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 ensure 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 Applicant shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

52. Pursuant to 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.
53. 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 Applicant shall submit a restoration and/or enhancement plan consistent with the Santa Monica Mountains Local Implementation Plan 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 | Department of Public Health letter dated July 29, 2019 |
| Exhibit 2 | Fire Department letter dated July 31, 2019 |
| Exhibit 3 | Department of Public Works letter dated July 31, 2019 |
| Exhibit 4 | Department of Parks and Recreation letter dated July 11, 2019 |
| Exhibit 5 | Habitat Restoration Plan dated October 8, 2020 |

Exhibit 1



**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

Exhibit 2



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
PROJECT NUMBER: 2019-000010

MAP DATE: July 1, 2019
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.

Exhibit 3



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

A handwritten signature in black ink, appearing to read "Art Vander Vis", is written over the "FROM:" line.

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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Exhibit 4



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.

Exhibit 5

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 provisions 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

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

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 Fernandeano 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 issuance of 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.	Consultation 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