

REPORT TO THE HEARING OFFICER

DATE ISSUED: January 8, 2026
HEARING DATE: January 20, 2026 AGENDA ITEM: 9
PROJECT NUMBER: PRJ2025-001608-(3)
PERMIT NUMBER(S): Minor Conditional Use Permit RPPL2025001770
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 3582 Triunfo Canyon Road, Agoura Hills
OWNER: Malibu Creek California LLC
APPLICANT: Navin Phulesar, Urbacon Development Management Limited
CASE PLANNER: Tyler Montgomery, Principal Planner
tmontgomery@planning.lacounty.gov

RECOMMENDATION

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-001608-(3), Minor Conditional Use Permit Number (“MCUP”) RPPL2025001770, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2025001770 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Minor Conditional Use Permit (“MCUP”) to authorize exploratory geotechnical soils testing for preparation of a geologic report in the R-R-20 (Resort and Recreation—20 Acre Minimum Required Lot Area) Zone and within the Santa Monica Mountains North

Area Community Standards District (“CSD”) pursuant to County Code Section 22.336.070.G. The exploratory testing would occur on Assessor Parcel Number 2063-001-016 in the unincorporated community of the Santa Monica Mountains North Area (“Project Site”).

B. Project

The MCUP is requested to authorize exploratory testing that consists of sixteen test holes for use in preparation of a geologic report for a future residential substance abuse recovery facility. Access to the property is provided via the west end of Triunfo Canyon Road, a 50-foot-wide public road. The Project Site is currently improved with an equestrian facility, which includes a large barn, gazebos, corrals, administrative offices, private roadways, and other uses accessory to the equine use. The proposed test holes will be hand excavated with shovels. Each test hole will be eight inches in diameter with a depth of 10 feet, and there will be 16 distinct testing locations, all within previously disturbed areas of the Project Site. The geotechnical engineer will access the Project Site in one utility transportation vehicle equipped with hand excavation equipment and other tools. Additionally, an attached drilling apparatus on the truck will be utilized when necessary to perform geotechnical soils testing. The Project will consist of minor backfilling where the surface is to be restored. There are a significant number of oak trees on the Project Site, and the proposed test holes will not encroach into the protected zone of any oak tree.

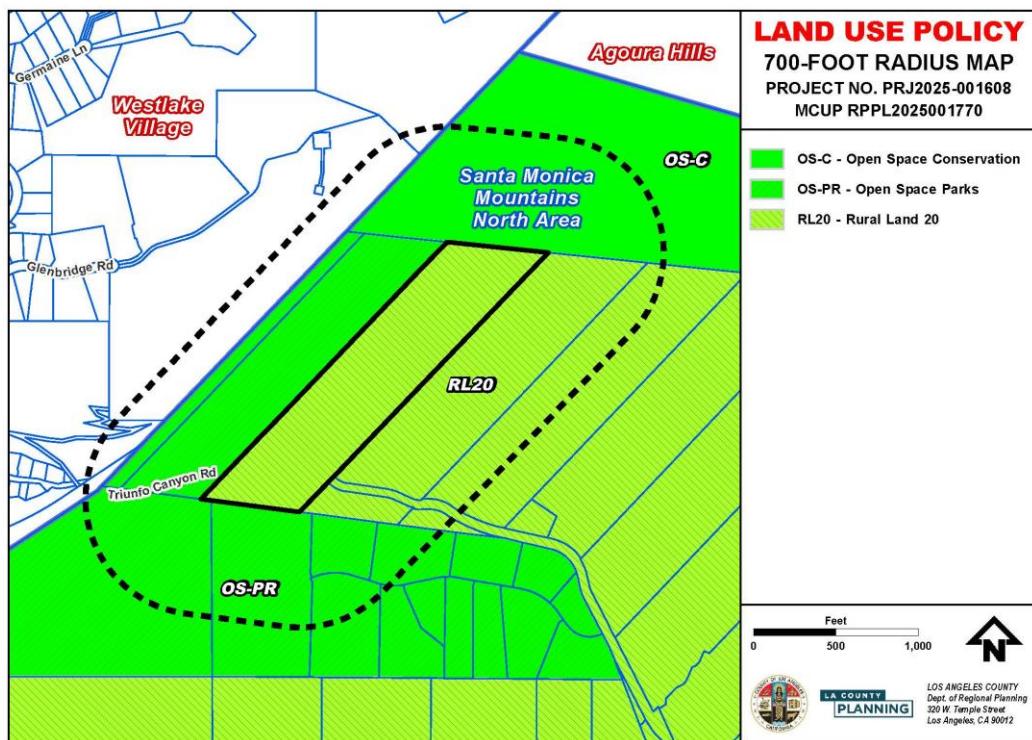
The 24.05-acre Project Site is shaped as a parallelogram with mixed topography ranging from moderately sloping to steep mountainous terrain and bounded by Mountains Recreation Conservation Authority (“MRCA”) land to the north, a former religious retreat center and various residential estate uses to the east, MRCA land to the south, and MRCA land to the west. Potrero Valley Creek (part of the Malibu Creek Watershed) runs directly through the center of the Project Site. The Project Site is currently improved with an equestrian facility, which includes a large barn, gazebos, corrals, administrative offices, private driveways, and other uses accessory to the equine use.

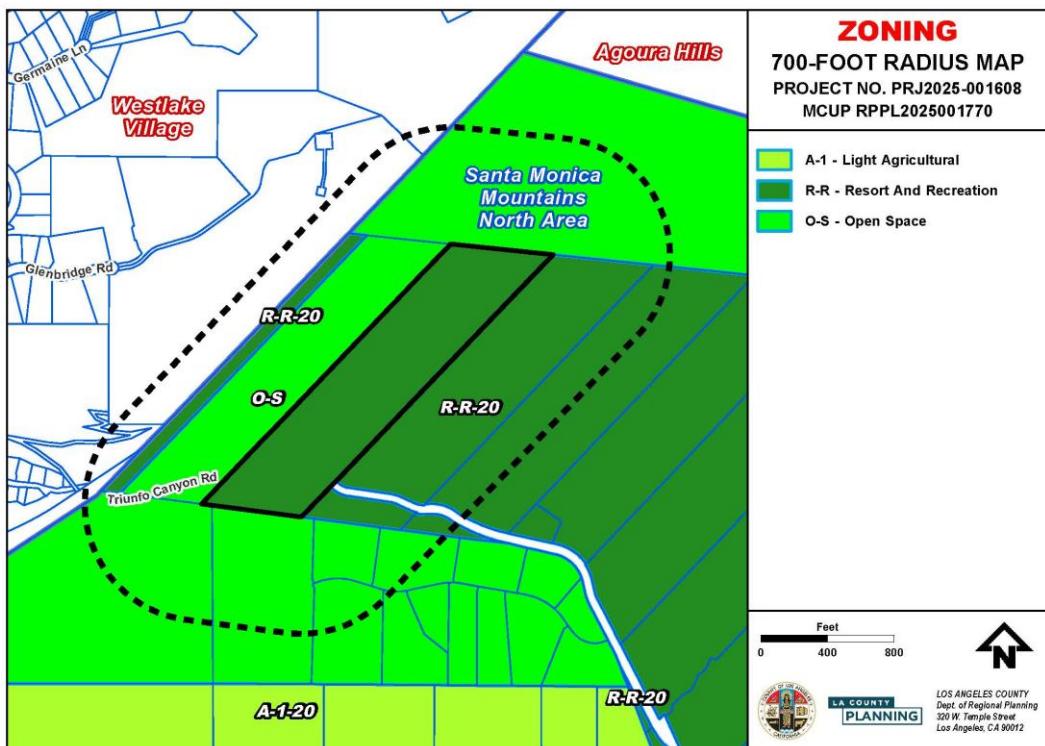
The proposed geotechnical soils testing will be to facilitate the redevelopment of the project site to a residential substance abuse recovery facility. Soils testing is required to ascertain the feasibility of constructing any new structures and a new onsite wastewater treatment system (“OWTS”) within these areas.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20 (Rural Land 20 – One dwelling unit per 20 acres maximum density)	R-R-20 (Resort and Recreation Zone)	Equestrian Facility
NORTH	OS-C (Open Space – Conservation)	O-S (Open Space)	Triunfo Canyon Open Space
EAST	RL20	R-R-20	Former religious retreat center and various residential estate uses
SOUTH	OS-PR (Open Space Parks)	O-S	Triunfo Creek Park
WEST	OS-PR (Open Space Parks)	O-S	Triunfo Canyon Open Space





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7076	M-3 (Unclassified)	December 26, 1956
10754	A-1-2 (Light Agricultural— Two Acre Minimum Required Lot Area)	September 25, 1973
20020062z	R-R-20	August 20, 2002

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CC-7124	Certificate of Compliance legalizing underlying parcel	Recorded 12/31/1985
PP-40706	Plot Plan approving equestrian facilities, including accessory structures and grading.	Approved 01/29/1991; Amendments approved 09/22/1992 and 03/12/2001

ANALYSIS

A. Land Use Compatibility

The Project is consistent with the goals and policies of the Santa Monica Mountains North Area Plan because the RL20 land use designation allows exploratory testing when it is appropriately designed and consistent with all development standards. The Project is consistent with the R-R-20 zoning classification, which allows exploratory testing. The Project is consistent with the development standards of the Zoning Code and the Santa Monica North Area, including requirements to utilize existing roads and truck-mounted drill rigs. The test holes are within the existing disturbance footprint of development, are located away from oak trees, and facilitate a land use that is compatible with existing surrounding uses.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is designed to minimize environmental impacts by utilizing an existing road, mainly hand-excavated test holes and mounted drill rigs, if needed. The exploratory testing is needed to assess geologic conditions for a future proposed residential substance abuse recovery facility.

C. Design Compatibility

The Project is for test holes for a geology report and is located within an existing sparsely developed area in the unincorporated Santa Monica Mountains North Area. The Project Site is bordered by existing open space to the north, west, and south, and a former religious retreat center and low-density residential development to the east. testing will be minimized to the largest extent possible in terms of impacts to terrain and concentrated in previously disturbed areas. Furthermore, in accordance with County Code Section 22.44.1430.C, within 90 days of completion of the exploratory testing, all disturbed areas shall be stabilized with erosion control measures and full remediation of disturbed soil or locally indigenous vegetation shall commence.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Santa Monica Mountains North Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.160.050 (Minor Conditional Use Permit Findings). The Burden of Proof with applicant's responses is attached

(Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption from 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, because the Project is exploratory drilling for a geologic report for a future substance abuse recovery facility. The Project consists of no alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor digging, drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the United States Fish and Wildlife Service. The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project is also not included on any hazardous waste site or historical resources list. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

No comments were solicited or received from other County Departments for this Project.

B. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report

Approved By: Mitch Glaser for Mitch Glaser
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

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Tel: 416.865.9405 Fax: 416.865.9429

HERMITAGE ARCHITECTS INC.
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REVISIONS AND DISTRIBUTION LOG

No.	Date	Note
1	2024-05-30	ISSUED FOR CONSULTANT COORDINATION
2	2024-06-06	ISSUED FOR CONSULTANT COORDINATION
3	2025-02-11	ISSUED FOR DESIGN DISCUSSION
4	2025-02-26	ISSUED FOR CONSULTANT COORDINATION
5	2025-03-11	ISSUED FOR CONSULTANT COORDINATION

NOT FOR
CONSTRUCTION

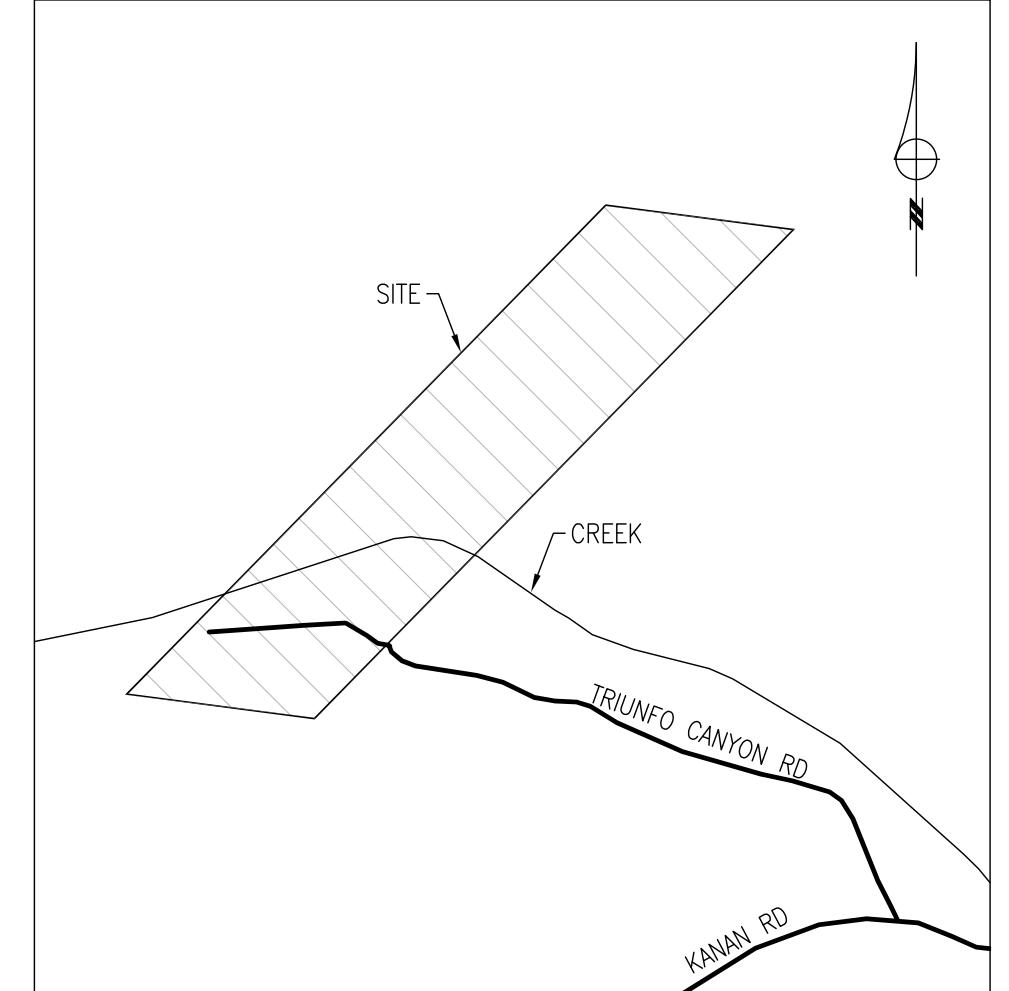
Seal:

Project:
MALIBU CREEK

3582 TRIUNFO CANYON ROAD
AGOURA HILLS, CALIFORNIA

Drawing Title:
**OVERALL EXISTING
SITE PLAN**

True North	Drawing North
Drawn By: CF	Checked By: ML
Date Plotted: Mar 11, 2025 - 5:15pm	Project No.: 231101
Scale: 1/80"=1'=0"	Drawing No.: A100
Revision No.:	



1 CONTEXT PLAN
A100 SCALE N.T.S.

SITE STATISTICS

ZONING: R-R-20

TOTAL PROPERTY AREA: 24.05 acres (9.73 ha)

BUILDING GROSS FLOOR AREA

#1 SMALL BUILDING: 2,808.48 sf.
#2 BIG BUILDING: 5,022.40 sf.
#3. HORSE BARN: 27,879.87 sf.
#4. GAZEBO: 2,566.48 sf.
#5. BUILDING & TRAILER: 3,978.96 sf.
TOTAL G.F.A.: 42,673.17 sf.

EXISTING BUILDING COVERAGE: 4.07%

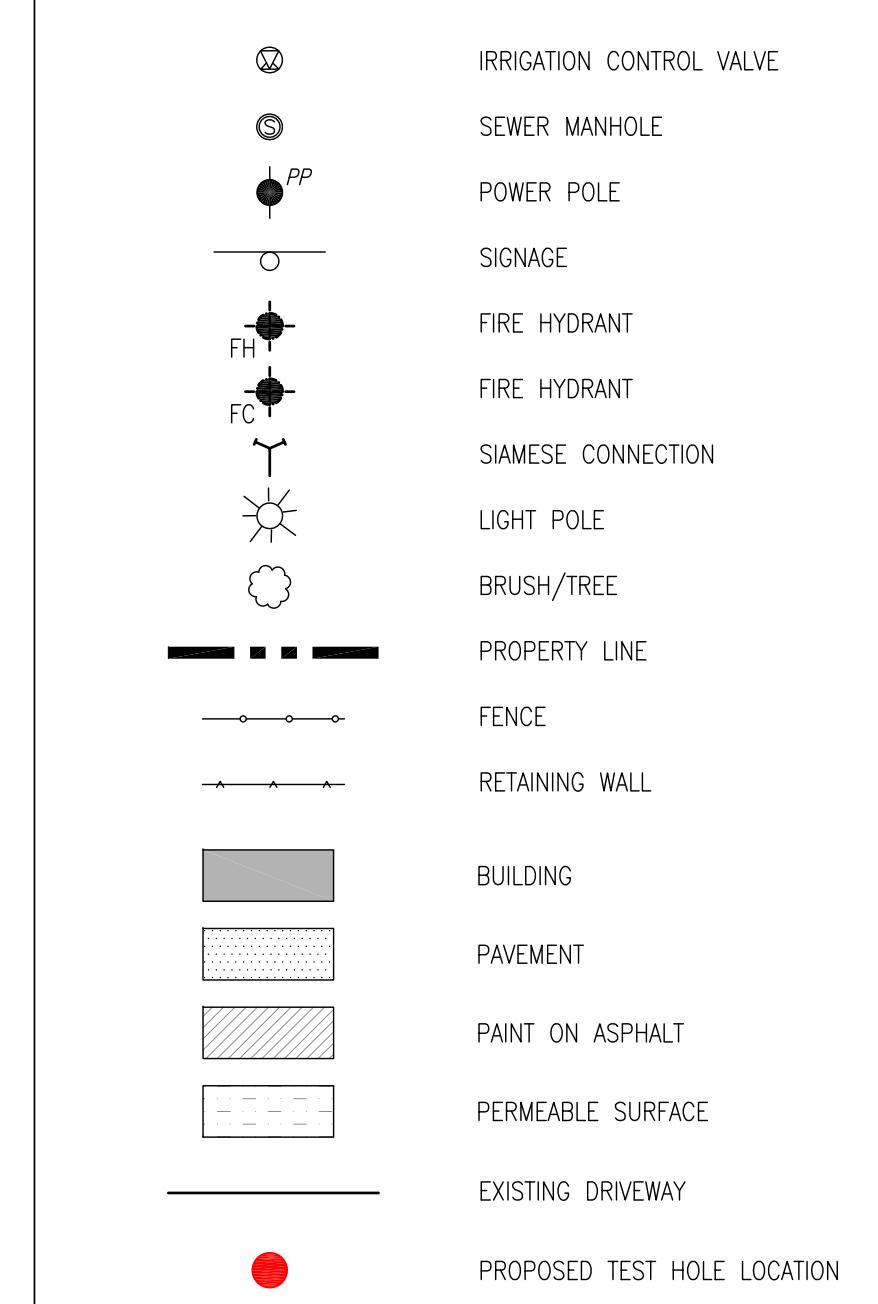
COVERAGE CALCULATION

BUILDING FOOTPRINT AREA: 42,673.17 sf. 4.07%
PERMEABLE AREA: 90,330.99 sf. 8.62%
PAVED AREA: 61,650.23 sf. 5.68%
LANDSCAPE AREA: 852,908.27 sf. 81.43%
TOTAL COVERAGE: 1,047,542.66 sf. 100%

EXISTING PARKING

TOTAL PARKING: 15 SPACES

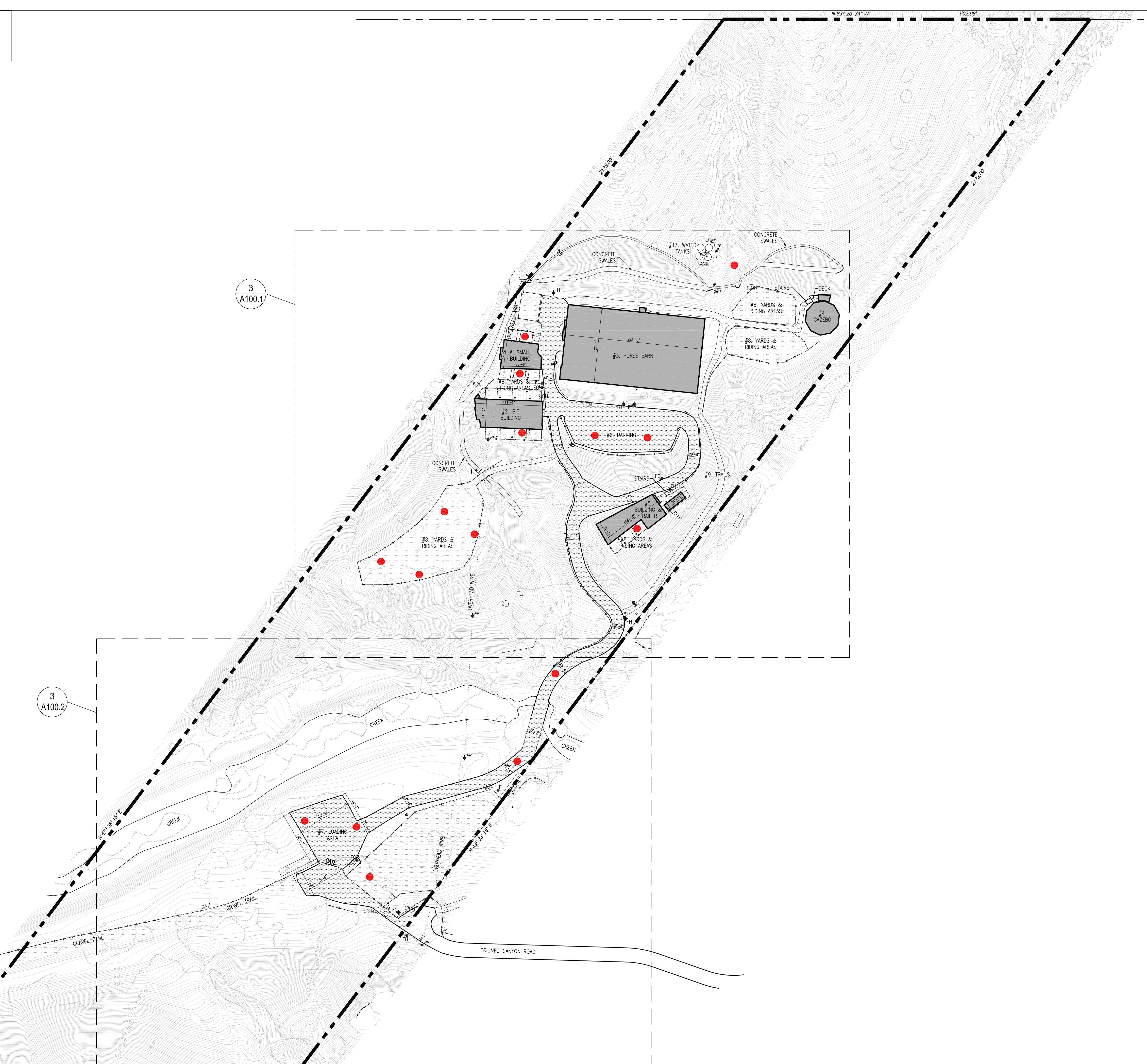
LEGEND



2 LEGEND
A100 SCALE N.T.S.

BASE BOUNDARY AND TOPO
SURVEY PROVIDED BY 'CHRIS
NELSON & ASSOCIATES, INC.
SURVEYORS AND ENGINEERS'

3 OVERALL EXISTING SITE PLAN
A100 SCALE 1/80"=1'=0"



0 40' 100' 200'

PROJECT SUMMARY

OWNER / APPLICANT Malibu Creek California LLC / Navin Phulesar	MAP/EXHIBIT DATE March 11, 2025	
PROJECT OVERVIEW		
Minor Conditional Use Permit to authorize exploratory testing, consisting of digging and drilling up to sixteen test holes for use in preparation of a geology report for a future substance abuse recovery facility.		
LOCATION 3582 Triunfo Canyon Road	ACCESS Triunfo Canyon Road	
ASSESSORS PARCEL NUMBER(S) 2063-001-016	SITE AREA 24.05 acres	
GENERAL PLAN / LOCAL PLAN Santa Monica Mountains North Area Plan	ZONED DISTRICT The Malibu	
LAND USE DESIGNATION RL 20 (Rural Land 20 – One dwelling unit per 20 acres maximum density)	ZONE R-R-20 (Resort and Recreation—20 Acre Minimum Required Lot Area)	
PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT Santa Monica Mountains North Area (SMMNA)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Los Angeles County General Plan and SMMNA CSD
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Chapter 22.336.070.G (Community-wide development standards-Exploratory Testing)

CASE PLANNER: Tyler Montgomery	PHONE NUMBER: (213) 974-0051	E-MAIL ADDRESS: tmontgomery@planning.lacounty.gov
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**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**
**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER**
PROJECT NO. PRJ2025-001608-(3)
MINOR CONDITIONAL USE PERMIT NO. RPPL2025001770

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Minor Conditional Use Permit No. **RPPL2025001770** (“MCUP”) on January 20, 2026.
2. **HEARING PROCEEDINGS.** Reserved
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Malibu Creek California LLC (“Permittee”), requests the MCUP to authorize exploratory testing consisting of digging and drilling up to sixteen test holes, resulting in no oak tree impacts, for use in preparation of a geology report for a future residential substance abuse recovery center located at 3582 Triunfo Canyon Road (“Project”). The work would be accomplished by hand and through use of a drilling rig attached to a truck and would be followed by backfill and site restoration. The exploratory testing would occur entirely on Assessor Parcel Number (“APN”) 2063-001-016 in the unincorporated community of Santa Monica Mountains North Area (“Project Site”) in the R-R-20 (Resort and Recreation—20 Acre Minimum Required Lot Area) Zone and in the Santa Monica Mountains North Area Community Standards District (“CSD”) pursuant to County Code Section 22.160.020.
4. **LOCATION.** The Project is located at 3582 Triunfo Canyon Road (APN 2063-001-016) within The Malibu Zoned District and the Santa Monica Mountains Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** Certificate of Compliance CC-7124, which confirmed the legality of the underlying parcel, was recorded on December 31, 1985.

Plot Plan PP-40706 approved the existing equestrian facility on the Project Site, including accessory structures and grading. The original approval was issued on January 29, 1991, with amendments approved on September 22, 1992 and March 12, 2001.

6. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Land 20 - One dwelling unit per 20 acres maximum density) land use designation of the Santa Monica Mountains North Area Land Use Plan (“LUP”) Land Use Policy Map.
7. **ZONING.** The Project Site is in The Malibu Zoned District and is currently zoned R-R-20. Pursuant to County Code Section 22.336.070.G, a MCUP is required for hydrologic exploratory testing.

8. SURROUNDING LAND USES AND ZONING

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20	R-R-20	Equestrian Facility
NORTH	OS-C (Open Space – Conservation)	O-S (Open Space)	Triunfo Canyon Open Space
EAST	RL20	R-R-20	Former religious retreat center and various residential estate uses
SOUTH	OS-PR (Open Space Parks)	O-S	Triunfo Creek Park
WEST	OS-PR	O-S	Triunfo Canyon Open Space

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 24.05 acres in size. The Project Site is shaped as a parallelogram with mixed topography ranging from moderately sloping to steep mountainous terrain. There is an existing equestrian facility on site.

B. Site Access

The Project Site is accessible from Triunfo Canyon Road via a private driveway. The existing right-of-way width for Triunfo Canyon Road is approximately 50 feet.

C. Site Plan

The site plan depicts the Project Site with sixteen digging and drilling test sites in various locations. None of the drilling test sites would encroach into the protected zone of any oak tree.

10. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, Staff determined that the Project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption from 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, because the Project is exploratory drilling for a geologic report for a future substance abuse recovery facility. The Project consists of no alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor digging, drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the United States Fish and Wildlife Service. The Project Site is in a mapped Significant Ecological Area.

However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project is also not included on any hazardous waste site or historical resources list. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

11. **COMMUNITY OUTREACH.** Prior to the public hearing notification, no community outreach was attempted by the Permittee.
12. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, the Department of Regional Planning ("LA County Planning") staff ("Staff") received no public comments regarding the request.
13. **AGENCY RECOMMENDATIONS.**
No comments were solicited or received from other County Departments for this Project.
14. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Sections 22.222.150, 22.222.160, and 22.222.180, the community was properly notified of the public hearing by mail and newspaper (*Malibu Times*). Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On December 11, 2025, a total of 24 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 700-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP as the overall plan goal is to maximize preservation of the area's natural environment, recognize the opportunities and constraints that the land imposes, accommodate new uses that minimize impacts on the natural environment, and ensure that new development is compatible with and enhances the quality of existing communities. The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because authorizing the exploratory testing is consistent with the RL20 land use designation. The Hearing Officer finds that the Project is consistent with the underlying RL20 land use designation because exploratory testing is permitted in any zone in this land use designation and the Project is appropriately designed and consistent with all development standards.

16. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with LUP Policy CO-52, which states that access for geologic testing shall use existing roads or truck-mounted drill rigs where feasible. The Project proposes to utilize existing access roads and a truck mounted drill rig. There will be no encroachment into oak protection zones or removal of any oak trees.

ZONING CODE CONSISTENCY FINDINGS

17. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the SMMNA CSD as exploratory testing is permitted with a MCUP pursuant to County Code Section 22.336.070.G.1.a, 22.336.070.G.1.b, 22.336.070.G.1.c, and 22.336.070.G.1.d, provided that the MCUP findings are met.

MINOR CONDITIONAL USE PERMIT FINDINGS

18. The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area. The Project is consistent with the goals and policies of the Santa Monica Mountains North Area Plan Land Use Plan because authorizing the exploratory testing is consistent with the RL20 land use designation. The future use of the Project Site for a substance abuse recovery facility would also be consistent with this designation.

19. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. As proposed, the project would comply with all applicable development standards for exploratory testing listed in the Santa Monica Mountains LUP and CSD.

20. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. As proposed, the project does not entail permanent development--only exploratory testing for the future substance abuse recovery facility. No additional grading is required; the existing access road is adequate to accommodate a heavy-duty pickup with the attached drilling apparatus to access the proposed drilling trench sites.

21. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. As proposed, the project requires, at maximum, one heavy-duty pickup truck with a trailer drilling apparatus. The project site

is accessible via Triunfo Canyon Road which is adequately designed to accommodate the heavy-duty pickup truck with a mounted drilling apparatus.

ENVIRONMENTAL FINDINGS

22. The Hearing Officer finds that the Project is exempt (Class 4, Minor Alterations to Land, Categorical Exemption) from CEQA pursuant to State CEQA Guidelines section 15304. The Project is to allow exploratory drilling for geologic testing associated with a substance abuse treatment center. The testing would be for determining the appropriateness of various location on the Project Site for structures and a new OWTS. The Project consists of minor alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor digging, drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the USFWS. The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project. Furthermore, the environmental assessment included a spring survey to ensure no critical habitat will be present during the exploratory drilling activities.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project is also not included on any hazardous waste site or historical resources list. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and the Santa Monica Mountains North Area Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare or persons residing or working in the surrounding area, will not materially

detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA (Class 4, Minor Alterations to Land, Categorical Exemption) pursuant to State CEQA Guidelines section 15304; and
- 2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2025001770**, subject to the attached conditions.

ACTION DATE: January 20, 2026

KF:RG:TM:JH
01/07/26

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-001608-(3)
MINOR CONDITIONAL USE PERMIT NO. RPPL2025001770

PROJECT DESCRIPTION

The project is a Minor CUP to authorize exploratory geotechnical soils testing for preparation of a geologic report on a property located at 3582 Triunfo Canyon Road (Assessor's Parcel Number 2063-001-016) in the Santa Monica Mountains North Area subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all the conditions of this grant. Notwithstanding the foregoing, Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230.
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Transfer of Grant.** Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections may 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. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request..

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

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

these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 (Modifications and Revocations) of the County Code.

11. **County Fire Code.** 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").
12. **County Public Works Requirements.** 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.
13. **Exhibit "A."** 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").
14. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **January 19, 2026**.
15. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – EXPLORATORY TESTING

16. **Equipment Access.** Access for exploratory testing shall use existing roads, or truck-mounted drill rigs, where feasible
17. **Site Disturbance.** Any disturbance incurred to soil or locally indigenous vegetation as a result of exploratory testing shall be mitigated and restored according to requirements herein and according to any requirements of Public Works.
18. **Erosion Control.** Within 30 days after completion of exploratory testing, or immediately if heavy rain is forecasted, all disturbed areas shall be stabilized with temporary erosion control measures and seeded with locally indigenous grass species to prevent erosion and instability. If further development of the disturbed site in conjunction with an approved project has not occurred within one year after the date of the issuance of this Minor Conditional Use Permit, full remediation of disturbed soil or locally indigenous vegetation shall commence immediately.

19. **Grading During Rainy Season.** Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
20. **Vegetation Removal.** Vegetation removal activities shall be conducted in a manner that protects existing vegetation root stock to facilitate revegetation of the disturbed areas.
21. **Restoration.** All required restoration shall be completed to the satisfaction of the Director.
22. **Building, Grading, and Drainage Plans.** Submit building/grading/drainage plans to Public Works, Building and Safety Division, (Calabasas/Malibu District Office), for review and approval. The grading plans must show and call-out the construction of all access roads, typically limited to 8-10 feet wide and provide a restoration plan to restore the access road and test drilling holes back to original condition.

PROJECT SITE-SPECIFIC CONDITIONS

23. **Additional Grading.** No additional grading is permitted with this approval. Access to the site shall utilize existing driveways and fire roads.
24. **Testing locations.** Testing is permitted in only those areas depicted on the Exhibit "A."
25. **Casings Spacers.** Casings spacers shall be used within the interval(s) to be sealed to separate well casing, gravel tube, sounding tube, or other tubes/casings from one another in a borehole.
26. **Backfill.** The permittee shall backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.

**ATTACHMENT "A"
3582 Triunfo Canyon Road****Request**

The Applicant, Urbacon, respectfully requests the following:

Pursuant to **Los Angeles County Code (LACC) Section 22.336.070.G.1**, a Minor Conditional Use Permit ("CUP") within the Santa Monica Mountains North Area Community Standards District ("North Area CSD"), to permit exploratory geotechnical soils testing.

Additionally, the Applicant may request approvals and permits from the Department of Public Works and other public agencies for minor actions including, but not limited to, excavation, shoring, and minor remedial grading which would be restored to previous conditions pursuant to applicable provisions of LACC Section 22.336.070.

Project Site Information

The Project Site, which consists of a single parcel owned by the Applicant, is approximately 1,047,543 square feet (24.05 acres) with an Assessor's Tax Parcel numbers of 2063-001-016. The property is zoned R-R-20, which is designated as a Resort and Recreation zone and has a corresponding General Plan land use designation of RL20 – Rural Land 20.

The Project Site is currently developed with an equestrian facility and is situated within a valley that is traversed by a creek and is accessible from Triunfo Canyon Road, which provides access from the east and ends at the Project Site. Project Site access is provided at this road's west end.

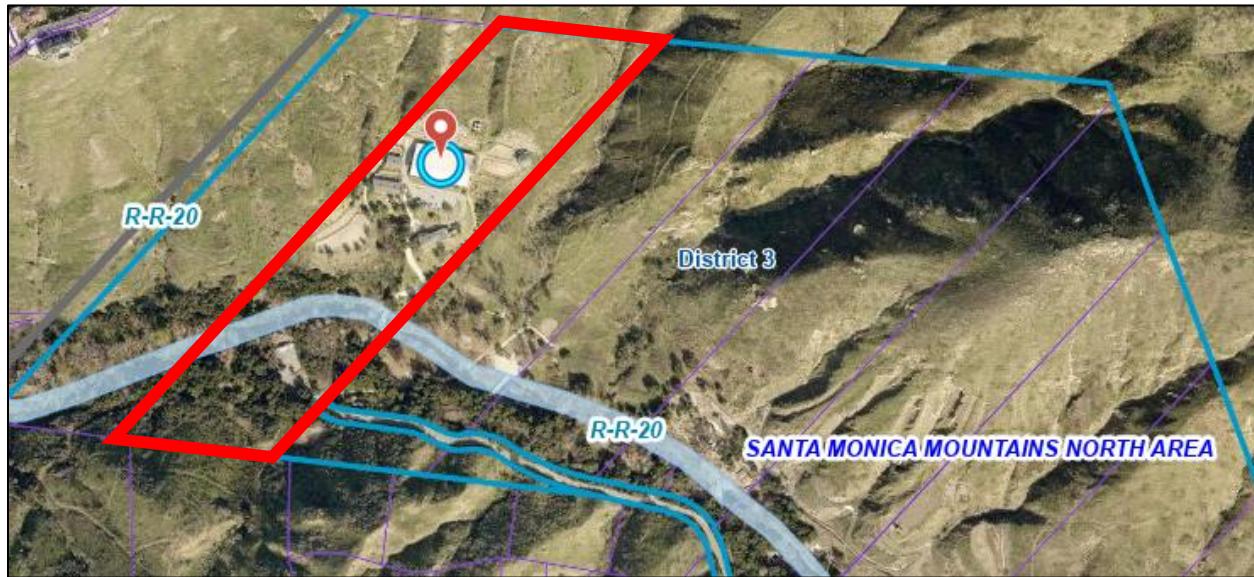
The Project Site is within the Santa Monica Mountains North Area Plan ("North Area Plan"), North Area CSD, and a designated Significant Ecological Area ("SEA"). The Project Site is also located in County Supervisorial District 3, represented by Supervisor Lindsey Horvath, as well as a Very High Fire Hazard Severity Zone, Hillside Management Area, and Rural Outdoor Lighting District (with "dark skies" regulations).

Table 1: Project Site Information

Address	Legal Description	APN	Lot Area¹	Zone	Existing Use
3582 Triunfo Canyon Road	Portion of Lot 6, TR 2804 (Map Book 33/95)	2063- 001- 016	1,047,543 SF (24.05 acres)	R-R-20	Equestrian facility; corrals; offices; barn; animal containment facilities; gazebo; private roadways

¹ Based on ALTA Survey prepared by Chris Nelson & Associates dated April 2024.

Figure 1: County GIS Aerial (Project Site Outlined in Red)



The "Area of Work" of the exploratory soils testing is within previously disturbed portions of the Project Site shown in Appendix 1. The Project Site is shaped as a parallelogram with mixed topography ranging from moderately sloping to steep mountainous terrain generally bound by Mountains Recreation Conservation Authority ("MRCA") land to the north, a former religious retreat center and various residential estate uses to the east, MRCA land to the south, and MRCA land to the west.

Table 1. Project Site Summary

Owner/Applicant	Malibu Creek California, LLC
Location	3582 Triunfo Canyon Road
Access	Triunfo Canyon Road
Assessor's Parcel Numbers (APNs)	2063-001-016
Lot Area	1,047,543 SF (24.05 acres)
General Plan/Local Plan	Santa Monica Mountains North Area
Zoned District	Santa Monica Mountains North Area
Land Use Designation	RL20 – Rural Land 20
Zone	R-R-20
Community Standards District	North Area CSD

The Project Site is currently improved with an equestrian facility, which includes a large barn, gazebos, corrals, administrative offices, private roadways, and other uses accessory to the equine use. These improvements were originally permitted in 1992, and construction and grading of the existing disturbed footprint were completed in 1994, per aerial imagery and building permit records. On March 1, 1991, the owner at the time applied to construct a horse barn. A permit approval was issued on July 14, 1992. On August 25, 1993, the owners applied for a building permit to construct retaining walls. A subsequent application was submitted to expand those walls the next day. On October 4, 2005, the owners were issued a building permit to grade 6,227 cubic yards in order to construct a horse corral. Since this permit was issued, the site has remained

stable and no subsequent grading or emergency grading permits were sought or obtained by the previous and current owner.

The Project Site is located in the Calabasas/Malibu District of the Department of Regional Planning Field Office Area and is zoned R-R-20 (Resort and Recreation). The Project Site is located within the "RL" Rural Lands land use category of the Los Angeles County General Plan 2035 Land Use Policy Map, with an RL20 designation.

Surrounding Area

The surrounding area can be classified as semi-rural, with nearby uses including large single-family estate residences, former religious retreat center, and equestrian facilities. The surrounding environment contains the Triunfo Canyon Creek (part of the Malibu Creek Watershed), which runs directly through the Project Site.

East: The adjacent property to the east of the Project Site currently appears to be vacant but was previously used as religious retreat center known as the Vedantic Center, which had multiple buildings serving an undetermined number of guests and on-site employees. These structures now appear semi-demolished and/or abandoned.

West: The adjacent parcel west of the Project Site includes rolling hills and riparian habitat which is classified as protected open space and owned by the MRCA, a local government public entity that owns and manages parkland.

North: Directly north of the Project Site is steep mountainous terrain which is classified as protected open space (called "Triunfo Canyon Open Space") and owned by the MRCA.

South: To the south of the Project Site is steep mountainous terrain classified as protected open space and owned by the MRCA.

Project Background/Narrative

The proposed geotechnical soils testing will be to facilitate construction of a future site redevelopment that will introduce a new purpose-built substance use recovery facility within the Santa Monica Mountains landscape by integrating the existing ranch infrastructure and clustering development to already disturbed areas. Soils testing is required to ascertain the feasibility of constructing any new structures within these areas.

As shown in Appendix 1, the proposed test holes will be hand excavated with shovels. Each test hole will be 8 inches in diameter with a depth of 10 feet, and there are 16 distinct testing locations, all within previously disturbed areas of the Project Site. The geotechnical engineer will arrive to the Project Site in one (1) utility transportation vehicle equipped with hand excavation equipment and other tools. Additionally, an attached drilling apparatus on the truck will be utilized when necessary to perform geotechnical soils testing.

Findings

MINOR CONDITIONAL USE PERMIT (FOR GEOTECHNICAL TESTING)

1. The proposed use will be consistent with the adopted General Plan for the area.

The Project involves geotechnical testing of soils as required for future Project Site development. The Project Site is in the R-R-20 Zone, and its General Plan land use designation is RL20 (Rural Land – 20). The Project is consistent with the Santa Monica Mountains North Area CSD as exploratory testing is permitted with a Minor CUP pursuant to LACC Section 22.336.070.G, provided that the Minor CUP findings are met (as elaborated further in this application).²

The proposed geotechnical testing is also consistent with the following goals and policies of the General Plan:

Goal LU 10: Well-designed and healthy places that support a diversity of built environments.

Policy LU 10.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.

Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

Policy LU 10.4: Promote environmentally-sensitive and sustainable design.

Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals

Envisioned future Project Site development would be designed entirely around the principle of preserving the natural topography of Triunfo Canyon as much as feasibly possible and clustering proposed structures and private roadways in areas that have already been disturbed by existing development. All geotechnical testing will be minimized to the largest extent possible in terms of impacts to terrain and concentrated in previously disturbed areas. Furthermore, all relevant restoration standards pursuant to the County's guidelines will be strictly adhered to.

Nearly all areas that are being tested for proposed new structures will be located on "S3" or "S4" habitat under the County's biological designation standards, which consists of developed or paved land that was permitted as part of a lawfully established development, per LACC Section 22.336.060, while avoiding "S1" and "S2" habitat areas. A site-specific biological constraints map completed by Aspen Environmental Group in March 2025 showing these habitat categories is included as Appendix 2. All geotechnical testing, temporary/remedial grading, or disturbances will be confined entirely to the S4 and S3 habitat classifications.

² While this Minor CUP application focuses only on geotechnical testing, the envisioned future use of the Project Site as a residential substance use recovery facility (which would be the subject of a separate future entitlement application) is also consistent with the General Plan. According to the Land Use Element of the General Plan, the RL land use designation is generally intended for "Single family residences; equestrian and animal uses; and agricultural and related activities." However, the Land Use Element also states that "land uses are not limited to the general intended uses listed under each designation; other uses that are allowed through zoning may be deemed compatible with the general intended uses." Pursuant to LACC Section 22.336.080.E.3, less than 7 bed residential substance Use recovery facilities are permitted by-right in the R-R-20 zone and permitted with a CUP for 7 or more beds. The Applicant intends to submit an application for such a CUP, as allowed in the R-R-20 zone.

The proposed geotechnical testing activities will be designed to be appropriate for the site's topographic surroundings and avoid any unmitigable impacts to any significant ecological areas. All proposed testing pits will be hand excavated with shovels, and limited to 10-feet in depth with 8-inch diameter to minimize disturbances. Additionally, an attached drilling apparatus on a truck will be utilized when necessary to perform geotechnical soils testing.

Goal LU 11 (Energy Efficient Development): Development that utilize sustainable design techniques.

The proposed geotechnical testing will minimize to the extent possible the scope of equipment to hand excavation tools which are energy efficient and minimize disturbances related to odor, noise, dust, or smoke. Additionally, an attached drilling apparatus on a truck will be utilized when necessary to perform geotechnical soils testing.

2. The requested use at the location proposed will not: a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

As proposed, the Project would comply with all applicable development standards for exploratory testing listed in the North Area Plan and CSD. In addition, any relevant County Department of Public Health conditions will be incorporated into the approval.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.

As proposed, the Project does not entail permanent development, only exploratory testing for soils stability. No grading is required beyond what will be mitigated after testing, and the existing private roadway on-site is adequate to accommodate a heavy-duty pickup with needed excavation tools and the attached drilling apparatus to access the proposed drilling sites.

4. The proposed site is adequately served: a. By highways or streets improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

As proposed, the Project requires one heavy-duty pickup truck. The Project Site is accessible via Triunfo Canyon Road which is adequately designed to accommodate the heavy-duty pickup truck.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: January 20, 2026
PROJECT NUMBER: PRJ2025-001608-(3)
PERMIT NUMBER(S): Minor Conditional Use Permit No. RPPL2025001770
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 3852 Triunfo Canyon Road (Assessor's Parcel Number 2063-001-016)
OWNER: Malibu Creek California LLC
APPLICANT: Navin Phulesar, Urbacon Development Management Limited
CASE PLANNER: Tyler Montgomery, Principal Planner
tmontgomery@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption under State CEQA Guidelines Section 15304 because the Project is exploratory test drilling for a geologic report and percolation testing for a future substance abuse treatment facility. The Project consists of no alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. It consists of drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the United States Fish and Wildlife Service. The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project is also not included on any hazardous waste site or historical resources list. Therefore, Staff recommends that the Project is categorically exempt from CEQA.

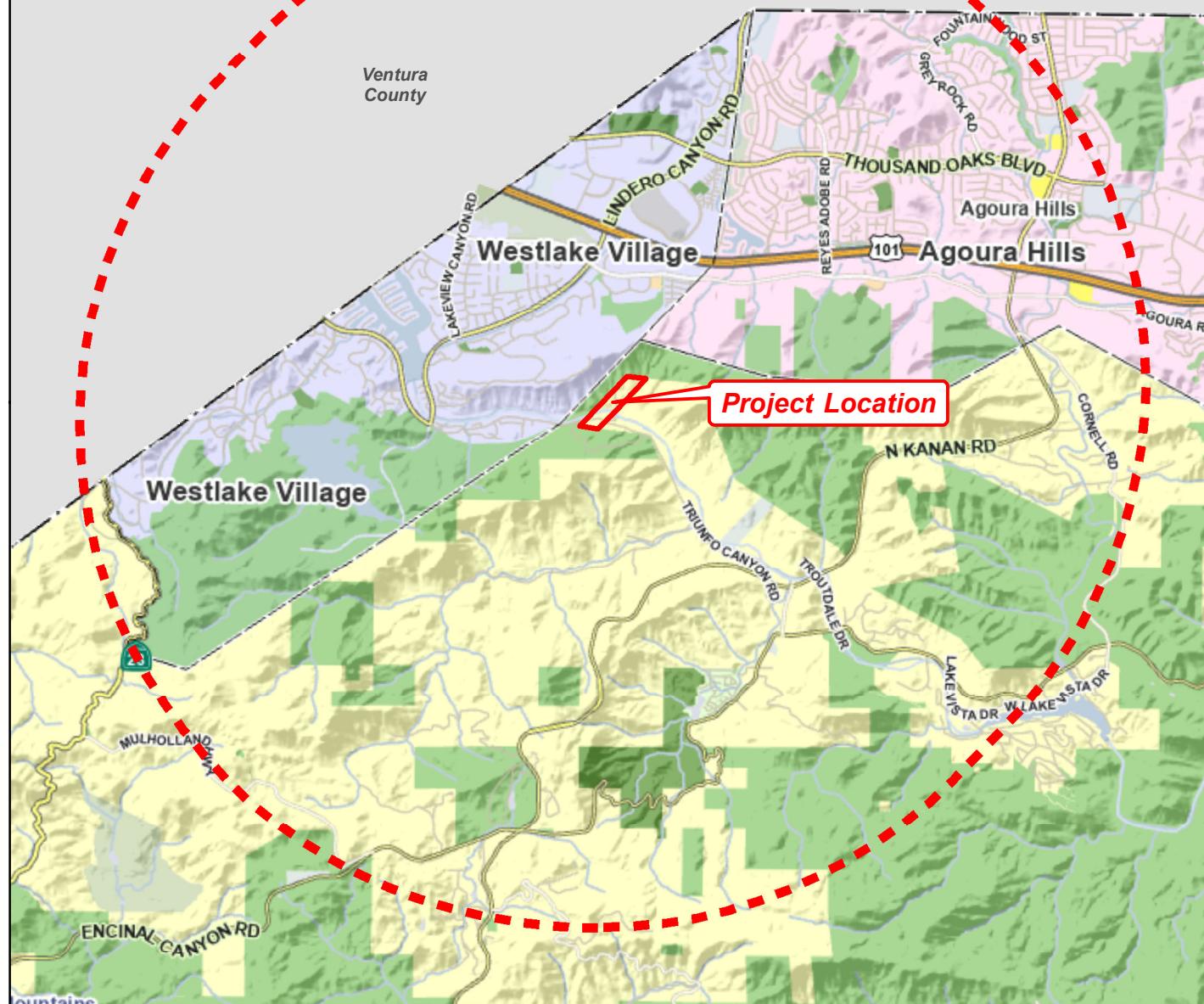
20-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2025-001608
MCUP RPPL2025001770



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2025-001608
MCUP RPPL2025001770



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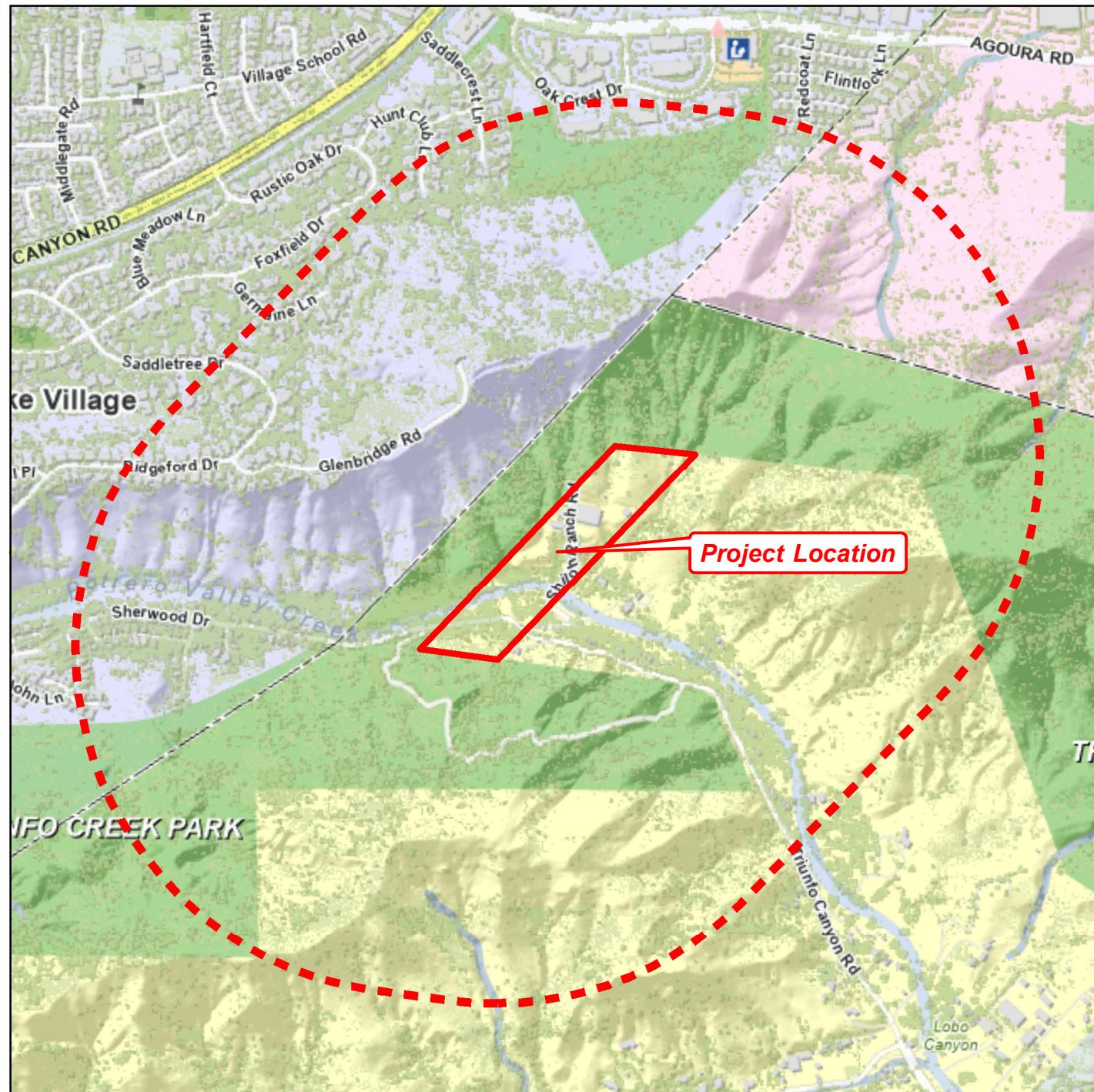
LA COUNTY
PLANNING

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Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-001608
MCUP RPPL2025001770

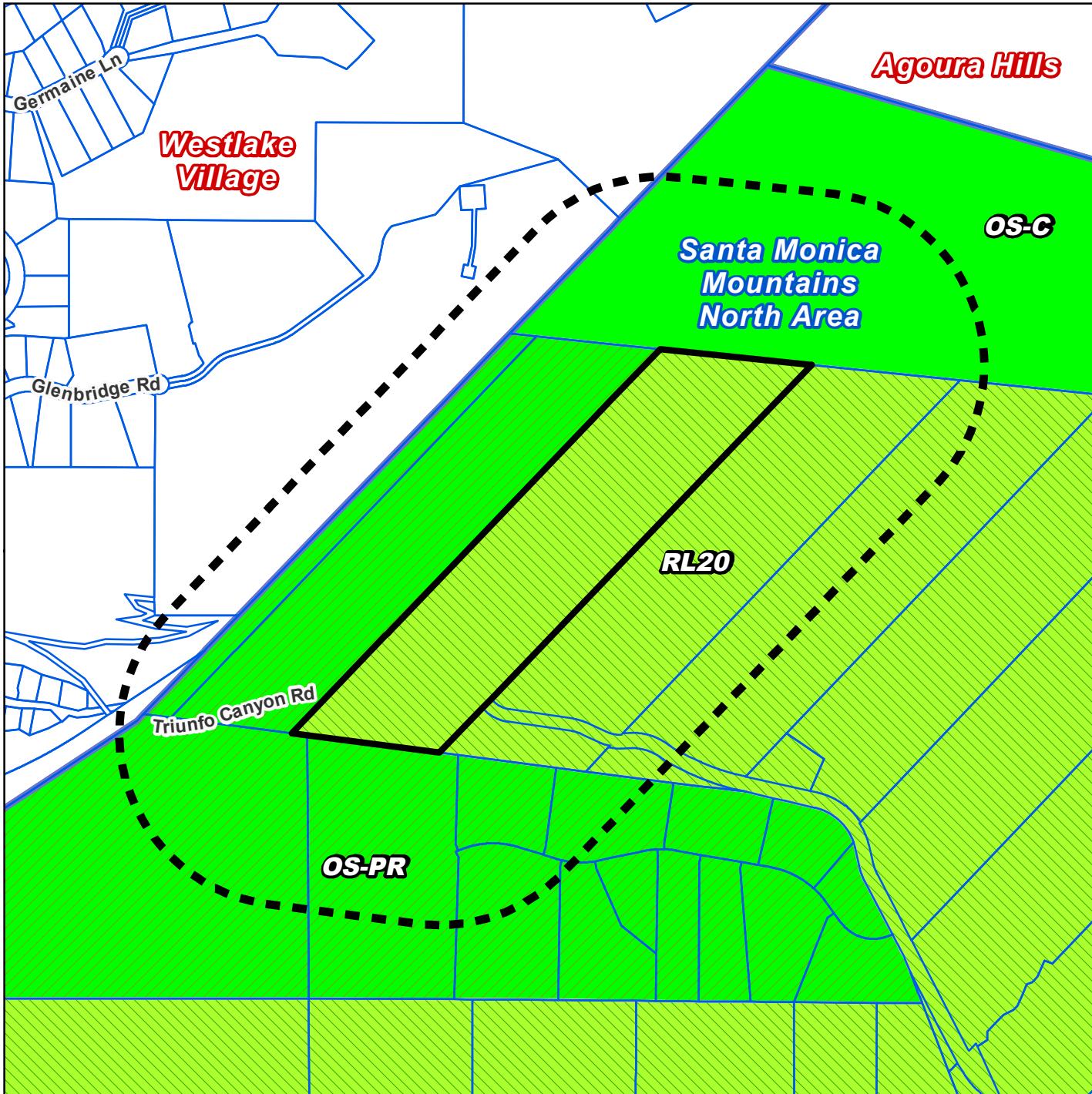


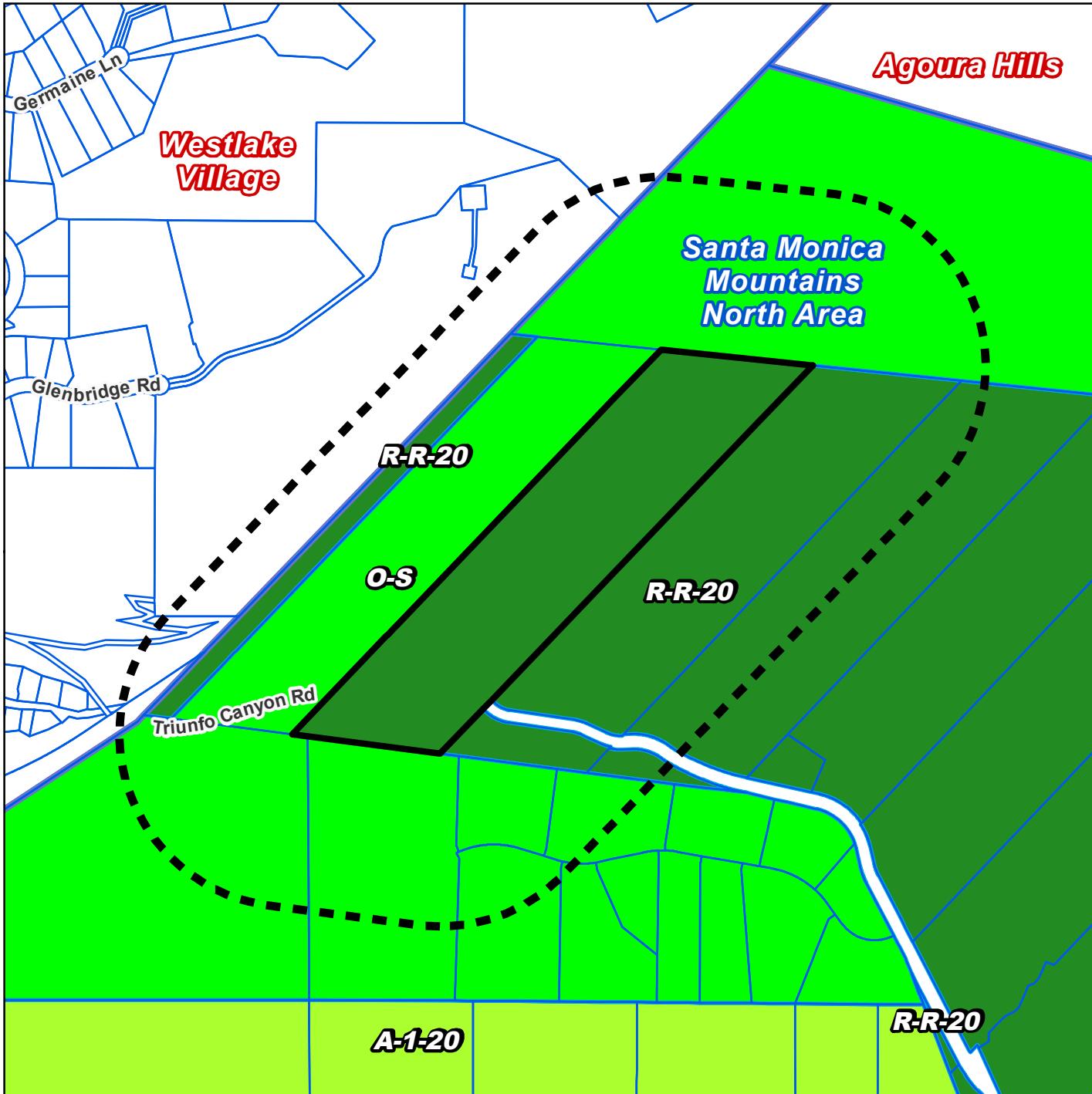
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LA COUNTY
PLANNING

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Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012





ZONING

700-FOOT RADIUS MAP

PROJECT NO. PRJ2025-001608

MCUP RPPL2025001770

-  A-1 - Light Agricultural
-  R-R - Resort And Recreation
-  O-S - Open Space

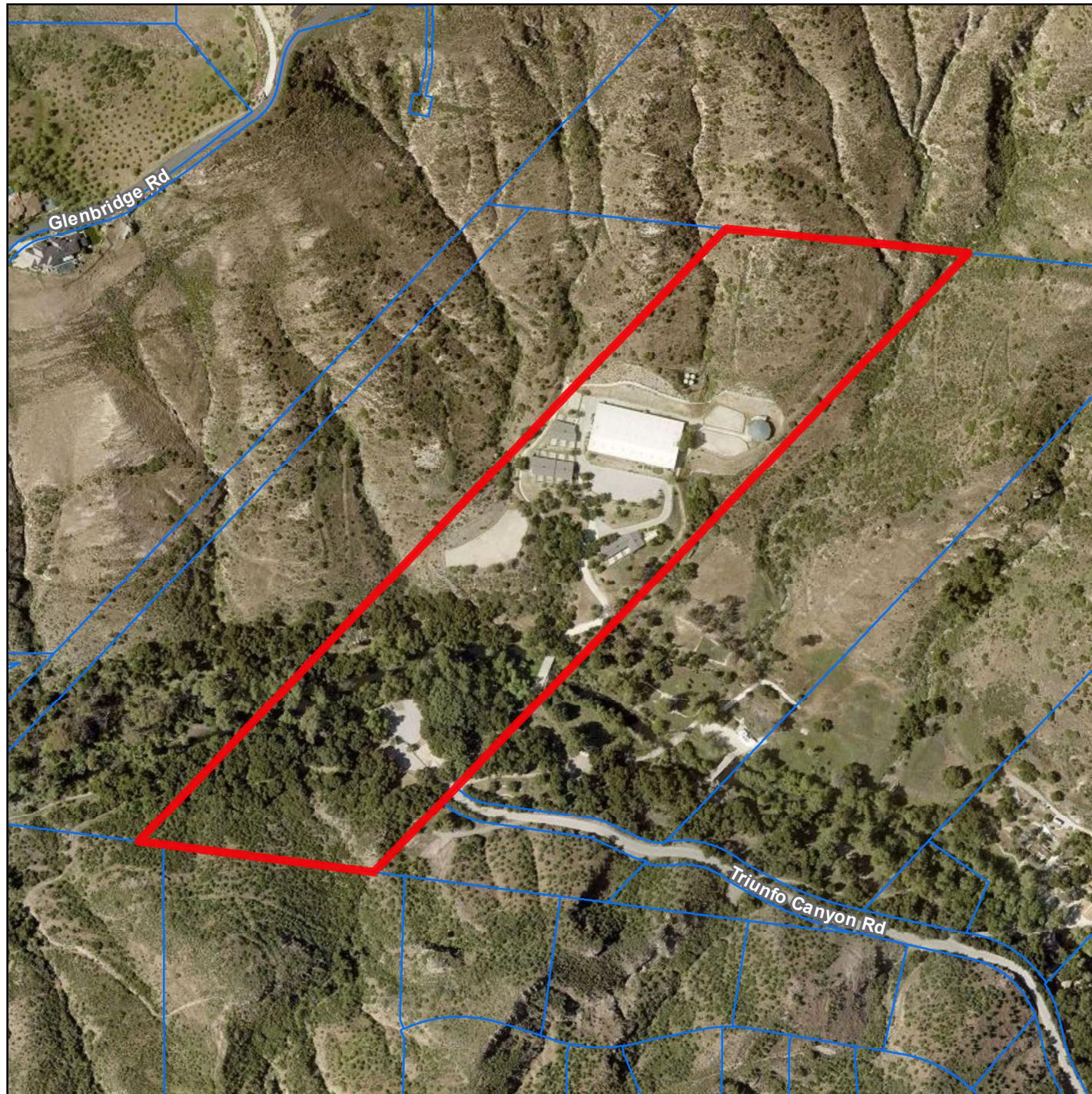
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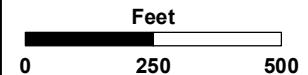
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AERIAL IMAGERY
SITE-SPECIFIC MAP
PROJECT NO. PRJ2025-001608
MCUP RPPL2025001770

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



APPLICATION SITE PHOTO EXHIBIT (FROM PUBLIC RIGHT OF WAY PERSPECTIVE)

Applicant: Urbacon Development Management Limited

Site Address: 3582 Triunfo Canyon Road



Aerial view of Project Site

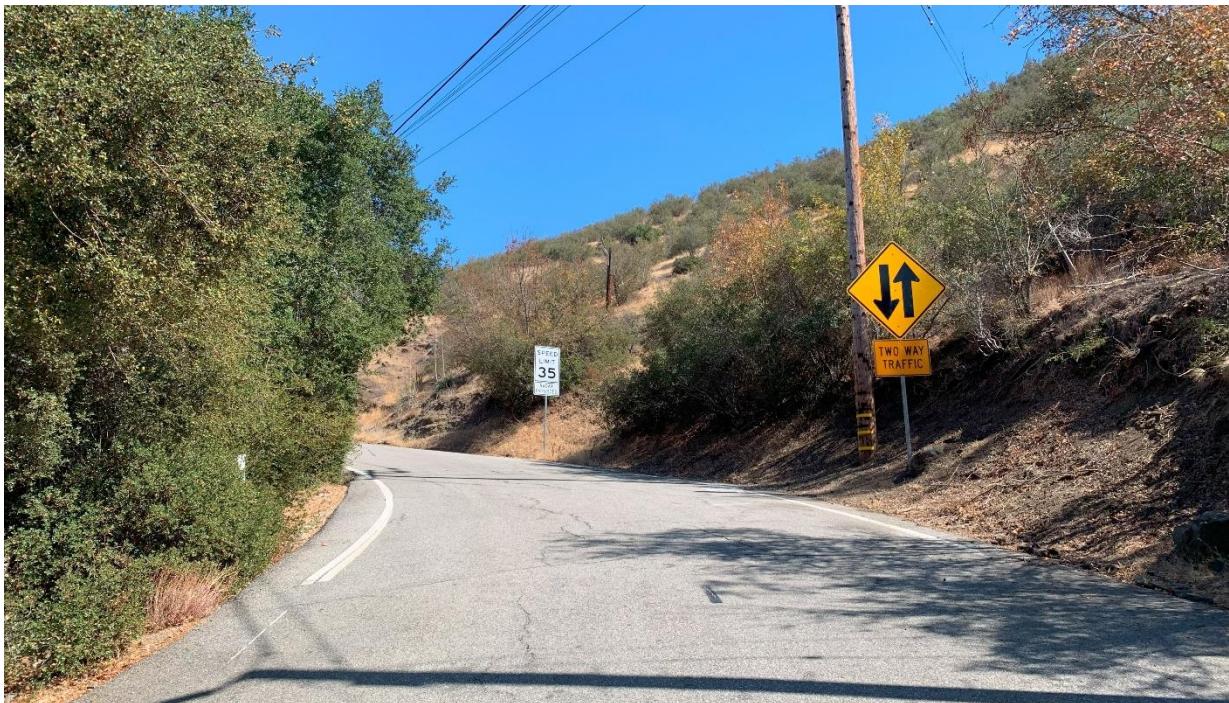
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**APPLICATION SITE PHOTO EXHIBIT (FROM PUBLIC RIGHT OF WAY
PERSPECTIVE)**

**Applicant: Urbacon Development Management Limited
Site Address: 3582 Triunfo Canyon Road**



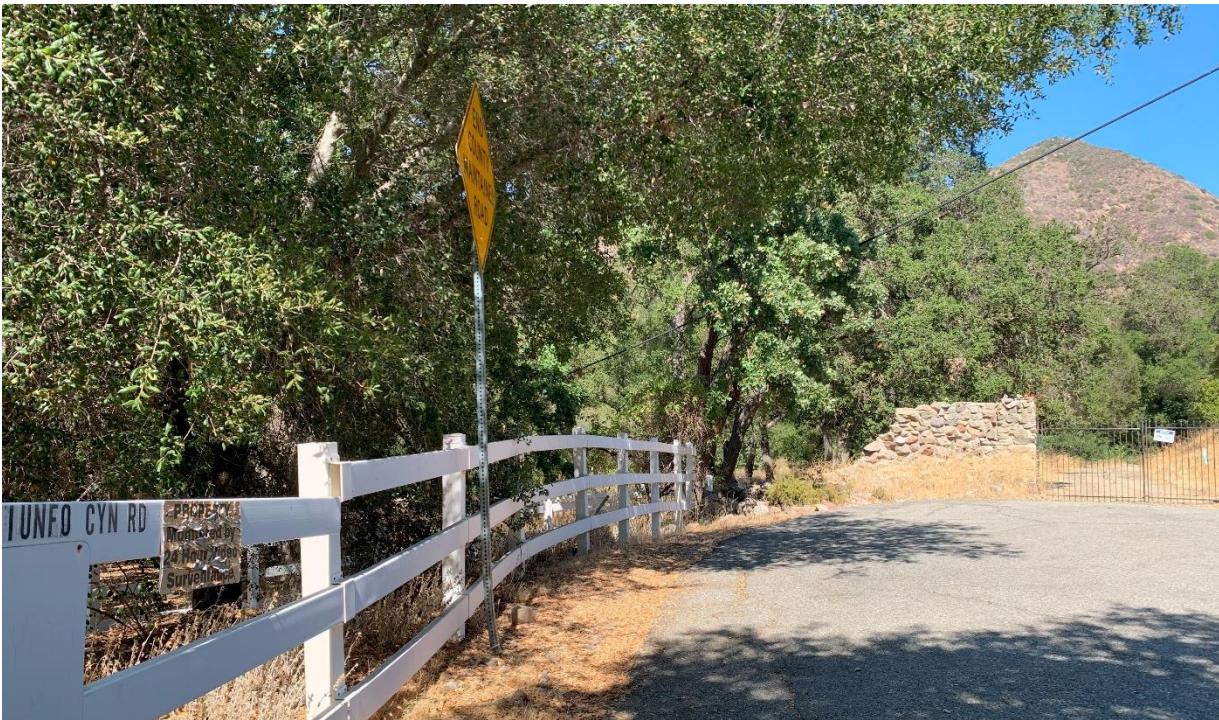
1. Subject Site vehicular entrance, facing west near the terminus of Triunfo Canyon Road, from public right of way.



2. Triunfo Canyon Road near terminus, facing east near entrance of Project Site, on public right of way.

**APPLICATION SITE PHOTO EXHIBIT (FROM PUBLIC RIGHT OF WAY
PERSPECTIVE)**

**Applicant: Urbacon Development Management Limited
Site Address: 3582 Triunfo Canyon Road**



3. Subject Site property line along terminus of Triunfo Canyon Road, facing north.



4. Subject Site from property line along terminus of Triunfo Canyon Road, facing north-west. Subject Site's existing Main Barn roof visible in background.

**APPLICATION SITE PHOTO EXHIBIT (FROM PUBLIC RIGHT OF WAY
PERSPECTIVE)**

**Applicant: Urbacon Development Management Limited
Site Address: 3582 Triunfo Canyon Road**



5. Subject Site existing parking lot and entrance gate just beyond public right of way terminus of Triunfo Canyon Road, facing north-west.



6. Subject Site existing entrance gate from existing parking lot beyond public right of way, facing north.

**APPLICATION SITE PHOTO EXHIBIT (FROM PUBLIC RIGHT OF WAY
PERSPECTIVE)**

**Applicant: Urbacon Development Management Limited
Site Address: 3582 Triunfo Canyon Road**



7. View of existing fire hydrant and LVMWD stake on public right of way along terminus of Triunfo Canyon Road, facing south-east.