

January 6, 2026

Sharli Guta.  
5354 Vanalden Avenue  
Tarzana, CA 91356

**PROJECT NO. PRJ2024-003440-(3)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2024005089  
928 LATIGO CANYON ROAD, MALIBU (APN: 4464-026-014)**

Dear Applicant:

Hearing Officer Gina Natoli, by her action of **January 6, 2026**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended, and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

**Appeals:**

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **January 20, 2026**. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

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

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

For questions or for additional information, please contact Shawn Skeries of the Coastal Development Services Section at (213) 974-0051, or [sskeries@planning.lacounty.gov](mailto:sskeries@planning.lacounty.gov).

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Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning

*Rob Glaser*

Robert Glaser, Supervising Regional Planner  
Coastal Development Services Section

RG: SS

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Public Works (Building and Safety – Calabasas Office)  
Zoning Enforcement

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-003440-(3)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2024005089

**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. **RPPL2024005089** (“Minor CUP”) on January 6, 2026.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on January 6, 2026, before the Hearing Officer. Staff provided a brief presentation. The Hearing Officer opened the public hearing for public comments. The applicant of the Project, Sharli Guta, made themselves available for questions. There were no questions directed to the applicant nor any other testimony for the Project. The Hearing Officer subsequently closed the public hearing, found the Project categorically exempt from CEQA, and approved the Project.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Sharli Guta (“Permittee”), requests the Minor CUP to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence located at 928 Latigo Canyon Road (“Project”). Once the testing is complete, backfill will be required in accordance with Environmental Health Drinking Water Program. The exploratory testing will occur entirely on Assessor’s Parcel Number (“APN”) 4464-026-014 in the unincorporated community of Malibu (“Project Site”) in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.160.020.
4. **ENTITLEMENT(S) REQUIRED.** The Minor CUP is required to authorize drilling for water availability pursuant to County Code Section 22.336.070.G. The Project Site is within the Santa Monica Mountains North Area Community Standards District (“SMMNA CSD”).
5. **LOCATION.** The Project is located at 928 Latigo Canyon Road within the Malibu Zoned District and Santa Monica Mountains Planning Area.
6. **PREVIOUS ENTITLEMENT(S).** RZCR-200900045 was approved on January 28, 2009, for 480 cubic yards of cut and 480 cubic yards of fill.
7. **LAND USE DESIGNATION.** The Project Site is located within the RL 10 (Rural Land 10 (One dwelling unit per 10 acres maximum density)) land use designation of the Santa Monica Mountains North Area (“SMMNA”) Plan. The principal permitted use in the RL 10 category is low-density single-family detached homes.

8. **ZONING.** The Project Site is in The Malibu Zoned District and is currently zoned A-1-10. Pursuant to County Code Section 22.336.070.G, a Minor CUP is required for hydrologic exploratory testing.

**9. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>SANTA MONICA MOUNTAINS NORTH AREA LAND USE PLAN</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	RL10 (One Dwelling Unit per 10 Acres), RL20 (One Dwelling Unit per 20 Acres)	A-1-10 (Light Agricultural 10-Acre Minimum Required Lot Area), R-C-20 (Rural – Coastal 20-Acre Minimum Required Lot Area)	Vacant, single-family residence
EAST	RL10, RL20	A-1-10, R-C-20	Vacant, single-family residence
SOUTH	RL20	R-C-20	Vacant
WEST	RL20	R-C-20	Vacant

**10. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 0.96 acres in size. The Project Site is irregular in shape with a relatively flat clear pad where the proposed single-family residence will be located and the access driveway. A grading permit was finalized on December 15, 2009, for the grading and drainage improvements. RZCR-200900045 was approved on January 28, 2009, for 480 cubic yards of cut and 480 cubic yards of fill.

B. Site Access

The Project Site is accessible from Castro Motorway via Latigo Canyon Road. The existing right-of-way width for Latigo Canyon Road is approximately 20 feet with a right-of-way of 60 feet.

C. Site Plan

The site plan depicts the Project Site with the proposed location for the drilling test site and the access road from Castro Motorway. The drilling location is shown to be in the proposed location of the driveway which is in a previously disturbed area. The site plan also depicts the proposed single-family residence that will be reviewed under a separate permitting entitlement and procedure.

11. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, LA County Planning staff determined that the Project qualified 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 to allow exploratory drilling for a water test well associated with a proposed single-family residence. 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 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 Staff Biologist conducted a site inspection and reviewed the environmental assessment for accuracy.

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 proposes no grading, no vegetation removal or construction of any permanent structures. 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.

**12. COMMUNITY OUTREACH. N/A**

**13. 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.

**14. AGENCY RECOMMENDATIONS.**

A. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated December 3, 2024.

**15. 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 November 13, 2025, a total of 12 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**

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the SMMNA Plan as the overall goal of the SMMNA Plan 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 SMMNA Plan because authorizing the exploratory testing as an incidental use to establish a single-family residence is consistent with the RL10 land use designation. The Hearing Officer finds that the Project is consistent with the underlying RL10 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.
17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with SMMNA Plan Policy CO-52 regarding water quality, which states that access for geologic testing (or percolation or well testing) shall use existing roads or truck-mounted drill rigs where feasible. The Project will utilize existing roads and an access driveway and a truck-mounted drill rig.

#### **ZONING CODE CONSISTENCY FINDINGS**

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the SMMNA CSD as exploratory testing is permitted with a Minor CUP pursuant to County Code Section 22.336.070.G, provided that the Minor CUP findings are met.

#### **MINOR CONDITIONAL USE PERMIT FINDINGS**

19. **The Hearing Officer finds the proposed use will be consistent with the adopted General Plan for the area.** As proposed, the Project's design and applicability to the surrounding land uses will be consistent with the General Plan.
19. **The Hearing Officer finds that the requested use at the location 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 SMMNA Plan and CSD. In addition, County Department of Public Health conditions have been incorporated into the approval.
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 water availability. No grading is required; the existing

driveway access is adequate to accommodate a heavy-duty pickup with the attached drilling apparatus to access the proposed drilling site.

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 one heavy-duty pickup truck with a mounted drilling apparatus. The Project Site is accessible by Castro Motorway via Latigo 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 a water test well associated with a proposed single-family residence. 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 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. The Staff Biologist conducted a site inspection and reviewed the environmental assessment for accuracy.

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 proposes no grading, no vegetation removal or construction of any permanent structures. 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 Coastal Development Services, 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 SMMNA 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 be 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 the California Environmental Quality Act pursuant to State CEQA Guidelines section 21000 (Class 4 Minor Alterations to Land categorical exemption); and
- 2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2024005089**, subject to the attached conditions.

**ACTION DATE: January 6, 2026**

RG: SS

January 6, 2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-003440-(3)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2024005089

**PROJECT DESCRIPTION**

The Project is the authorization of exploratory testing for water on a property located at Assessor's Parcel Number 4464-026-014, known as 928 Latigo Canyon Road in the unincorporated area of Malibu in the Santa Monica Mountains, 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 of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **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 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional 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. **Recordation.** 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 and may be conducted utilizing any available technologies, including but not limited to, unmanned aircraft systems (UAS).

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 County Code Chapter 22.238.

11. **County Public Health Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Health Environmental Health Division Drinking Water Program (“Public Health”) to the satisfaction of said department.
12. **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”).

### **PERMIT-SPECIFIC CONDITIONS-EXPLORATORY TESTING**

13. Access for exploratory testing shall use existing roads, or track-mounted drill rigs, where feasible.
14. Any disturbance incurred to soil or locally indigenous vegetation (including S1, S2, and/or S3 habitat) as a result of exploratory testing shall be mitigated and restored according to requirements herein and according to any requirements of Public Works.
15. 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.
16. Vegetation removal activities shall be conducted in a manner that protects existing vegetation root stock to facilitate revegetation of the disturbed areas.
17. All required restoration shall be completed to the satisfaction of the Director.

### **SITE-SPECIFIC CONDITIONS**

18. No grading is permitted with this approval. Access to the site shall utilize the existing access driveway.
19. Testing is permitted in only the area depicted on the Exhibit “A” as the “Proposed location for drilling water well” .
20. 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.

21. The permittee shall backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.
22. The construction/destruction of wells must comply with applicable requirements published in the California Well Standards, the County Code, and all other applicable laws.
23. A separate entitlement shall be required to install a well and the needed infrastructure to serve a legally permitted use.

RG: SS

January 6, 2026