

REPORT TO THE HEARING OFFICER

DATE ISSUED: March 12, 2026

HEARING DATE: March 24, 2026 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2025-000296-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit (“Minor CDP”)
RPPL2025000414

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 701 Robinson Road, Topanga

OWNER: Robinson Road LLC

APPLICANT: Aaron Clark, AGD-Land Use

CASE PLANNER: Tyler Montgomery, Principal Planner
tmontgomery@planning.lacounty.gov

RECOMMENDATION

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-000296-(3), Minor CDP Number RPPL2025000414, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, 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 COASTAL DEVELOPMENT PERMIT NUMBER RPPL2025000414 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Minor CDP to authorize exploratory geotechnical soils testing for the preparation of a geologic report in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area)

Zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.1430. The exploratory testing would occur at 701 Robinson Road (Assessor’s Parcel Number 4444-013-012), in the unincorporated community of Topanga in the Santa Monica Mountains Coastal Zone (“Project Site”) pursuant to County Code Section 22.44.810. Per County Code Section 22.44.1750, a Minor CDP is required for exploratory testing in the R-C Zone.

B. Project

The Minor CDP is requested to authorize exploratory geologic testing, consisting of four boring holes, for use in the preparation of a geologic report for a future single-family residence and new onsite wastewater treatment system (“OWTS”). Access to the Project Site is provided via Robinson Road, a 20-foot-wide private road that connects to North Topanga Canyon Boulevard, a 70-foot-wide public road 1,800 feet to the north. The Project Site is currently improved with an approximately 5,200-square-foot children’s play structure with an accompanying shade structure built on top of an existing asphalt parking lot comprising approximately 23,500 square feet.

The four proposed boring sites will be drilled using a track-mounted limited access drill rig with a 24-inch diameter auger to a depth of approximately 50 feet. A geologist will downhole log each boring (collection of geologic and hydrologic information by lowering and raising probes on a wire at each boring site) and record the site geology. At the completion of work, each boring will be backfilled with drilling spoils, and the surface will be restored. There is one oak tree on the Project Site, and the proposed test holes will not encroach into its protected zone.

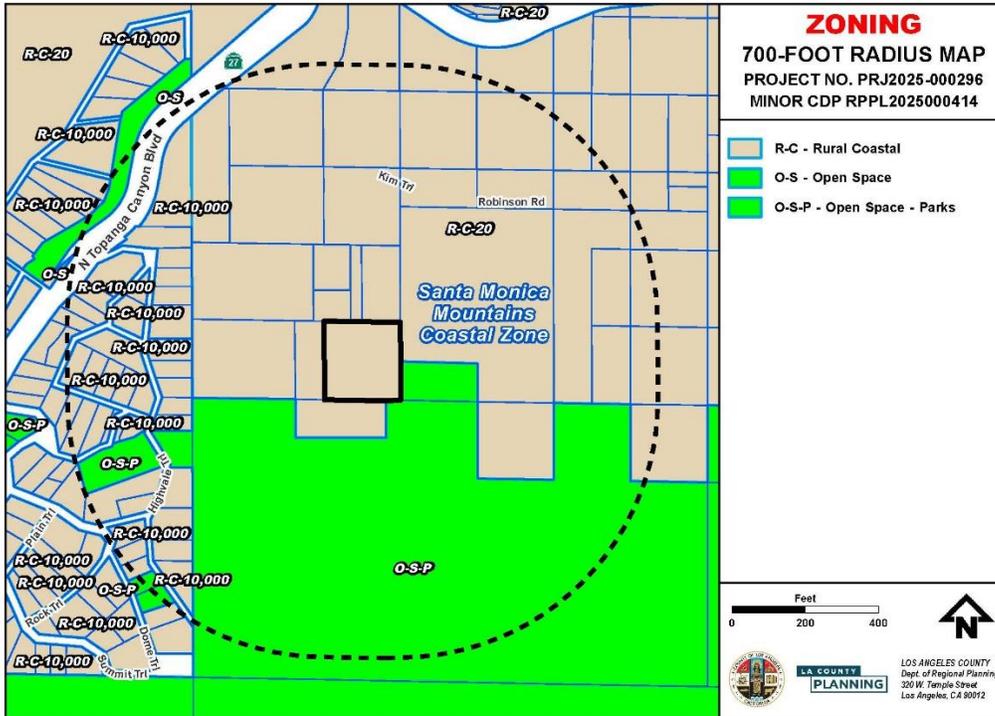
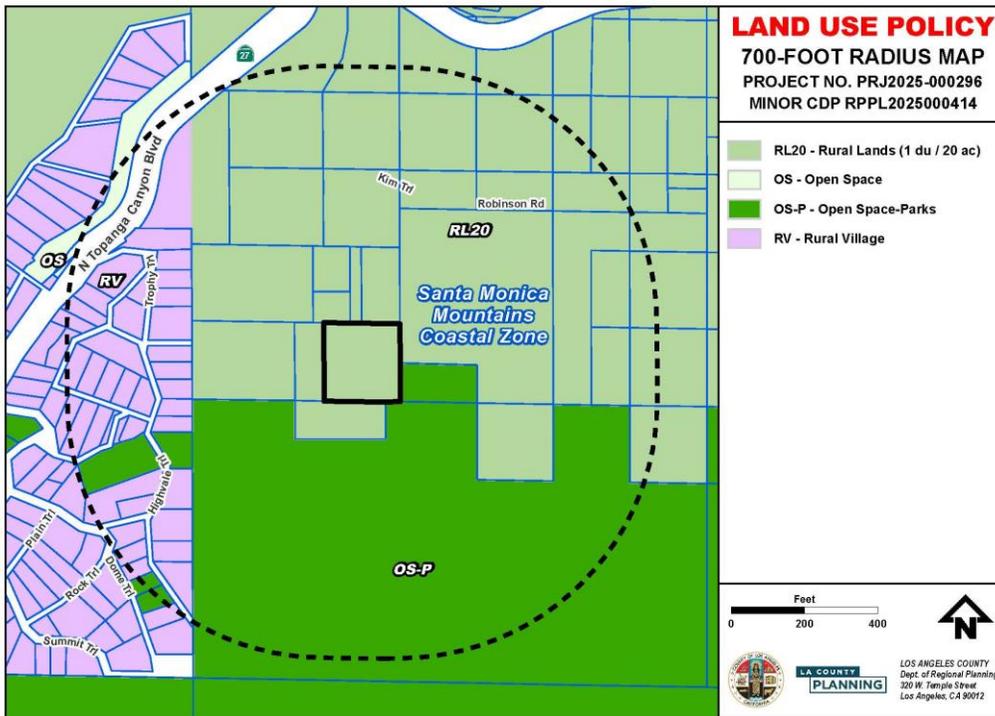
The 1.02-acre Project Site is square-shaped with sloping topography ranging from 979 to 1,000 feet above mean sea level and is bounded by existing single-family residences to the north, vacant land and single-family residences to the west, vacant land and open space to the south, and open space and residential development to the east. The Project Site currently consists of a children’s play structure on top of an existing asphalt parking lot.

The proposed geotechnical soils testing will be used to facilitate the construction of a future single-family residence. Soils testing is required to ascertain the feasibility of constructing the proposed residence with an OWTS on the Project Site.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	SANTA MONICA MOUNTAINS COASTAL ZONE LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20 (Rural Land 20 – One dwelling unit per 20 acres maximum density)	R-C-20	Play and shade structures
NORTH	RL20	R-C-20	Single-Family residences
WEST	RL20 and RV (Rural Village)	R-C-20 and R-C-10,000 (Rural Coastal – 10,000-square-foot Minimum Required Lot Area)	Vacant land and single-family residences
SOUTH	RL20 and O-S-P (Open Space Parks)	R-C-20 and O-S-P (Open Space – Parks)	Vacant land and open space
EAST	OS-P and RL20	O-S-P	Open space and single-family residences



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7076	M-3 (Unclassified)	December 26, 1956
7276	A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	December 24, 1957
10754	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	September 25, 1973
2014055	R-C-20	October 10, 2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP 92063 OTP 92063	Conditional Use Permit to operate a private clothing-optional park, Oak Tree Permit to remove one oak tree for access improvements.	Approved 1/6/1993
RPPL2024001655	Zoning Conformance Review to authorize the removal of three non-Code-protected eucalyptus trees.	Approved 3/28/2024
RPPL2025001897	Zoning Conformance Review to authorize the removal of two non-native eucalyptus trees.	Approved 5/14/2025

ANALYSIS

A. Land Use Compatibility

The Project is consistent with the goals and policies of the Santa Monica Mountains Coastal Zone Land Use 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-C-20 zoning classification, which allows exploratory testing with approval of a Minor CDP. The Project is consistent with the development standards of the Zoning Code and the Santa Monica Coastal Zone Local Implementation Program, including requirements to utilize existing parking areas, roads, and disturbed areas, and to utilize a track-mounted limited access drill rig.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is designed to minimize environmental impacts by utilizing an existing private road and parking area to access the four boring sites. Each boring will be drilled using a track-mounted limited access drill rig with a 24-inch diameter auger to a depth of approximately 50 feet. A geologist will downhole log each boring and record the site geology. At the completion of work, each boring will be backfilled with drilling spoils and the surface will be restored. Exploratory testing is needed to assess geological conditions for a future proposed single-family residence with an OWTS.

C. Design Compatibility

The Project is the drilling of test holes for a geology report and is located within an existing sparsely developed area in the unincorporated Santa Monica Mountains Coastal Zone. The Project Site is bordered by existing single-family residences to the north, vacant land and single-family residences to the west, vacant land and open space to the south, and open space and residential development to the east. Testing will be minimized to the largest extent possible in terms of impacts to terrain and will be 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 the Santa Monica Mountains Coastal Zone Land Use 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 22.44.850 (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 single-family residence. The Project consists of no alterations to vegetation and does not involve removal of healthy, mature, or

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

FEFFER

GEOLOGICAL CONSULTING

October 21, 2025

File No: 3135-34

Robinson Road, LLC
Attn: Angela Cerniglio
11150 Santa Monica Blvd., Suite 1500
Los Angeles, CA 900025

Subject: **GEOTECHNICAL LETTER**
Proposed Site Exploration for Future Development
701 Robinson Road, Topanga, California 90290
TRACT: GARAPATAS
LOT: 98
AIN: 4444-013-012

Dear Angela Cerniglio,

Feffer Geological Consulting has prepared this letter to provide an explanation for geological exploration. It is our understanding that the referenced site will be developed with a new residence.

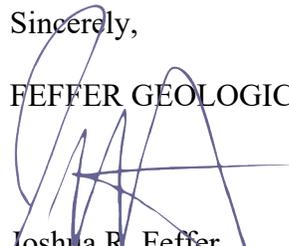
To evaluate the feasibility of development, this firm will drill and log four borings. Each boring will be drilled using a track mounted limited access drill rig with a 24" diameter auger to a depth of approximately 50 feet. A geologist will downhole log each boring and record the site geology. At the completion of work, each boring will be backfilled with drilling spoils and the surface will be restored. The proposed test holes will not encroach into any oak tree protection zones.

We also understand that EPD consultants will perform additional evaluation of the borings as required to determine the feasibility of installing a new onsite wastewater treatment system.

The attached site map provided by EPD consultants illustrates the proposed drilling locations. We plan to only drill in the locations labeled B-1 through B-4. We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.


Joshua R. Feffer
Principal Engineering Geologist
C.E.G. 2138



Distribution: Addressee- (1)

LEGEND:

- PROPERTY LINE
- - - - - EASEMENT
- (P) STRUCTURE
- (P) BASEMENT BELOW
- (P) RETAINING WALL

- ⊕ (P) BORING (B-X) APPROX. LOCATION TO BE PERCOLATION TESTED
- (P) SEEPAGE PIT APPROX. LOCATION

1. THIS PLAN ACCURATE FOR ONSITE WASTEWATER SCHEMATIC DESIGN (OWSD) ONLY.
2. ALTA/NSPS LAND TITLE SURVEY PROVIDED BY STEVE OPDAHL SURVEYING DATED AUGUST 14, 2024. ARCHITECTURAL PLANS PROVIDED BY RIOS, DATED JULY 31, 2024. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
3. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. THE PROJECT GEOLOGIST SHALL DOWN HOLE LOG ALL TEST HOLES.
5. SEEPAGE PITS SHALL BE SITUATED SUCH THAT THE PERIMETER OF THE FULLY DEVELOPED SEEPAGE PIT IS A MINIMUM OF:
 - A. 8-FT FROM PROPERTY LINE ABUTTING PRIVATE PROPERTY;
 - B. 8-FT FROM BUILDINGS OR STRUCTURES;
 - C. 150-FT FROM THE EDGE OF ANY STREAMS;
 - D. 150-FT FROM ANY WATER SUPPLY WELL (UNLESS WELL IS TO BE ABANDONED PER UPC);
 - E. 12-FT FROM THE EDGE OF SEEPAGE PITS;
 - F. 5-FT FROM SEPTIC TANK & 5-FT (MIN) FROM OTHER DISPOSAL FIELDS;
 - G. 10-FT FROM PRESSURE PUBLIC WATER MAIN;
 - H. 5-FT FROM DISTRIBUTION BOX;
 - I. 15-FT MINIMUM HORIZONTAL DISTANCE TO GROUND SURFACE;
 - J. 5-FT FROM ON SITE DOMESTIC WATER SERVICE LINE; AND
 - K. 10-FT FROM TREES OR 5-FT FROM TREE DRIPLINE.
 SETBACKS LISTED HERE ARE MINIMUM VALUES ONLY - CONSULT LACoPC FOR ADDITIONAL DETAILS AND CLARIFICATIONS REGARDING REQUIRED SETBACKS FOR SEEPAGE PITS. NOTE: ALL SETBACKS LISTED HERE ARE HORIZONTAL.
6. SETBACKS ARE FROM EDGE OF FULLY DEVELOPED SEEPAGE PIT.

3 GENERAL NOTES

Scale: N.T.S.

PRELIMINARY
 FOR PLANNING- STAGE
 SUBMITTAL ONLY
 NOT FOR CONTRACTOR
 BIDDING OR CONSTRUCTION

- ABBREVIATIONS:**
- BI BELOW INLET
 - CAP CAP DEPTH
 - DFU DRAINAGE FIXTURE UNIT
 - (E) EXISTING
 - EG EXISTING GRADE
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - FG FINISHED GRADE
 - FS FINISHED SURFACE
 - LACoPC LOS ANGELES COUNTY PLUMBING CODE
 - OWSD ONSITE WASTEWATER SCHEMATIC DESIGN
 - (P) PROPOSED
 - SFR SINGLE-FAMILY RESIDENCE
 - SS SANITARY SEWER
 - TD TOTAL DEPTH

TOTAL BEDROOMS: 4 BEDROOMS
 SINGLE FAMILY RESIDENCE: 4 BEDROOMS
 1 BEDROOM @ 300 GPD/BED = 300 GPD
 3 BEDROOMS @ 150 GPD/BED = 450 GPD

PEAK DESIGN DAILY FLOWRATE: 750 GPD
 AVERAGE DESIGN DAILY FLOWRATE: 400 GPD
 STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES12 TERTIARY TREATMENT TANK: 3,634-GALLONS

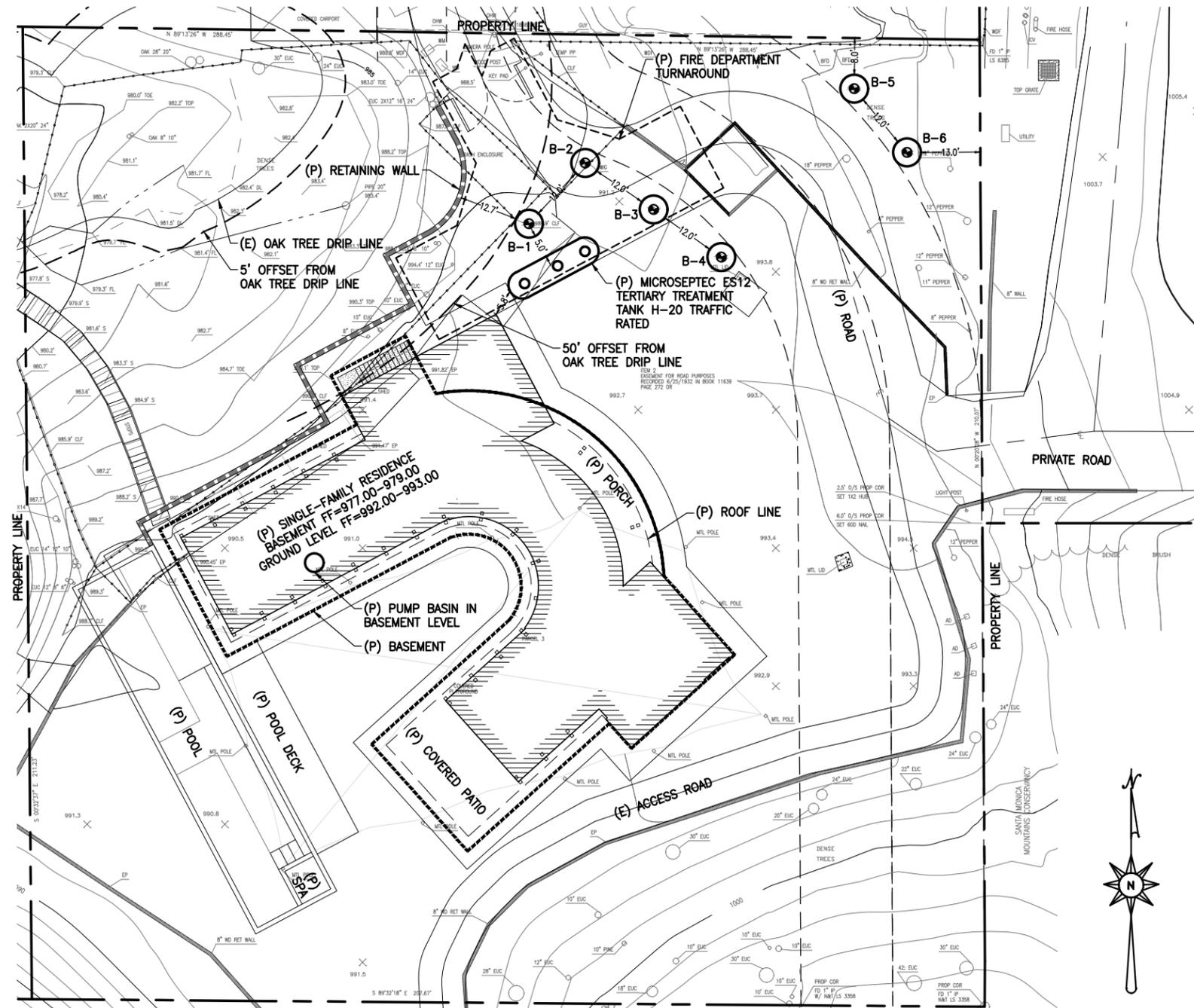
MIN SEPTIC TANK CAPACITY (PER LACoPC TABLE H2.1): 1,200-GALLONS
 (BASED UPON BEDROOM COUNT ONLY)

MIN SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 6,000-GALLONS

2 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.

SPECIAL NOTE:
 NO TREES SHALL BE PLANTED WITHIN 10' MIN. OF THE (P) OWS.



1 ONSITE WASTEWATER SCHEMATIC DESIGN (OWSD) PLAN

Scale: 1"=30'

GRAPHIC SCALE: 1"=30'



NO. REVISIONS:	DATE:	BY:
1	7/29/24	MD
2	7/31/24	MD
3	8/26/24	BS

SHEET TITLE: ONSITE WASTEWATER SCHEMATIC DESIGN (OWSD) PLAN	SCALE	DRAWN BY
	AS_SHOWN	MD
PROJECT: 701 ROBINSON ROAD TOPANGA, CA 90290	DATE	
	7/11/24	

PROJECT NO. K952

DRAWING NO.

W1.01

SHEET 1 OF 1 SHEETS



PROJECT NUMBER **HEARING DATE**
PRJ2025-000296-(3) March 24, 2026

REQUESTED ENTITLEMENT(S)
Minor Coastal Development Permit (“Minor CDP”)
No. RPPL2025000414

PROJECT SUMMARY

OWNER / APPLICANT

Robinson Road LLC / Aaron Clark

MAP/EXHIBIT DATE

July 11, 2024

PROJECT OVERVIEW

Minor CDP to authorize exploratory geologic testing, consisting of four boring holes, for use in the preparation of a geologic report for a future single-family residence and new onsite wastewater treatment system.

LOCATION

701 Robinson Road, Topanga

ACCESS

Robinson Road, a 20-foot-wide private road that connects to North Topanga Canyon Boulevard, a 70-foot-wide public road 1,800 feet to the north.

ASSESSORS PARCEL NUMBER(S)

4444-013-012

SITE AREA

1.02 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

ZONED DISTRICT

The Malibu

LAND USE DESIGNATION

RL20 (Rural Land 20 – One dwelling unit per 20 acres maximum density)

ZONE

R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area)

PROPOSED UNITS

0

MAX DENSITY/UNITS

One Unit / 20 Acres

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
 - Satisfaction of the following portion of Title 22 of the Los Angeles County Code:
 - Chapter 22.44.810 (Permit Required – Minor CDP)
-

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-0051

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-000296-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2025000414

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Minor Coastal Development Permit No. RPPL2025000414 (“Minor CDP”) on March 24, 2026.
2. **HEARING PROCEEDINGS.** [*Reserved*]
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Aaron Clark ("permittee"), requests the Minor CDP to authorize exploratory testing, consisting of using a track mounted limited access drill rig with a 24-inch diameter auger for boring four test holes, resulting in no oak tree impacts, for use in the preparation of a geology report for a future single-family residence and onsite wastewater treatment system (“Project”). The exploratory testing would occur entirely at 701 Robinson Road, Assessor’s Parcel Number (“APN”) 4444-013-012, in the unincorporated community of Topanga within the Santa Monica Mountains Coastal Zone (“Project Site”) in the R-C-20 (Rural Coastal Zone—20 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per County Code Section 22.44.1750, a Minor CDP is required for exploratory testing in the R-C Zone.
4. **ENTITLEMENT(S) REQUIRED.** The Minor CDP is required to authorize exploratory testing for a geology report pursuant to County Code Section 22.44.810.
5. **LOCATION.** The Project is located at 701 Robinson Road (APN 4444-013-012) within The Malibu Zoned District.
6. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
CUP 92063 OTP 92063	Conditional Use Permit to operate a private clothing-optional park, Oak Tree Permit to remove one oak tree for access improvements.	Approved 1/6/1993
RPPL2024001655	Zoning Conformance Review to authorize the removal of three non-Code-protected eucalyptus trees.	Approved 3/28/2024

RPPL2025001897	Zoning Conformance Review to authorize the removal of two non-native eucalyptus trees.	Approved 5/14/2025
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7. **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 Coastal Zone Land Use Plan (“LUP”).

8. **ZONING.** The Project Site is in The Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a Minor CDP is required for hydrologic exploratory testing.

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The 1.02-acre Project Site is shaped as a square with sloping topography ranging from 979 to 1,000 feet above mean sea level bounded by existing single-family residences to the north, vacant land and single-family residences to the west, vacant land and open space to the south, and open space and residential development to the east. The Project Site currently consists of an approximately 5,200-square-foot children’s play structure with an accompanying shade structure built on top of an existing 23,500-square-foot asphalt parking lot.

B. Site Access

The Project Site is accessible via Robinson Road, a 20-foot-wide private road that accesses North Topanga Canyon Boulevard, a 70-foot-wide public road, 1,800 feet to the north.

C. Site Plan

The site plan depicts the Project Site with six digging and drilling test sites in various locations at 701 Robinson Road. Only the four digging and drilling test sites labeled B-1, B-2, B-3, and B-4 are the subject of this Minor CDP. The permittee decided to not move forward with the other two digging and drilling test sites prior to the Hearing Officer’s public hearing on the Project.

10. **PUBLIC COMMENTS.** [RESERVED].

11. AGENCY RECOMMENDATIONS.

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

12. **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 the County Department of

Regional Planning's ("LA County Planning's") website. On February 12, 2026, a total of 104 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-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.

13. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, LA County Planning 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 single-family residence. 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 California Department of Fish and Wildlife ("CDFW"). 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.

GENERAL PLAN CONSISTENCY FINDINGS

14. **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.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with LUP Policy CO-52, which states that access for geological 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

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the Santa Monica Mountains Coastal Zone Local Implementation Program as exploratory testing is permitted in the R-C Zone with a Minor CDP pursuant to County Code Section 22.44.1750, provided that the Minor CDP findings are met.

MINOR COASTAL DEVELOPMENT PERMIT FINDINGS

17. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, because authorizing the exploratory testing is consistent with the RL20 land use designation and the R-C-20 Zone.
18. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

19. 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 exploratory drilling for geologic testing associated with a 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 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 CDFW. 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

20. 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:

Regarding the Minor CDP:

- A. The Hearing Officer finds that the proposed development is in conformity with the certified Santa Monica Mountains Local Coastal Program.
- B. The Hearing Officer finds that the proposed development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone and therefore is not subject to public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

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 COASTAL DEVELOPMENT PERMIT NO. RPPL2025000414**, subject to the attached conditions.

ACTION DATE: March 24, 2026

MG:RG:TM:JH
03/12/26

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-000296-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2025000414

PROJECT DESCRIPTION

The project is exploratory geotechnical soils testing for preparation of a geologic report on a property located at 701 Robinson Road (Assessor's Parcel Number 4444-013-012) in the Santa Monica Mountains Coastal Zone 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 9 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. **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. **Grant Term.** Due to the temporary nature of the entitlement, no grant term is necessary for the Project.
9. **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.
10. **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 \$470.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater

11. **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 of the County Code.
12. **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.
13. **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.
14. **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 LA County Planning (“Director”).
15. **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 **May 25, 2026**
16. **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

17. **Permitted Access.** Access for exploratory testing shall use existing roads, parking areas, and track-mounted drill rigs, where feasible.
18. **Soil and Vegetation Restoration.** Any disturbance incurred to soil or locally indigenous vegetation as a result of exploratory testing shall be mitigated and restored according to the requirements herein and according to any requirements of Public Works.
19. **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 CDP, full remediation of disturbed soil or locally indigenous vegetation shall commence immediately.

20. **Root stock protection.** Vegetation removal activities shall be conducted in a manner that protects existing vegetation root stock to facilitate revegetation of the disturbed areas.
21. **Restoration Approval.** All required restoration shall be completed to the satisfaction of the Director.

PROJECT SITE-SPECIFIC CONDITIONS

22. **Additional Grading.** No grading is permitted with this approval. Access to the site shall utilize existing driveways and fire roads.
23. **Testing Locations.** Testing is permitted in only those areas depicted on the Exhibit "A."
24. **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.
25. **Backfill.** The permittee shall backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.

MG:RG:TM:JH
3/12/26

Pursuant to County Code Section [22.44.850](#): Application - Burden of Proof, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.
B. 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.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: March 24, 2026
PROJECT NUMBER: PRJ2025-000296
PERMIT NUMBER(S): Minor Conditional Use Permit No. RPPL2025000415
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 701 Robinson Road, Topanga

OWNER: Robinson Road LLC
APPLICANT: Aaron Clark, AGD-Land Use
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 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 single-family residence. 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 California Department of Fish and Wildlife. 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

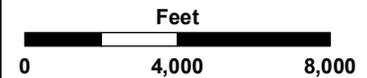
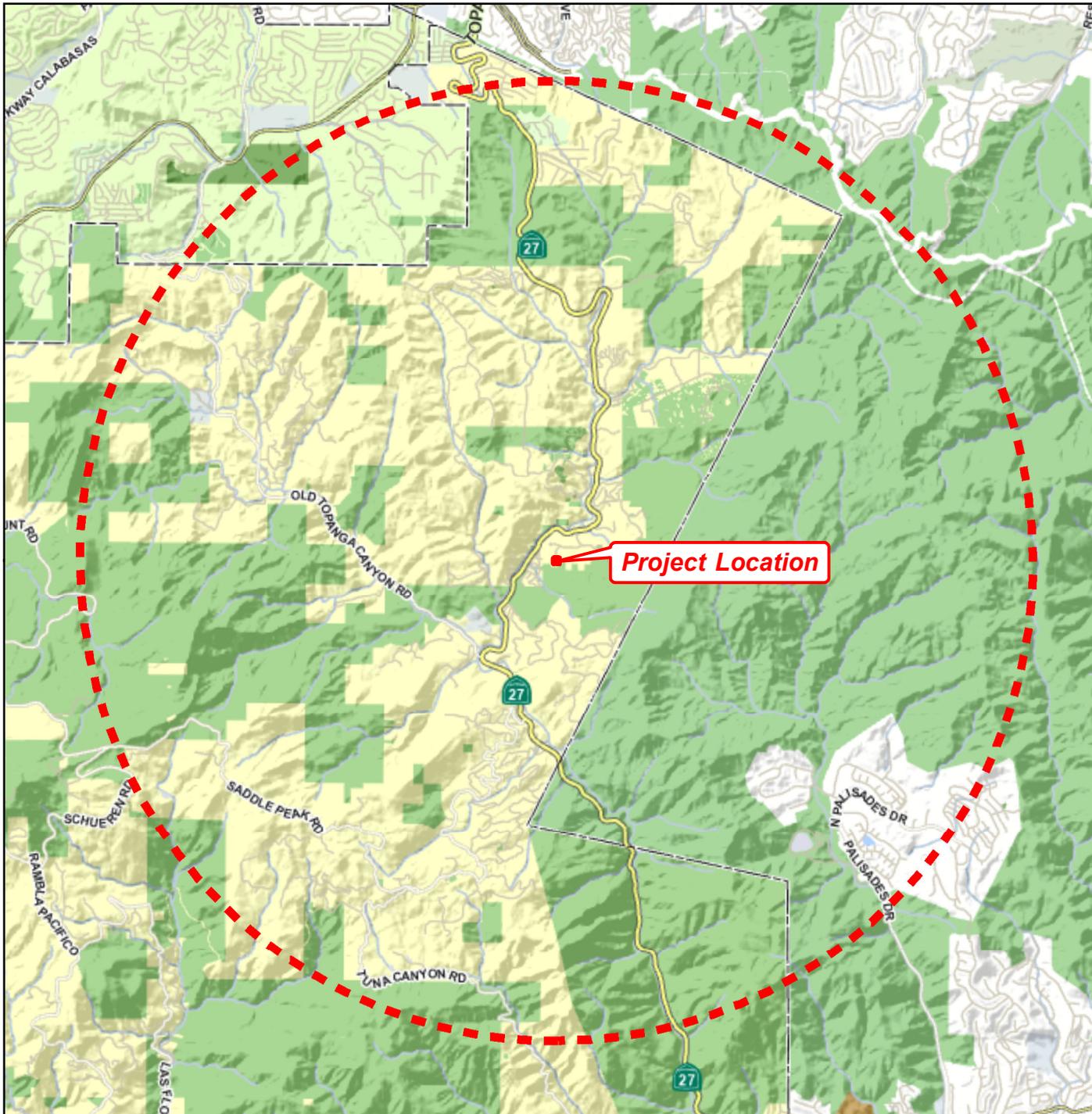
Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-000296

MINOR CDP RPPL2025000414



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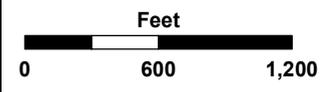
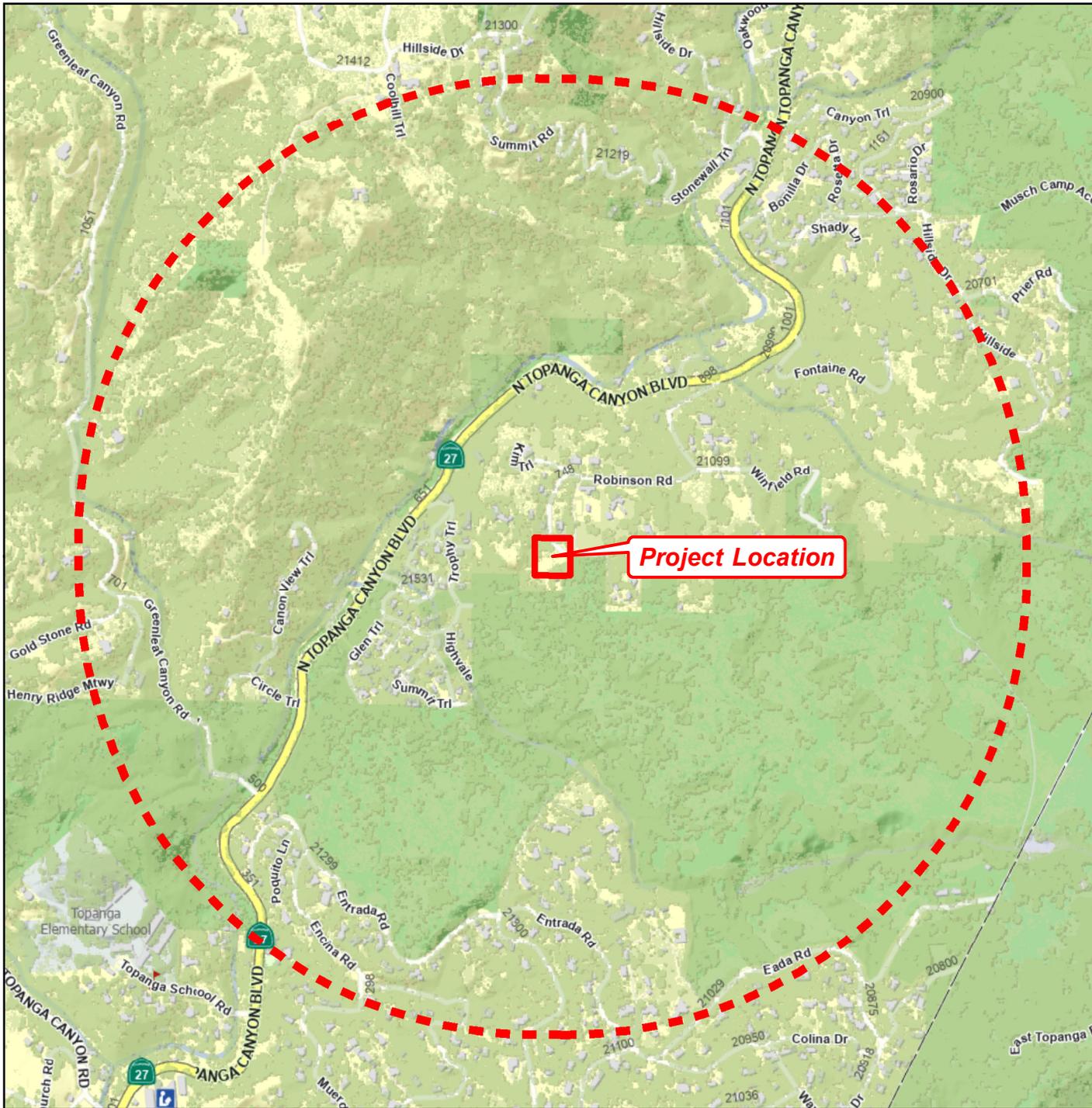
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-000296

MINOR CDP RPPL2025000414



LA COUNTY
PLANNING

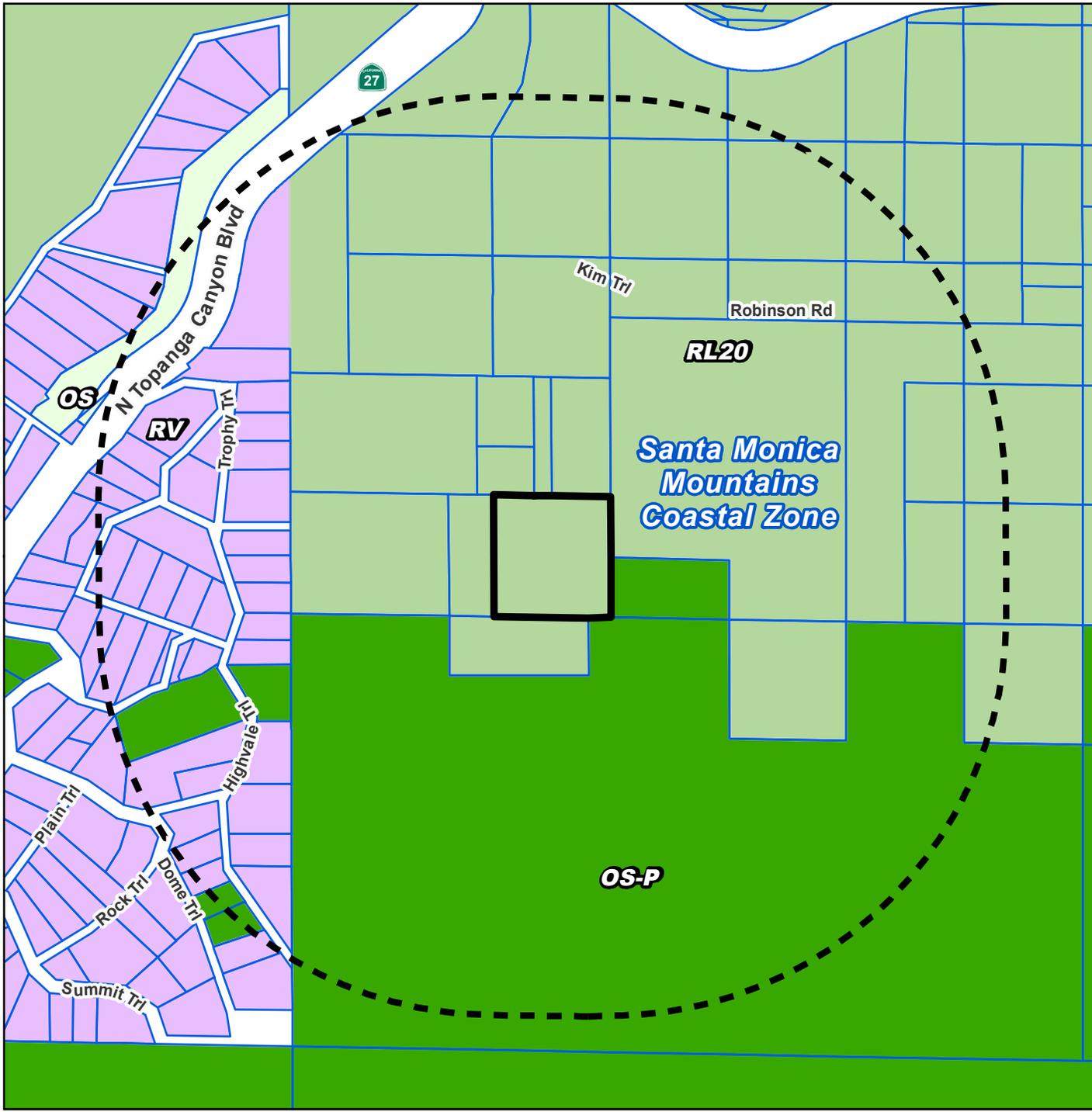
LOS ANGELES COUNTY
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Los Angeles, CA 90012

LAND USE POLICY

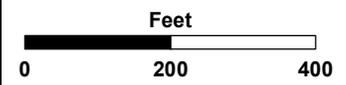
700-FOOT RADIUS MAP

PROJECT NO. PRJ2025-000296

MINOR CDP RPPL2025000414

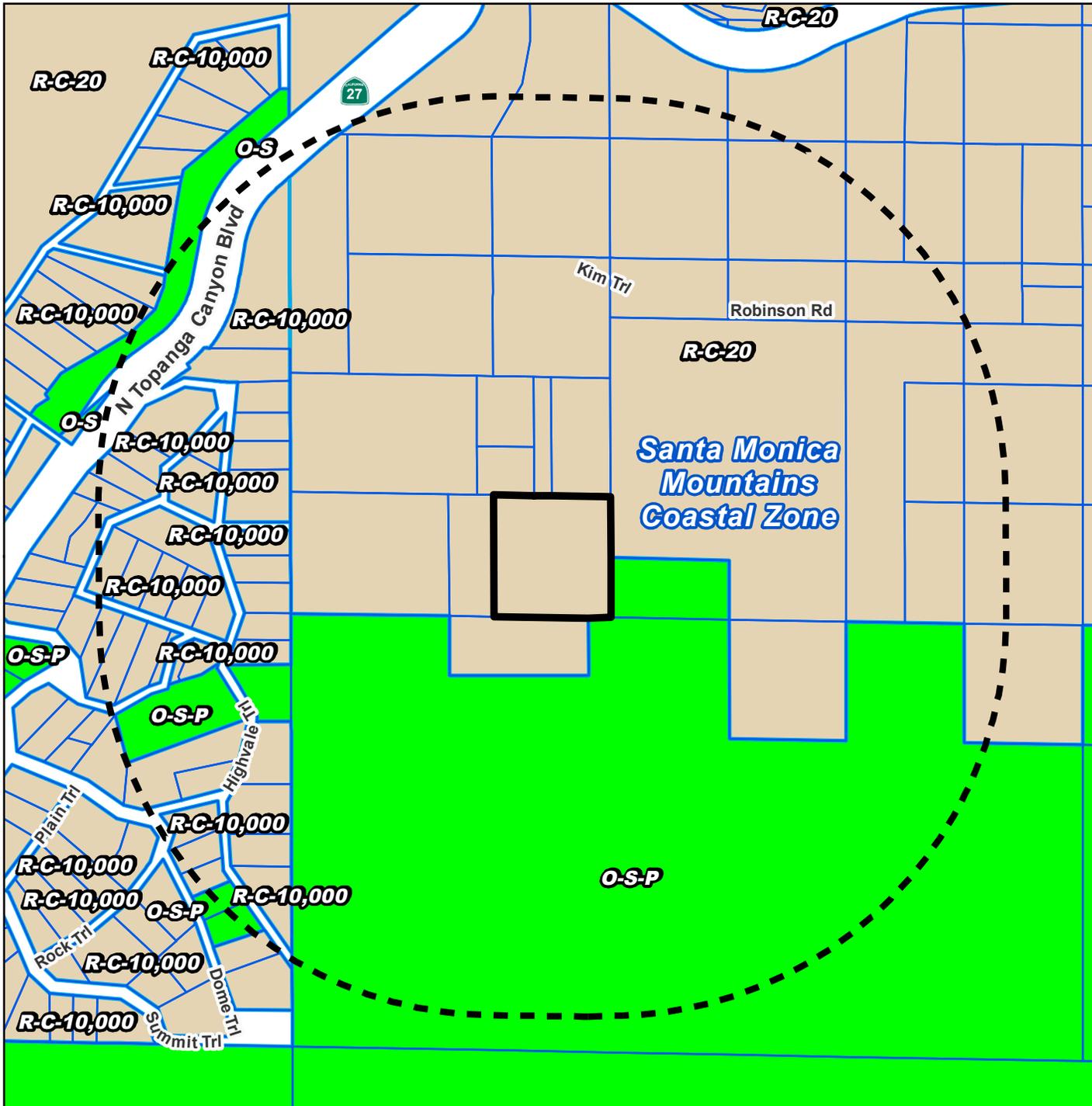


-  RL20 - Rural Lands (1 du / 20 ac)
-  OS - Open Space
-  OS-P - Open Space-Parks
-  RV - Rural Village



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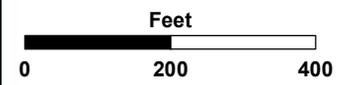
ZONING

700-FOOT RADIUS MAP

PROJECT NO. PRJ2025-000296

MINOR CDP RPPL2025000414

-  R-C - Rural Coastal
-  O-S - Open Space
-  O-S-P - Open Space - Parks



LA COUNTY
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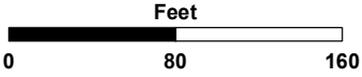
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-000296

MINOR CDP RPPL2025000414

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



LA COUNTY
PLANNING

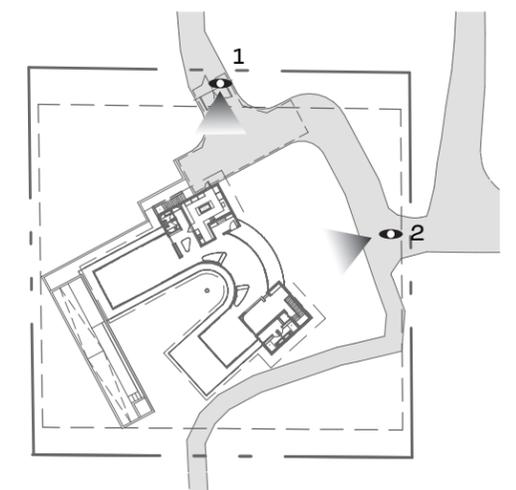
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1



2



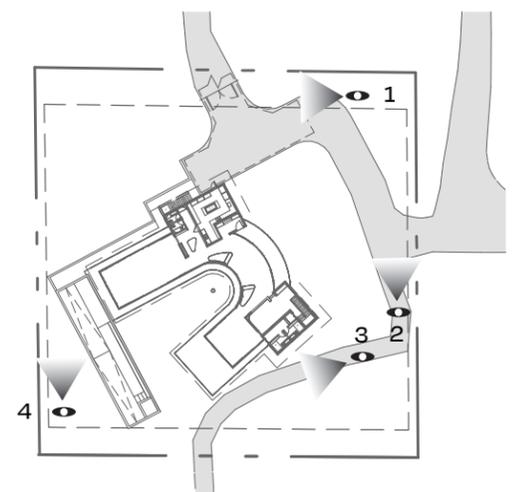
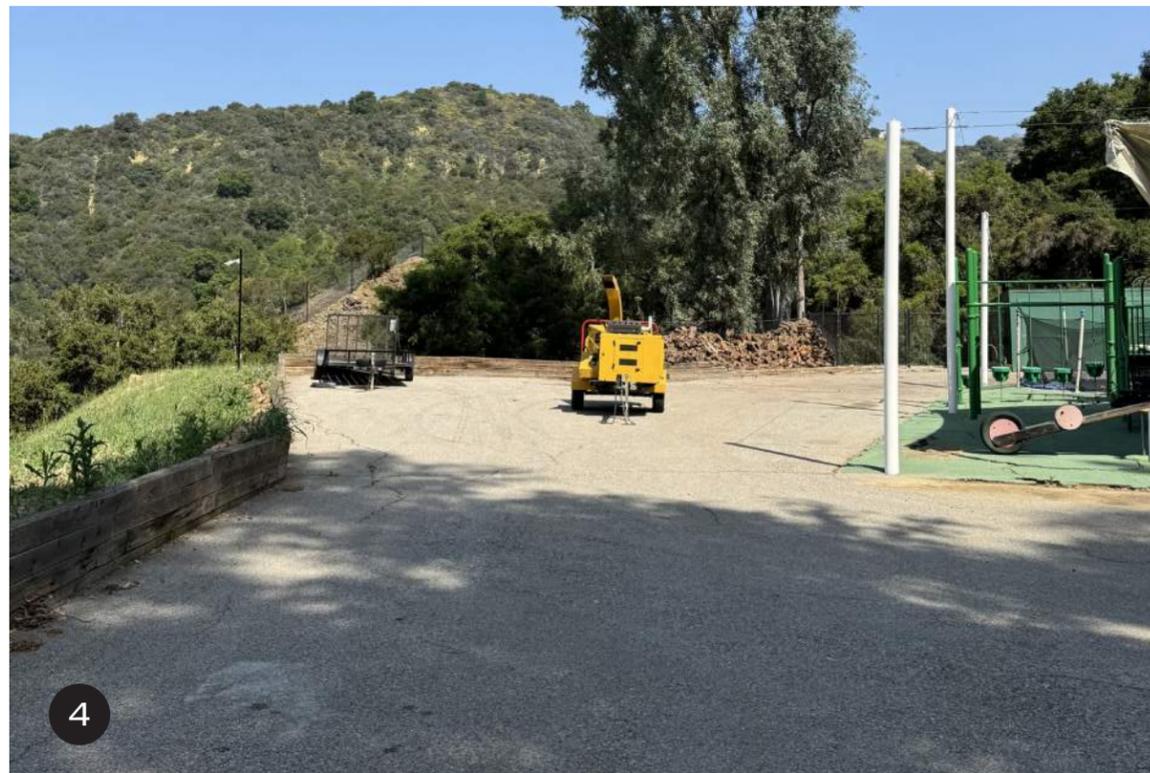
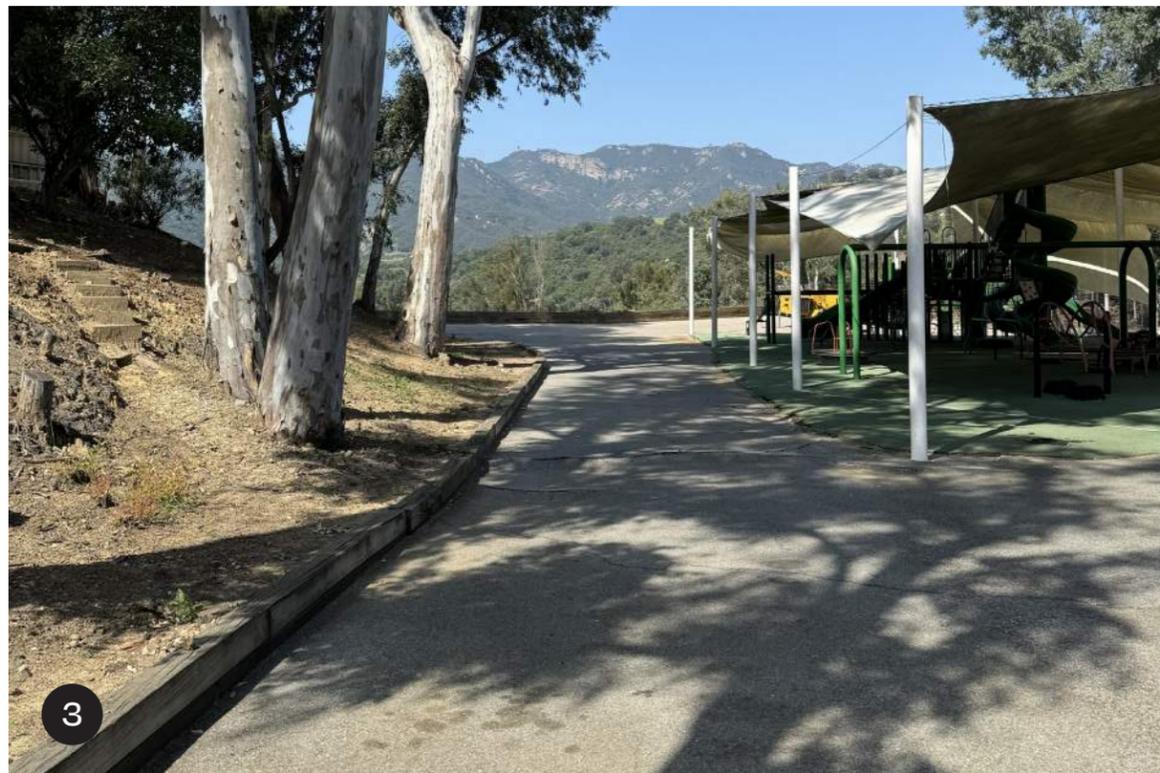
Key Plan | 1" = 100'-0"



Right-of-Way Views

Site Photographs

701 Robinson Road | CDP Submittal | 08.09.2024



Key Plan | 1" = 100'-0"



Setbacks

Site Photographs

701 Robinson Road | CDP Submittal | 08.09.2024