

REPORT TO THE HEARING OFFICER

DATE ISSUED: February 5, 2026
HEARING DATE: February 17, 2026 AGENDA ITEM: 4
PROJECT NUMBER: PRJ2024-002859
PERMIT NUMBER(S): Minor Conditional Use Permit (“Minor CUP”)
RPPL2024004254
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 23629 Zuniga Road, Topanga
OWNER: Paul Janicki and Anne Trompeter
APPLICANT: Neelima Gadicherla
CASE PLANNER: Jerry Hittleman, Contract Planner
jhittleman@planning.lacounty.gov

RECOMMENDATION

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-002859, Minor CUP Number RPPL2024004254, 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:

I, THE HEARING OFFICER, APPROVE MINOR CONDITIONAL PERMIT NUMBER RPPL2024004254 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Minor CUP to retroactively authorize exploratory testing for preparation of a geologic report and percolation testing pursuant to County Code Section 22.44.1430. The request also consists of backfilling the disturbed areas where the surface is to be

restored. The exploratory testing occurred on Assessor Parcel Numbers (“APNs”) 4455-007-003 and 4455-007-007 in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone in the unincorporated community of Malibu (“Project Site”). County Code Section 22.336.070.G requires a Minor CUP for exploratory testing.

B. Project

The Project includes exploratory testing that previously occurred and backfilling the disturbed areas where the surface is to be restored. The exploratory testing consisted of ten drilled test holes and four dug trenches for use in preparation of a geologic report and percolation testing for a future onsite wastewater treatment system (“OWTS”) and single-family residence. Access to the Project Site is provided via Zuniga Road, a private street that connects to Old Topanga Road. The Project Site contains existing dirt roads and a building pad, located in the north-central part of the property, that was created in the 1960s / early 1970s. The test pits, borings, and trenches were located on the building pad.

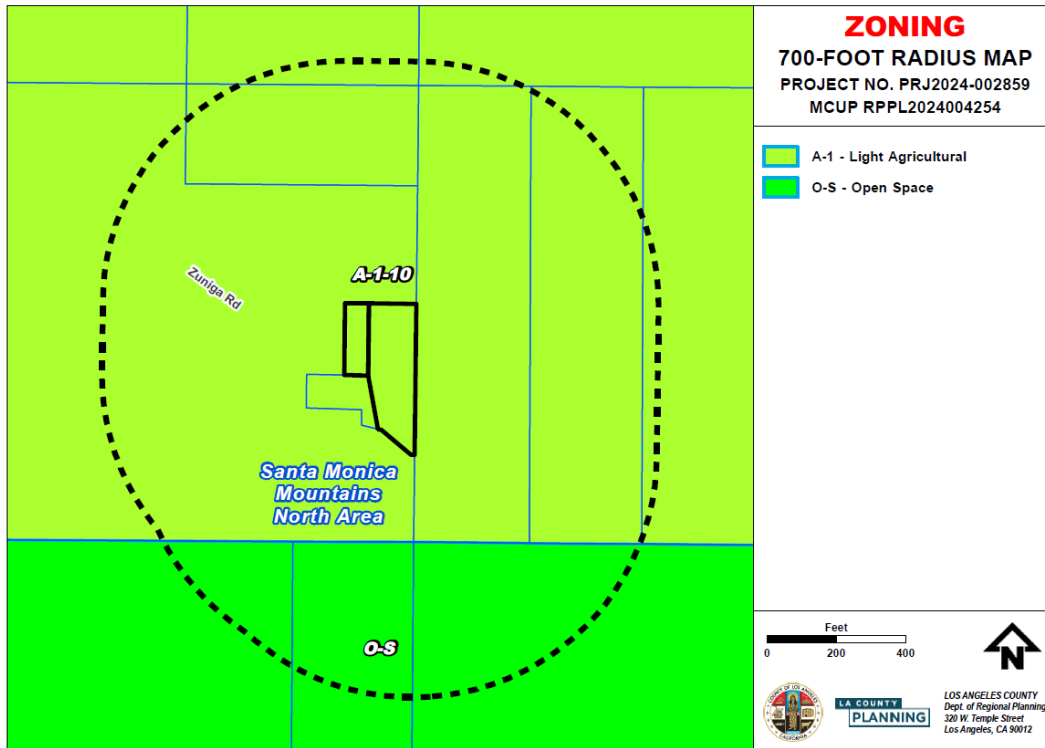
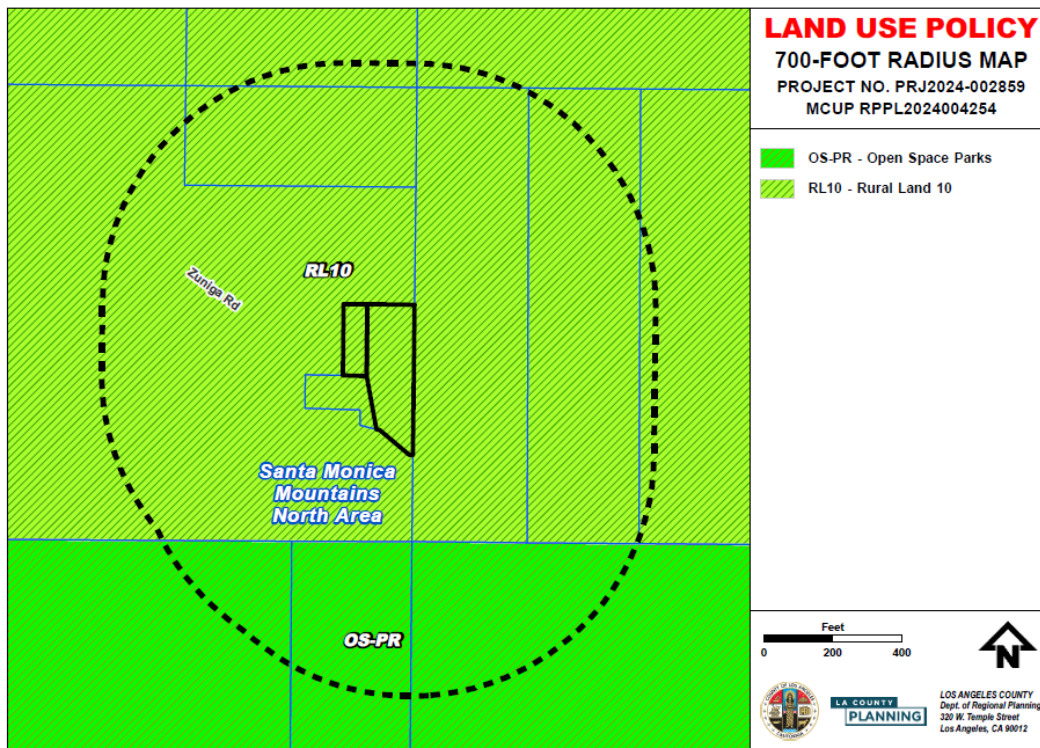
C. Project Background

The Project Site is currently vacant and is approximately 1.55 acres in size. The Project Site is irregular in shape with terrain typically found in the Santa Monica Mountains consisting of an existing building pad located in the north-central part of the property, and a blue line stream within the southern portion of APN 4455-007-007.

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	RL10 (Rural Land 10 – One dwelling unit per 10 acres maximum density)	A-1-10	Vacant
NORTH	RL10	A-1-10	Single Family Residence
EAST	RL10	A-1-10	Single Family Residence
SOUTH	RL10	A-1-10	Vacant
WEST	RL10	A-1-10	Single Family Residence



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2002-0062Z	A-1	August 20, 2002
10754	A-1	March 11, 1958
7076	M-3	December 26, 1956
10754	A-1-2	September 25, 1973
20020062z	A-1-10	August 20, 2002

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2022004889	Certificate of Compliance	June 3, 2022

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
10-0006462	Abandoned vehicles	Closed

ANALYSIS

A. Land Use Compatibility

The Project is consistent with the goals and policies of the Santa Monica Mountains North Area Plan because the RL10 land use designation allows exploratory testing when it is appropriately designed and consistent with all development standards. The Project is consistent with the A-1-10 zoning classification, which allows exploratory testing. The Project is consistent with the development standards of the Zoning Code and the Santa Monica Mountains North Area Community Standards District, including requirements to utilize existing roads and truck mounted drill rigs.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is designed to minimize environmental impacts by utilizing an existing road and mounted drill rigs. The exploratory testing was needed to assess geologic conditions and percolation testing for a future OWTS and single-family residence .

C. Design Compatibility

The Project is located within an existing sparsely developed residential neighborhood in the unincorporated Malibu area. The Project Site is bordered by existing low-density residential development to the north, east, and west, and by vacant land to the south.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the 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 County Code 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 and percolation testing 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 backfilling disturbed areas 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 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. Furthermore, the environmental assessment included a spring survey to ensure no critical habitat was present during the exploratory drilling activities. 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 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

1. The Department of Parks and Recreation, in a memorandum dated October 22, 2024, stated that they do not have any further comments.

2. The Department of Public Works, in a letter dated November 25, 2024, recommended that the Project proceed to public hearing with recommended conditions of approval. These conditions of approval have been incorporated into Staff's recommended conditions of approval.
3. The Fire Department, in a memorandum dated October 23, 2024, stated that they do not have any further comments.
4. The Waterworks Districts, in a memorandum dated October 10, 2024, did not specify any conditions of approval for the exploratory geologic drilling phase of the Project.

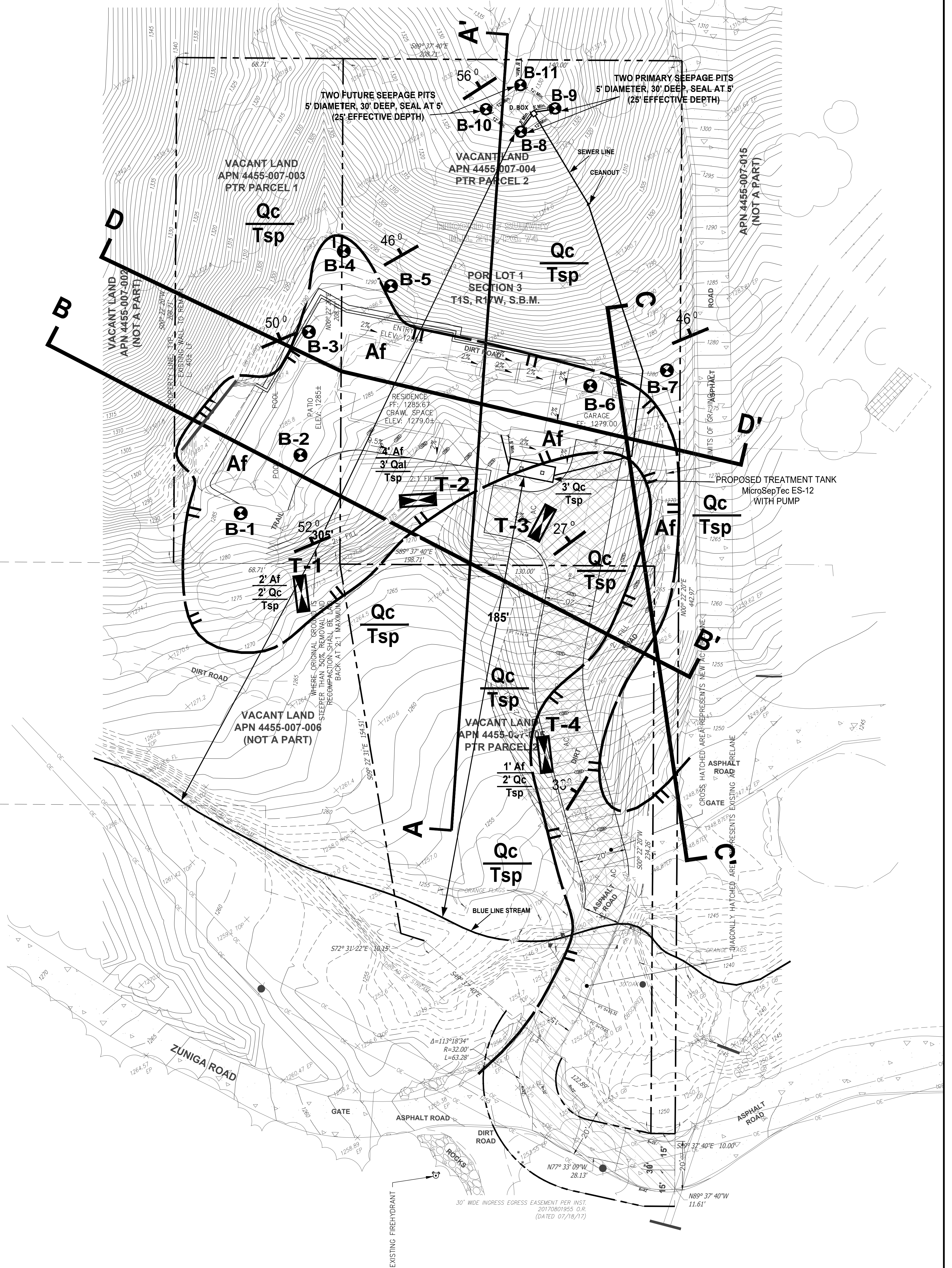
B. Public Comments

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

Report
Reviewed By: *Rob Glaser*
Robert Glaser, Supervising Regional Planner

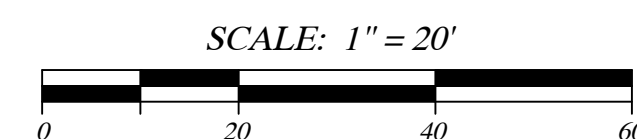
Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

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
EXHIBIT J	Agency Correspondence



LEGEND

- Af** FILL
- Qc** COLLUVIUM
- Tsp** SESPE FORMATION (Sandstone)
- B-1** APPROXIMATE LOCATION OF EXPLORATORY BORING
- T-1** APPROXIMATE LOCATION OF EXPLORATORY TRENCH
- 50°** STRIKE AND DIP OF BEDDING
- GEOLOGIC CONTACT (APPROXIMATE)
- LIMITS OF EXISTING FILL
- A-A'** LINE OF GEOLOGIC CROSS-SECTION



BASE MAP PROVIDED BY WHITSON ENGINEERS

PLATE 1		GOLD COAST GEOSERVICES, INC.	
		GEOTECHNICAL MAP 23629 ZUNIGA ROAD, TOPANGA	
DATE: 04-11-2024	SIZE: D	CLIENT: JANICKI	REV:
FILE NO: GC23-043411	SCALE: 1" = 20'	DRAWN BY: GH	APPROVED BY: SJH

**PROJECT NUMBER**

PRJ2024-002859

HEARING DATE

August 26, 2025

REQUESTED ENTITLEMENT(S)

Minor Conditional Use Permit No. PRJ2024-002859

PROJECT SUMMARY

OWNER / APPLICANT

Paul Janicki and Anne Trompeter

MAP/EXHIBIT DATE

April 11, 2024

PROJECT OVERVIEW

Minor Conditional Use Permit to authorize exploratory testing consisting of drilling up to ten test holes and four trenches for use in preparation of a geology report and onsite wastewater treatment system (OWTS) report for a proposed future single-family residence.

LOCATION

23629 Zuniga Road

ACCESS

Zuniga Road

ASSESSORS PARCEL NUMBER(S)

4453-007-003

SITE AREA

1.55 acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

The Malibu

LAND USE DESIGNATION

RL 10 (Rural Land 10 – One dwelling unit per 10 acres maximum density)

ZONE

A-1-10 (Light Agricultural – 10 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:

Jerry Hittleman

PHONE NUMBER:

(213) 893-1090

E-MAIL ADDRESS:jhittleman@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002859
MINOR CONDITIONAL USE PERMIT NO. RPPL2024004254

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. **RPPL2024004254** (“MCUP”) on February 17, 2026.
2. **PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The applicant, Paul Janicki and Anne Trompeter, requests the MCUP to retroactively authorize exploratory testing consisting of drilling up to ten test holes and four trenches for use in preparation of a geology report and onsite wastewater treatment system (“OWTS”) report for a proposed single-family residence located at 23269 Zuniga Road (“Project”). The Project also includes backfilling the disturbed areas where the surface is to be restored. The exploratory testing occurred entirely on Assessor Parcel Numbers (“APNs”) 4453-007-003 and 4455-007-007 in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone in the unincorporated community of Malibu (“Project Site”).
4. **ENTITLEMENT REQUIRED.** The MCUP is required to retroactively authorize test drilling for geological conditions and percolation testing, and to authorize backfilling the disturbed areas, pursuant to County Code Section 22.336.070.G. The Project Site is located within the Santa Monica Mountains North Area Community Standards District (“SMMNA CSD”).
5. **LOCATION.** The Project is located at APNs 4455-007-003 and 4455-007-007 within the Malibu Zoned District.
6. **PREVIOUS ENTITLEMENT(S).** Certificate of Compliance No. RPPL2022004889 legalized APN 4455-007-003. Certificate of Compliance No. 2022004874 authorized APNs 4455-007-004 and 4455-007-005 to be held as one parcel, resulting in the creation of APN 4455-007-007.
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”) Land Use Plan. The principal permitted use in the RL 10 designation 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, an MCUP is required for hydrologic exploratory testing.

9. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL10 (Rural Land 10 – One dwelling unit per 10 acres maximum density)	A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area)	Single-family residence
EAST	RL10	A-1-10	Single-family residence
SOUTH	RL10	A-1-10	Vacant land
WEST	RL10	A-1-10	Single-family residence

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.55 acres in size. The Project Site is irregular in shape with terrain typically found in the Santa Monica Mountains consisting of ridges, gullies, and relatively flat areas. There is an existing dirt road and building pad on site.

B. Site Access

The Project Site is accessible from Zuniga Road via a private dirt driveway. The existing right-of-way width for Zuniga Road is approximately 20 feet.

C. Site Plan

The site plan depicts the Project Site with 10 drilling test sites and four trenches in various locations on the site. The site plan also depicts the future proposed driveway and single-family residence.

11. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer, County Department of Regional Planning ("LA County Planning") staff ("Staff") received no public comments regarding the request.

12. AGENCY RECOMMENDATIONS.

- A. The County Department of Parks and Recreation, in a memorandum dated October 22, 2024, stated that they do not have any further comments.
- B. The County Department of Public Works, in a letter dated November 25, 2024, recommended that the Project proceed to public hearing with recommended conditions of approval. These conditions of approval have been incorporated into the Project's conditions of approval.
- C. The County Fire Department, in a memorandum dated October 23, 2024, recommended that the Project proceed to public hearing and do not have any further comments.
- D. The County Waterworks Districts, in a memorandum dated October 10, 2024, did not specify any conditions for the exploratory geologic drilling phase of the Project.

13. 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 and percolation testing 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 backfilling disturbed areas 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 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. Furthermore, the environmental assessment included a spring survey to ensure no critical habitat was present during the exploratory drilling activities. 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 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 SMMNA Land Use Plan because 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 Project is also consistent with the goals and policies of the SMMNA Land Use Plan because authorizing the exploratory testing is consistent with the RL10 land use designation. Exploratory testing is permitted in any zone in this land use designation and the Project is appropriately designed and consistent with all development standards.

15. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with SMMNA Land Use Plan Policy CO-52, which states that access for geologic testing shall use existing roads or truck-mounted drill rigs where feasible. The Project uses existing access roads and a truck mounted drill rig.

ZONING CODE CONSISTENCY FINDINGS

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

MINOR CONDITIONAL USE PERMIT FINDINGS

- 16. 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 SMMNA Land Use Plan and the SMMNA CSD. In addition, conditions recommended by the County Department of Public Works, the County Fire Department, and the County Waterworks Districts have been incorporated into the approval.
- 17. 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 single-family residence and OWTS. No 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.
- 18. 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 via Zuniga Road, which is adequately designed to accommodate the heavy-duty pickup truck with a mounted drilling apparatus.

ENVIRONMENTAL FINDINGS

- 19. The Hearing Officer finds that the Project is categorically exempt (Class 4, Minor Alterations to Land, Categorical Exemption) from CEQA pursuant to State CEQA Guidelines section 15304.** The Project is exploratory drilling for preparation of a geology report and percolation report for a future 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 backfilling disturbed areas 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 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. Furthermore, the environmental assessment included a spring survey to ensure no critical habitat was present during the exploratory drilling activities. 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 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. 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 September 11, 2025, a total of nine 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.

21. 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 Land Use 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. RPPL2024004254**, subject to the attached conditions.

ACTION DATE: February 17, 2026

MG:RG:WC:JH
02/5/2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002859
MINOR CONDITIONAL USE PERMIT NO. RPPL2024004254

PROJECT DESCRIPTION

The project is a Minor CUP to authorize exploratory drilling, testing, and backfilling for preparation of a geology report for the proposed future development to include a single-family residence and onsite wastewater treatment system (OWTS) on a property located at Assessor's Parcel Number 4455-007-003 and 4455-007-007 in the Santa Monica Mountains North Area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all 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. 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. 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. 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. 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. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. 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 \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater

10. 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.

11. 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.
12. 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").

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.
18. Documents must be provided showing legal access across existing roads to this parcel.

PROJECT SITE-SPECIFIC CONDITIONS

19. No grading is permitted with this approval. Access to the site shall utilize existing fire roads.
20. Testing is permitted in only those areas depicted on the Exhibit "A."
21. The permittee shall backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.

**PROJECT NO. PRJ2024-002859
MINOR CONDITIONAL USE PERMIT NO.
RPPL2024004254**

**EXHIBIT D
CONDITIONS OF APPROVAL
PAGE 4 OF 4**

MG:RG:WC:JH

February 5, 2026

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 2, 2025
PROJECT NUMBER: PRJ2024-002859
PERMIT NUMBER(S): Minor Conditional Use Permit No. RPPL2024004254
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: Assessor's Parcel Number 4453-007-003 and 4455-007-007
OWNER: Paul Janicki and Anne Trompeter
APPLICANT: Neelima Gadicheria
CASE PLANNER: Jerry Hittleman, Contract Planner
jhittleman@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 drilling for a geologic report and percolation testing 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 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.

Via Epic LA
Aug 01, 2024

County of Los Angeles
Department of Regional Planning
320 West Temple St
13th Floor
Los Angeles, CA 90012

Re: 23629 Zuniga Road - APN 4455-007-003, -004, & -005 – Attachment to Minor CUP Findings Form

Hello,

Please include this attachment as part of the CUP findings submittal, for the following scope of work:

The proposed Minor CDP for exploratory testing is for the proposed SFR development (3,599.99 sq. ft, 2-storied, single-family residence, detached garage, swimming pool, hot tub, retaining walls, 6,250 cu. yds of total grading including cut, fill, and removal and recompaction) and new OWTS on the subject property is requested under Title 22 Section 22.336.070.G.1 and is consistent with the adopted general Plan for the area.

A completed CUP findings form is also included with this submittal.

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

The goals and policies of the North Area, section 22.336.010:

“[P]rotects the health, safety, and welfare of the community, as well as the surrounding natural environment... direct what development may occur, where development may occur, and how development must be designed in the Santa Monica Mountains North Area.”

The project for proposed exploratory testing for the proposed SFR development is consistent with the CSD and the Area Plan.

B.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.

B.2.a. The project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area – There will be no adverse effects to persons residing or working in the surrounding area. The exploratory testing work will not impact surrounding properties or exceed Title 22 guidelines. The proposed OWTS meets all Department of Public Health standards and was approved by DPH.

B.2.b. The project will not be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site – According to Section 22.336.070.G.1 a Minor CUP application is required for the proposed exploratory testing work on the subject property is required for site design and preparation of plans on the subject property for proposed SFR development. This testing is not detrimental to the property of others in the vicinity. The property is flanked by single-family development on all sides. Additionally, the proposed project does not exceed Title 22, and in particular, Section 22.336.070.G.1. The proposed exploratory work will not have impacts on sensitive habitats.

B.2.c. The proposed project will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare – The proposed project complies with Title 22, Section 22.336.070.G.1.

B.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.

N/A

B.4 The proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

b. By other public or private service facilities as are required.

The project site abuts Zuniga Road. No road improvements are required along Zuniga Road. The road width is 20' The road is designed and maintained to support the imposed load of fire

apparatus weighing 50,000 lbs. and is surfaced to provide all-weather driving capabilities. The subject site has access availability for machinery to be brought on-site for exploratory testing, no new access driveways or pathways are required and no grading is required for the proposed exploratory testing.

The project will be serviced by SCE for utilities, and WD #29 to meet domestic and fire flow requirements.

The project will be served with an advanced onsite wastewater treatment system.

Sincerely,



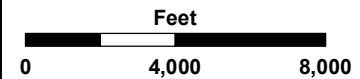
Neelima Gadicherla | Senior Planner | Schmitz & Associates, Inc.
28230 Agoura Rd. Suite 200 Agoura Hills, CA 91301
Direct Phone: (818) 338-3636
ngadicherla@schmitzandassociates.net
www.schmitzandassociates.com

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002859

MCUP RPPL2024004254



LA COUNTY
PLANNING

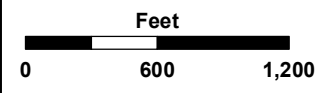
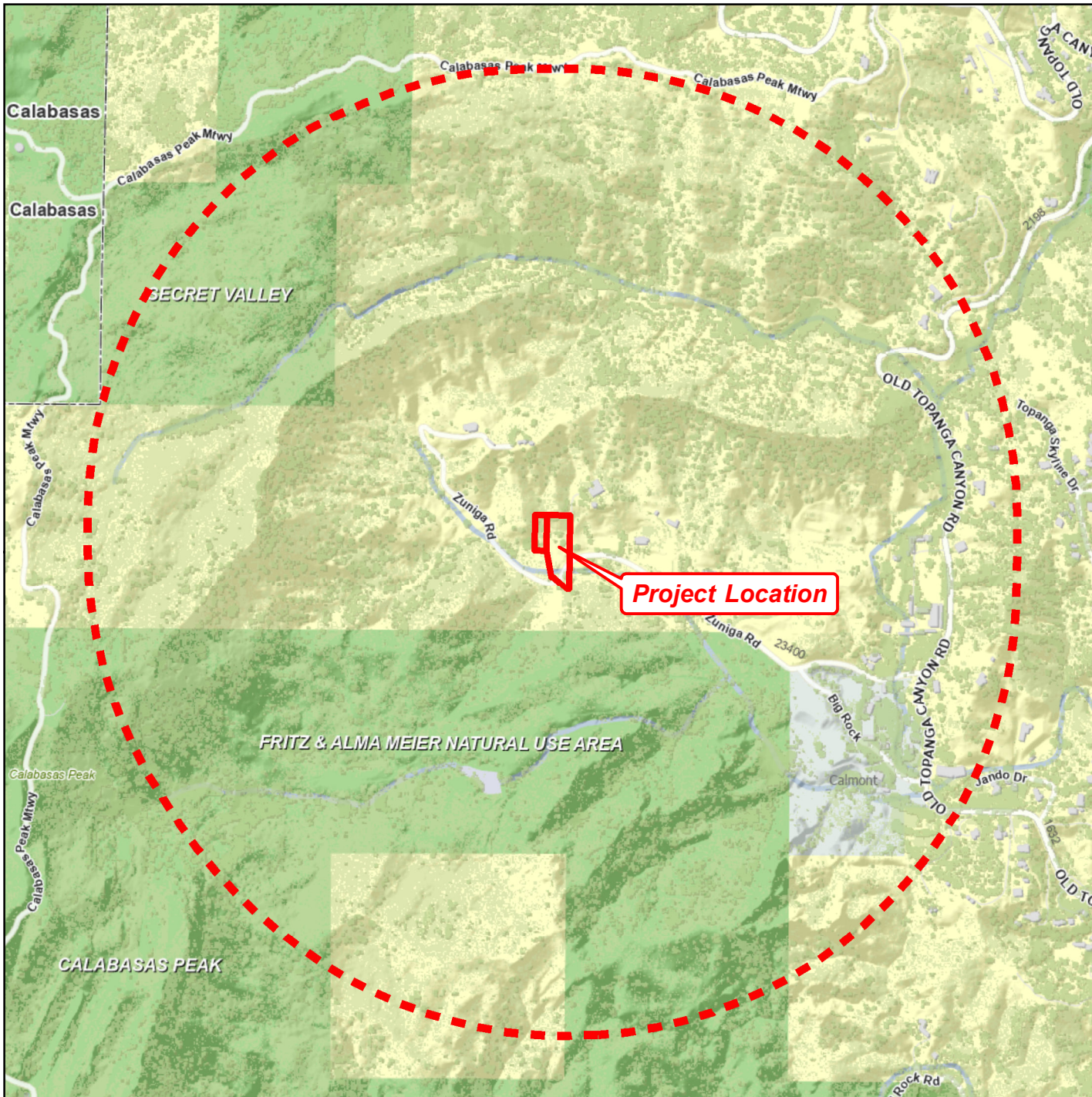
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002859

MCUP RPPL2024004254





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

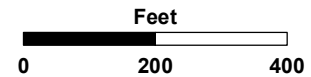
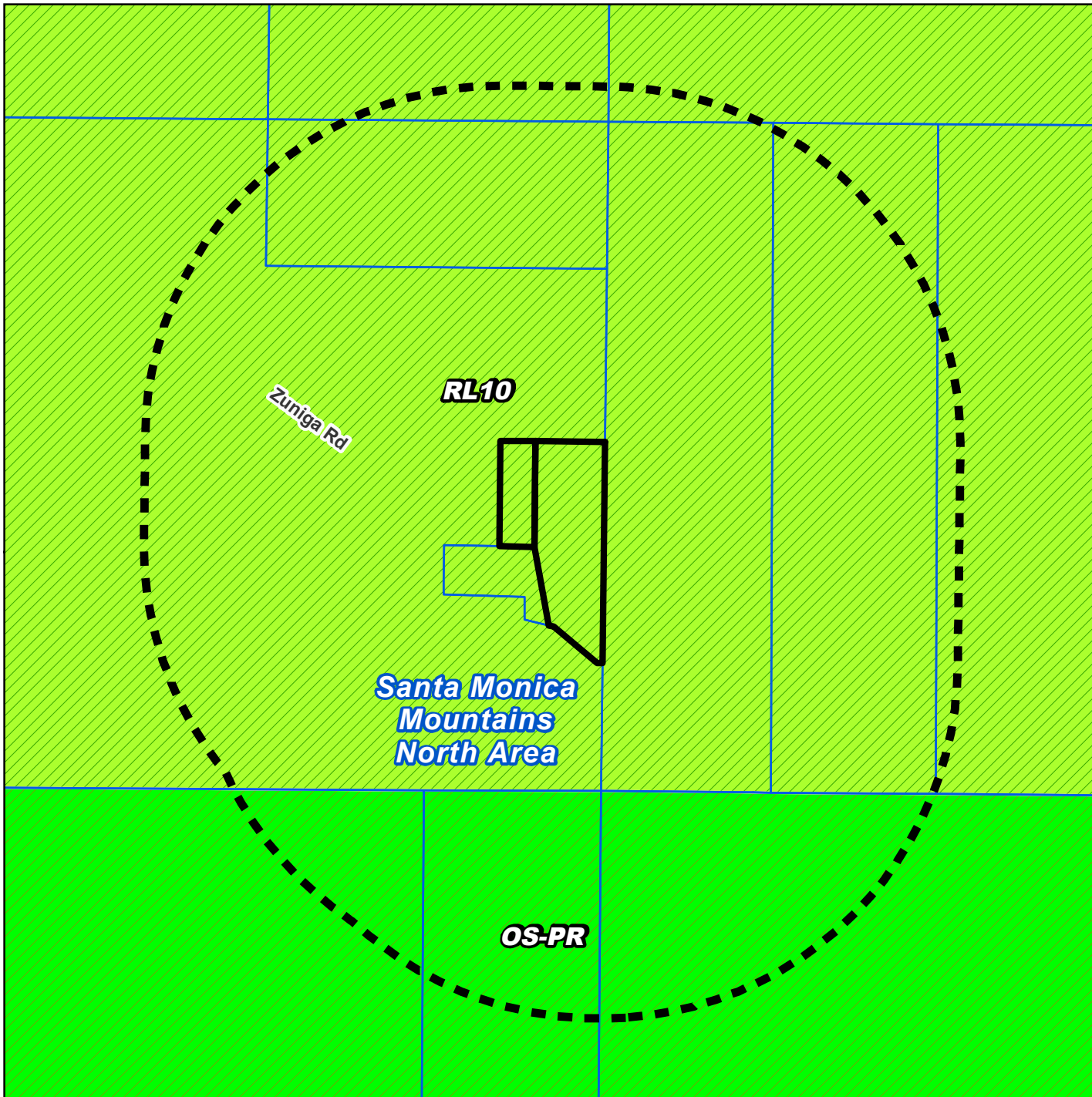
LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002859

MCUP RPPL2024004254

-  OS-PR - Open Space Parks
-  RL10 - Rural Land 10



LA COUNTY
PLANNING



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

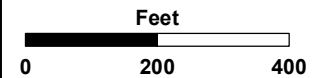
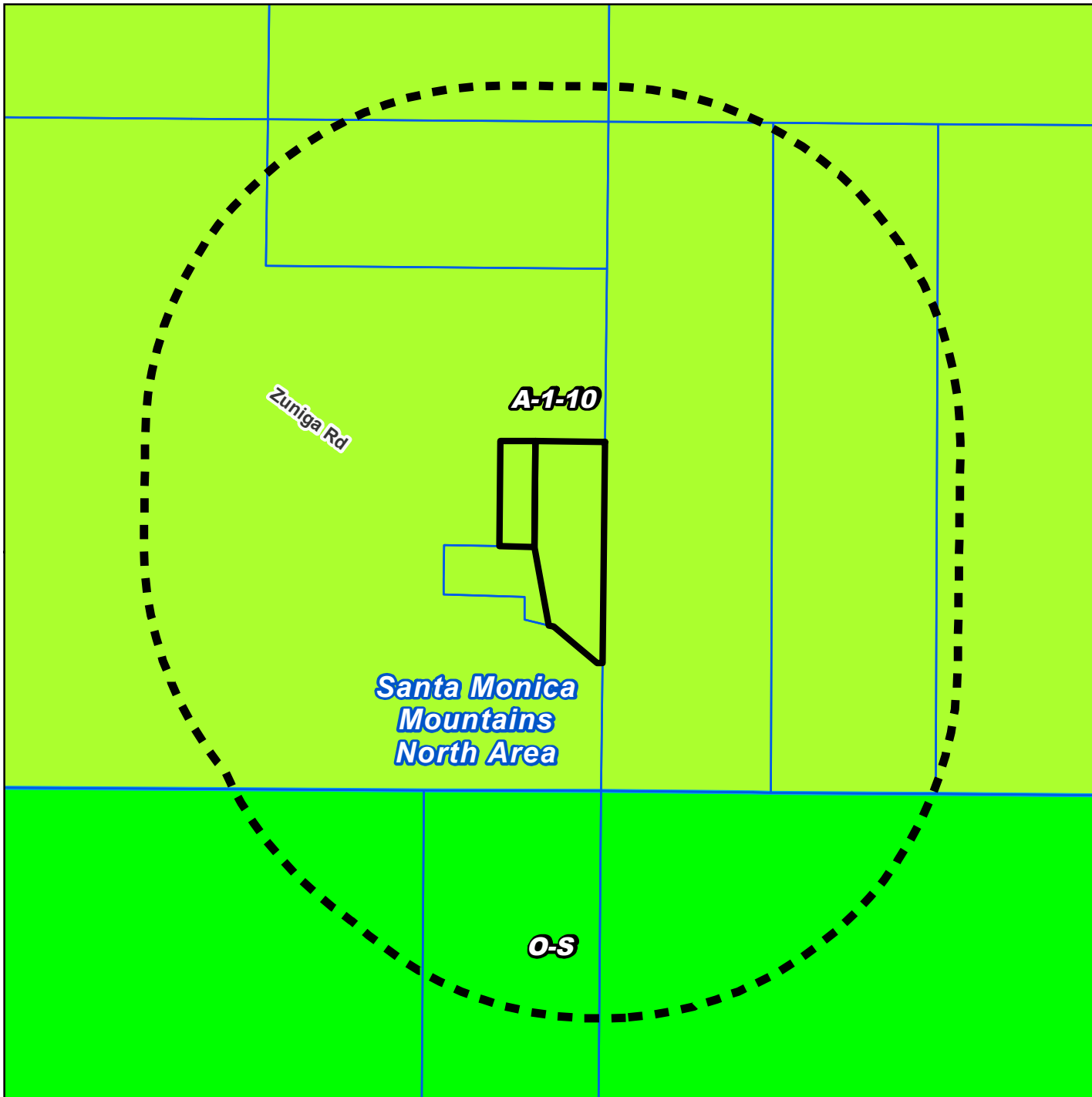
ZONING

700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002859

MCUP RPPL2024004254

-  A-1 - Light Agricultural
-  O-S - Open Space



LA COUNTY
PLANNING

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



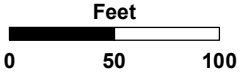
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-002859

MCUP RPPL2024004254

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
PLANNING

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

23629 Zuniga Road
APN: 4455-007-003, -004, & 005



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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION


"Parks Make Life Better!"

Norma E. Garcia, Director

Alina Bokde, Chief Deputy Director

October 22, 2024

TO: William Chen
Department of Regional Planning

FROM: Loretta Quach 
Planning and CEQA Section

SUBJECT: **RPPL2024004254**
Zuniga Road Exploratory Testing
Minor Conditional Use Permit

The Minor Conditional Use Permit Application with a request for exploratory testing for test pits and borings for the proposed SFR development on the property at 23629 Zuniga Road, Topanga, CA 90290 has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). We do not have any further comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at lquach@parks.lacounty.gov or (626) 588-5305.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

IN REPLY PLEASE

REFER TO FILE: LD-4

November 25, 2024

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention William Chen

FROM: James Chon 
Land Development Division

CUP - MINOR (RPPL2024004254)
23629 ZUNIGA ROAD
ASSESSOR'S MAP BOOK 4455, PAGE 7, PARCELS 3 AND 7
UNINCORPORATED SANTA MONICA MOUNTAINS

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes exploratory testing for test pits and borings for the proposed single-family residence development.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Building and Safety

1.1. A grading permit is required for access roads for geologic testing. Prior to issuance of a grading or building permit:

1.1.1. 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 road back to original condition.

1.1.2. Documents must be provided showing legal access across the existing roads to this parcel.

For questions regarding the building and safety conditions, please contact RaChelle Taccone of Public Works, Building and Safety Division, at (626) 238-2484 or rtaccone@pw.lacounty.gov.

2. Geology

2.1. Prior to issuance of a grading or building permit, submit a geotechnical report through EPIC-LA under “Engineering Studies: Geotechnical Report” to Public Works for review and approval.

For questions regarding the geology condition, please contact Karin Burger of Public Works, Geotechnical and Materials Engineering Division, at (626) 800-8542 or kburger@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:tb

P:\ldpub\SUBP\Plan Check\CUP\RPPL2024004254 - 23629 Zuniga Road\2024-10-08 Submittal\DPW_Cleared_2024-11-04_RPPL2024004254.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024004254 PROJECT NUMBER: Zuniga Road
Exploratory Testing
CITY/COMMUNITY: Santa Monica Mountains STATUS: Cleared
PROJECT ADDRESS: 23629 Zuniga Road DATE: 10/23/2024
Topanga, CA 90290

CONDITIONS

1. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed, the County of Los Angeles Fire Department, Land Development Unit, has no comments.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by: