

December 3, 2025

Amit Apel Design, Inc.
c/o Luke Tarr
25001 Pacific Coast Highway
Malibu, CA 90265

**PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993
2425 LAS FLORES CANYON ROAD, MALIBU (APN: 4448-026-050)**

Dear Applicant:

Hearing Officer Gina Natoli, by her action of **December 2, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended, and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 16, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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

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

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

Luke Tarr
December 3, 2025
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Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Rob Glaser

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG: SS

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

c: Public Works (Building and Safety – Calabasas Office)
Zoning Enforcement
California Coastal Commission (Ventura Office)

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on October 7, 2025, and December 2, 2025, in the matter of Project No. 2018-000646-(3), Minor Coastal Development Permit No. RPPL2018000993 (“Minor CDP”).
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 7, 2025, before the Hearing Office. Staff provided a brief presentation. The Hearing Officer opened the public hearing for public comments. The representatives of the Project, Luke Tarr, and the property owners, provided testimony and made themselves available for questions. The Hearing Officer instructed the owner and applicant to lessen the building site area (“BSA”) for the Project, and after hearing testimony from neighbors who opposed the Project suggested to conduct some outreach and redesign the Project with their concerns in mind. The Hearing Officer subsequently continued the public hearing to December 2, 2025. On December 2, 2025, public hearing staff provided a brief presentation and recommendation for approval subject to the attached findings and conditions. The representatives of the Project, Luke Tarr, and the property owners, provided testimony and made themselves available for questions. Testimony was also heard from members of the public. All of the five members of the public that spoke in opposition to the Project expressed concern about the perceived enhanced fire danger this residence would bring to the neighborhood. After hearing all testimony, the Hearing Officer subsequently closed the public hearing, found the Project categorically exempt from CEQA, and approved the Project.
3. **ENTITLEMENT(S) REQUESTED.** The applicant, Amit Apel Design (“Permittee”), requests a Minor CDP to construct a new 4,730-square-foot, 18-foot-tall single-family residence (“Project”). The Project also includes a 295-foot-long access driveway, an onsite wastewater treatment system (“OWTS”), a detached 991-square-foot garage, swimming pool, and retaining walls, which would all be located within an 8,930-square-foot building site. The Project would also result in a total of 2,279 cubic yards of grading on an approximately 2.5-acre property located at 2425 Las Flores Canyon Road, Malibu, in the Santa Monica Mountains Coastal Zone (“Project Site”). The proposed driveway would also encroach into the protected zones of four oak trees. While the entire Project Site is designated H3 Habitat, review by the Environmental Review Board (“ERB”) is required as a portion of the Project Site is within 200 feet of mapped H1 Habitat.
4. **ENTITLEMENT(S) REQUIRED.** The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20-Acre Minimum Required Lot Area) Zone within the Santa Monica

Mountains Coastal Zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards (County Code Section 22.44.1260). Also, a Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Because the Project proposes development less than 200 feet from H1 and H2 Habitat, ERB review is required (County Code Section 22.44.1860). A Minor CDP is also required for any oak tree removals or encroachments (County Code Section 22.44.950). The Project would result in the encroachment into the protected zones of four oak trees. Thus, a Minor CDP is required for all the activities involved with this request.

5. **LOCATION.** The Project is located at 2425 Las Flores Canyon Road with the Malibu Zoned District and Santa Monica Mountains Planning Area.
6. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Land 20—One dwelling unit per 20 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.
7. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence is the principal permitted use within the R-C Zone. However, County Code Section 22.44.860 requires a Minor CDP for any development that requires ERB review, oak tree encroachments and grading amounts over 50 cubic yards and less than 5,000 cubic yards.
8. **SURROUNDING LAND USES AND ZONING**
The following chart provides property data within a 700-foot radius:

| LOCATION | SANTA MONICA MOUNTAINS LAND USE PLAN | ZONING | EXISTING USES |
|----------|---|--|---|
| NORTH | RL20 (Rural Land - One dwelling unit per 20 acres maximum density), OS-P (Open Space – Parks) | R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area), O-S-P (Open Space – Parks) | Vacant land, State of California Mountains Recreation and Conservation Authority land |
| EAST | RL20, OS-P | R-C-20, O-S-P | Vacant land, State of California Mountains Recreation and Conservation Authority land |
| SOUTH | RL20, OS-P | R-C-20 | Single-family residences |

| | | | |
|------|---|---|---------------------------------------|
| WEST | RL10 (Rural Land – One dwelling unit per ten acres maximum density) | R-C-10 (Rural Coastal – Ten Acre Minimum Required Lot Area) | Single-family residences, vacant land |
|------|---|---|---------------------------------------|

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is approximately 2.5 gross acres in size and consists of one legal lot, which is irregular in shape. The Project Site is accessed from Las Flores Canyon Road, a public road of irregular width ranging between 40 and 50 feet. The Project Site is relatively flat in the proposed development area and slopes steeply to the east towards Las Flores Canyon Road. The subject property is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. On-site vegetation consists of native trees including oaks and grassland. The Project Site is mapped as H3 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"). The Project does not propose to remap habitat. A total of .86 acres of fuel modification of H2 is proposed.

B. Site Access

The Project Site is bounded to the north and east by Las Flores Canyon Road, a public curvy mountain road of variable width-- a designated scenic highway in the LCP. A 295-foot-long driveway is designated to access the single-family residence.

C. Site Plan

The Permittee proposes the construction of a 4,730-square-foot single-family residence with decking, a detached 991-square-foot garage, a swimming pool, retaining walls and a 295-foot-long paved driveway with Fire Department turnaround connecting to Las Flores Canyon Road. The building site area is 8,930 square feet. The residence will be located on the southwestern edge of the approximately 2.5-acre Project Site. The two-story residence would have a maximum height of 18 feet above grade. The yard setbacks are indicated as being 293 feet 7 inches in the front to the detached garage, 6 feet on the west side to the pool, 10 feet six inches on the west side to the residence, 83 feet 9 inches on the east side, and 116 feet 2 inches in the rear. Associated development would entail hardscaping such as planters and concrete steps. A new fire hydrant is to be installed. A total of 2,279 cubic yards of grading is proposed (1,561 cubic yards cut, 718 cubic yards of recompaction). The residence will be served by Las Virgenes Municipal Water District, and a new OWTS with two seepage pits including a future site to the east of the residence are proposed. While the entirety of the building site area is mapped as H3 Habitat, it is within 200 feet of H1 Habitat. The Project would not require any new fuel modification within H1 Habitat, as all H1 Habitat has been exempted from fuel modification per the approved Fire Department's preliminary fuel modification plan.

10. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer the Department of Regional Planning ("LA County Planning") staff received comments

concerning the proposed height in being excess of 18 feet and the perceived idea that the Project will enhance the fire danger for the neighborhood. Staff also received six letters in support of the Project.

11. AGENCY RECOMMENDATIONS.

- A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated March 8, 2018.
- B. County Fire Department ("Fire Department"): Recommended clearance to public hearing with conditions on December 9, 2021.
- C. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated August 29, 2024.
- D. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated July 31, 2024.
- E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on January 24, 2022. The ERB conditions have been included within the Project's conditions of approval.

12. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was properly noticed, and case materials were available on LA County Planning's website. On August 13, 2025, a total of 36 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

13. CEQA DETERMINATION. The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and an access driveway.

Pursuant to section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence

and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 2,279 cubic yards of grading, driveway construction, encroachment only of protected trees (no removal) and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway (Las Flores Canyon Road) or nearby open space zoned parcels. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

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 because the RL20 land use designation is intended for single-family residences and accessory uses on relatively large lots. A single-family residence and its accessory uses are permitted under this designation.
15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation & Open Space Element

Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:

Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize an area on the southwestern edge of the Project Site that is disturbed and avoids any sensitive habitat and is relatively flat in relationship to other areas of the property. This location will avoid the need to remove large areas of native vegetation and grade large amounts of earth. It is also the location that is farthest from H1 Habitat on open space parcels to the east of the Project Site, and it will avoid fuel modification within H1 Habitat.

Conservation & Open Space Element

Policy CO-110:

The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:

Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element

Policy LU-33:

Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:

Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is within a Scenic Resource Area (SRA), as it is visible from Las Flores Canyon Road (a designated Scenic Route) to the north and east and open space parkland parcels to the east. The tallest portions of the structure would be limited to the maximum allowed at 18 feet above finished or natural grade. The proposed location of the Project, which is situated in an area that is most suited for the development in preserving oak trees, and limiting grading into steep slopes, is within the existing fuel modification zones of residences to the west and would result in the

least impactful disturbance of the Project Site from driveway grading and vegetation removal. The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk, and its 8,930-square-foot building site area is within the 10,000-square-foot maximum permitted for a single-family residence in the LIP (County Code Section 22.44.1910.I). The Project would entail approximately .58 acres of development on the 2.57-acre parcel.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification as a single-family residence—including its accessory structures—is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Also, County Code Section 22.44.950 requires a Minor CDP for projects that propose removals or encroachments into the protected zones of oak trees. Additionally, grading amounts over 50 cubic yards require a Minor CDP. Since the Project requires ERB review, proposes four oak tree encroachments, and proposes grading amounts over 50 cubic yards, a Minor CDP is required instead of an Administrative CDP.
17. **OAK TREE REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.950. The proposed grading and construction of the Project will not result in the removal or relocation of any oak trees on the property; however, project activities will occur immediately adjacent to oak trees and will encroach into the protected zone of four coast live oak trees. The applicant will plant 17 coast live oak trees onsite for mitigation. In addition, the applicant will preserve dozens of naturally-occurring saplings and seedlings in perpetuity that are prevalent throughout the property, including two immature coast live oak trees located onsite near Las Flores Canyon Road.
18. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1750, as the Project would meet all required setback standards.
19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence in the Santa Monica Mountains Coastal Zone within an SRA is 18 feet above grade, while the Project's maximum proposed height is 18 feet above grade.
20. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Building materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.
21. **BIOLOGICAL RESOURCES.** The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological

resources. These modifications include planting mitigation trees near the north side of the property, capturing run-off, replacement of myoporum in the landscape plan, shielding lights downward, and possibly increasing the number of mitigation trees if required due to further oak tree encroachments because of project modifications. At its meeting on January 24, 2022, the ERB found that the Project, as modified, would not have an impact on biological resources. All the ERB's recommended modifications have been included within the Project's conditions of approval.

22. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The proposed total grading is estimated to be 2,279 cubic yards. The Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
23. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project proposes minimal outdoor lighting that would be appropriately shielded by LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.
24. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750). Because the Project Site exceeds one acre in area, no covered parking spaces are required. However, the Project is offering covered parking, as a 991-square-foot detached garage is being proposed.
25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are for mandated safety purposes or within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. A swimming pool is being proposed with the required protective fencing as the only fencing proposed as part of the Project.
26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 8,930 square feet is within the maximum building site area of 10,000 square feet.
27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. Development of the proposed project site will not result in any direct impacts to H1 habitat. The proposed fuel modifications totaling 1.43 acres, encroaches into mapped H1 habitat to the east of Las Flores Canyon Road; however, this area has already been subject to previous fuel modification / brush clearance from adjacent fuel modification requirements. None of the fuel modification activities for the proposed project development would occur within H1 habitat. There are 1.21 acres of H2 habitat present on the parcel, of which 0.01 acre is within the building footprint and 0.86 acres of H2 habitat is subject to fuel

modification. A Habitat Impact Fee will be conditioned to be assessed for impacts to the H2 habitat. The proposed project construction would impact 0.48 acres of H3 habitat and 0.57 acres of H3 habitat is subject to fuel modification.

The 200-foot fuel modification area around the parcel is relatively undisturbed but is surrounded by paved roads and low-density residential development. Vegetation within the western portion of the fuel modification zone consists of disturbed native oak and chaparral habitat associated with existing residences and native greenbark ceanothus chaparral in the eastern portion of the fuel modification zone. Native vegetation associated with residences to the west have been subject to previous fuel modification thinning. The majority of the Project's proposed fuel modification zone overlaps with the existing fuel modification zones to the west, and also previously disturbed native chaparral habitat to the east.

A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources.

28. **ONSITE WASTEWATER TREATMENT SYSTEM ("OWTS") STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree.
29. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.
30. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

31. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The Project, as conditioned, would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, habitat preservation, fences and walls, biological resources, building site area, habitat categories, and height restrictions.
32. **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

33. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorical Exemption specifically pertains to the proposed fuel modification, oak tree encroachments, and grading.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed development is in conformity with the certified local coastal program.
- B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and
- 2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993**, subject to the attached conditions.

ACTION DATE: December 2, 2025

RG: SS
12/03/25

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993**

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new 4,730-square-foot single-family residence with 991-square-foot detached garage, onsite wastewater treatment system with seepage pits, deck/patio, swimming pool, retaining walls, four oak tree encroachments, and landscaping/hardscaping improvements located on a 2.5-acre property in the Santa Monica Mountains Coastal Zone, 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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 22.44.1090.
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 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with 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. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the 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. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.
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 ("Fire Department").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **January 5, 2026**.
15. 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.

PROJECT SITE-SPECIFIC CONDITIONS

16. Prior to issuance of the grading or building permit for the project, the permittee shall dedicate all areas of the Project Site mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, parkland buffer, and/or areas with grades of more than 50% as a permanent Irrevocable Open Space Conservation Easement, held by the County on behalf of the People of the State of California, per the requirements of County Code Section 22.44.1920.J. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, with the exception of the following:

- a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or required brush clearance required by the Fire Department for existing development on adjoining properties;
- b. Drainage and polluted runoff control activities required and approved by the County for permitted development; and
- c. If approved by the County as an amendment to the CDP or a new CDP:
 - i. Planting of native vegetation and other restoration activities;
 - ii. Construction and maintenance of public hiking trails;
 - iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
 - iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

The permittee shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes-and-bounds legal description and graphic depiction, prepared by a licensed surveyor, of the irrevocable open space conservation easement area, and the easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of said easement on the Project Site shall be permanent.

- 17. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 8,930 square feet.
- 18. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.
- 19. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass:
 - a. Lighting allowance
 - i. Security lighting attached to the principally permitted structure and other permitted accessory structures that is controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

- ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
 - iii. Lighting for permitted confined animal facilities shall be consistent with the requirements of Section 22.44.1920 and limited to:
 - (a) Necessary security lighting attached to a barn or storage structure that is controlled by motion detectors and has a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent; and
 - (b) Arena or round pen lighting by bollard or fence-mounted fixtures that do not exceed four feet in height and has the minimum output rating necessary to achieve the purpose while avoiding adverse impacts on scenic resources and illumination of H1 and H2 habitat (including H2 habitat buffer);
 - iv. For properties located in a R-C, R-1, R-3, R-R, O-S or OS-P zone, outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens).
 - b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-target areas, including but not limited to H1 and H2 habitat areas and the H1 habitat buffer area. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.
 - c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.
20. Prior to issuance of building or grading permits, the permittee shall provide a grading plan and drainage report that shall include proposed site design and source-control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of a rainfall event. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, as well as methods to convey runoff from impervious surfaces into permeable areas of the property (i.e., rain gardens or bioswales) in a non-erosive manner, methods to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture. This plan shall be to the satisfaction of the Director.
21. The four oak trees proposed for encroachment, identified as Trees No. 3, 4, 15, and 16 on the approved Exhibit "A," shall be monitored for 10 years following the completion of construction, with annual reports provided by the arborist-of-record to LA County Planning.
22. The arborist-of-record shall provide and maintain four-foot-high fencing along the tree protection zone ("TPZ") during construction. For work in native TPZs, the

arborist may take down fencing, supervise work, and reinstall fencing after work completion.

23. All grading and construction work within a TPZ shall be supervised by the arborist-of-record in conjunction with the foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.
24. If any encroached tree dies or has deteriorating health during the monitoring period, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports provided to LA County Planning during the monitoring period.
25. If any mitigation tree dies or deteriorates during the monitoring period, it shall be replaced by one mitigation tree of the same species and monitored until the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.
26. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Resprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of the tree height, or up to six feet maximum for trees 18 feet and taller.
27. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.
28. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring

reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

29. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.
30. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:
 - a. If initial grubbing, grading, and construction activities are scheduled to occur outside of CDFW's defined nesting season (generally February 1 to August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.
 - b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in "c" below.
 - c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest.

Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

- d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.
 - e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances where activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.
 - i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that any activities are affecting, or have the potential to affect, the outcome of a nest.
 - ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.
31. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
32. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.
- a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.
 - b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be

excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

- c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.
33. The Project shall provide mitigation for 0.87 acres of direct development and irrigated fuel modification within the H2 Habitat. The Director shall require restoration as mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to grading for the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit for any portion of the Project. Should on-site or on-site habitat restoration prove infeasible, pursuant to County Code Section 22.44.1950.A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of any grading or building permit. A notification flag shall be placed in the EPIC-LA permitting system alerting DPW of this condition.
34. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.
35. Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
36. All conditions in the attached County of Los Angeles Fire Department letter dated December 9, 202, shall be implemented.
37. All Public Health general requirements regarding Noise and Air Quality as stated in the attached letter dated July 31, 2024, shall be implemented.
38. All conditions in the attached County of Los Angeles Department of Public Works letter dated August 29, 2024, shall be implemented.

39. Native tree management and preservation program and mitigation for oak tree encroachments specifications shall be followed in the attached Native Tree Survey Report dated August 3, 2020, prepared by Greg Ainsworth of ESA.

Attachments:

Los Angeles Department of Parks & Recreation letter dated March 8, 2018
Los Angeles Fire Department clearance letter dated December 9, 2021
Public Health clearance letter dated July 31, 2024
County of Los Angeles Department of Public Works clearance letter dated August 29, 2024
Native Tree Survey dated August 3, 2020



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health


5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

July 31, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2018000993
APN: 4448-026-050

Thank you for the opportunity to review the application and project located at the address above. The applicant requests to construct a new single-family residence in the coastal zone; driveway just under 300 feet. Oak encroachment with the possible widening of driveway per Fire Department requirements.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

1. Drinking Water Program

- 1.1 The applicant provided a water “Will Serve” letter from Las Virgines Municipal Water District dated July 30, 2024.

For questions regarding drinking water, please contact Anhdao Truong, Drinking Water Program at (626) 430-5420 or atruong@ph.lacounty.gov.

2. Land Use Program: Wastewater

- 2.1 Records indicate that the project site obtained pre-Coastal approval on 6/27/2024 from the Onsite Wastewater Treatment Program (OWTP) for the proposed Onsite Waste Treatment System (OWTS).
- 2.2 Once Coastal Commission approval is granted, the applicant is required to submit a post-coastal review to OWTP and obtain approval prior to Building and Safety issuance of permit.

For questions regarding wastewater, please contact Tigran Khachatryan, OWT Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards) and 12.08.440 (Construction Noise).

- 3.1 Exterior Noise Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

| Exterior Noise Standards, dBA | | | | | | |
|-------------------------------|--------------|---------------|---------------|----------------|----------------|--------------|
| Area | Duration | Std # 1 = L50 | Std # 2 = L25 | Std # 3 = L8.3 | Std # 4 = L1.7 | Std # 5 = L0 |
| | | 30min/hr | 15min/hr | 5 min/hr | 1 min/hr | At no time |
| Residential | 7 am – 10 pm | 50 | 55 | 60 | 65 | 70 |
| | 10 pm – 7 am | 45 | 50 | 55 | 60 | 65 |
| Commercial | 7 am – 10 pm | 60 | 65 | 70 | 75 | 80 |

| | | | | | | |
|------------|--------------|----|----|----|----|----|
| | 10 pm – 7 am | 55 | 60 | 65 | 70 | 75 |
| Industrial | Anytime | 70 | 75 | 80 | 85 | 90 |

Table 1. Std = Standard dB that may not exceed the cumulative period.

3.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

| | Single-family Residential | Multi-family Residential | Semi-residential/ Commercial |
|--|---------------------------|--------------------------|------------------------------|
| Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m. | 75 dBA | 80 dBA | 85 dBA |

Table 2. Std = Standard dB that may not exceed.

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

| | Single-family Residential | Multi-family Residential | Semi-residential/ Commercial |
|--|---------------------------|--------------------------|------------------------------|
| Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m. | 60 dBA | 65 dBA | 70 dBA |

Table 3. Std = Standard dB that may not exceed.

3.3 Recommendations

3.3.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

3.3.2 Construction Noise

Noise mitigation measures should be applied if applicable to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.3.3 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding the above comments, please contact Makkaphoeum Em, Environmental Hygiene Program, at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION


"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

March 8, 2018

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP 
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2018000993**
PROJECT NO. R2018-000646
APN: 4448-026-050

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.



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

August 29, 2024

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Tyler Montgomery

FROM: James Chon
Land Development Division

**CDP-SMMLCP-MINOR (RPPL2018000993)
ASSESSOR'S MAP BOOK 4448, PAGE 26, PARCEL 50
UNINCORPORATED MALIBU**

As requested, Public Works reviewed the zoning permit application and site plan requesting a Coastal Development Permit to construct a new single-family residence, detached garage, and a private septic tank.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has preliminary comments on the submitted documents, and therefore, a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Prior to issuance of Certificate of Occupancy, comply with LID standards (Section 12.84.440) in accordance with the LID Standards Manual, which can be found at <https://pw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>.

1.2. Prior to issuance of a grading or building permit, notarized covenants shall be prepared and recorded by the applicant for any off-site impacts, as determined by Public Works.

Rob Glaser
August 29, 2024
Page 2

By acceptance of this condition, the applicant acknowledges and agrees that the off-site covenants, referenced above, do not constitute an off-site easement, license, title, or interest in favor of the County or that a permit can be issued. Therefore, the applicant acknowledges and agrees that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (818) 880-4150 or jlugavere@dpw.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:la

P:\ldpub\SUBPCHECK\Plan Checking Files\Single Lots\APN 4448-026-050\RPPL2018000993\2024-08-13 Submittal\DPW_Cleared_2024-08-15_RPPL2018000993.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2018000993 PROJECT NUMBER: 2018-000646
CITY/COMMUNITY: Santa Monica Mountains STATUS: Cleared
PROJECT ADDRESS: DATE: 12/09/2021

CONDITIONS

1. The Fire Department's Land Development Unit has accepted the fire apparatus access roads as shown on the site plan. The fire apparatus access road shall comply with the following:
 - Maintain a minimum width of 20ft, a reduction of not less than 18ft is accepted at the location shown on the site plan.
 - Provide an all-weather access surface to support a live load of 50,000lbs. Where the grade exceed 10%, pavement will be required.
 - Shall provide a vertical clearance "clear to the sky" except underneath protected tree species where the vertical clearance shall not be less than 13ft 6in.
 - Any turn shall provide a centerline turning radius of 32ft.
2. Any proposed vehicular gate(s) shall not obstruct any portion of the required fire apparatus access road, shall be equipped with an approved locking device, and shall be designed in compliance with the LA County Fire Code requirements.
3. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access. Submittal shall be provided through EPIC-LA when architectural plans are submitted to the Fire Department prior to building permit issuance.
4. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for fire apparatus access roads and Fire Department turnaround. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided at the entrance to such road and at intervals as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
5. Install 1 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
6. The required fire flow from the public fire hydrant for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Fire Code 507.3 & Appendix B
7. This property is located within the area described by the Fire Department as a Very High Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

LAS FLORES CANYON ROAD - APN 4448-026-050

Native Tree Survey Report

Prepared for
Ricardo Caravetta
18 Westbury Court
Thousand Oaks, CA 90368

August 3, 2020



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Native Tree Survey Report

Prepared for
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August 3, 2020

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LAS FLORES CANYON ROAD (APN: 4448-026-050)

OakTree Survey Report

Introduction

A survey of native trees was conducted at Assessor's Parcel Number 4448-026-050 located on Los Flores Canyon Road in unincorporated Los Angeles County, California. This report includes the results of the native tree survey and has been prepared in accordance with the Los Angeles County Santa Monica Mountains Local Coastal Program (SMMLCP) Section 22.44.95 Oak Tree Requirements and Section 22.44.1920 Native Tree Protections. In accordance with these Sections of the SMMLCP, protected native trees include those that have a single trunk diameter of 6-inches in diameter or greater, or at least two trunks that equal 8 inches in diameter when combined, when measured at 4.5 feet above the natural grade (diameter at breast height [DBH]). As stated in the SMM LCP, a 10:1 mitigation is required for any protected native tree that is removed or would be subjected to project-related encroachments into the Protective Zone (i.e., the area within 5 feet from the dripline or 15 feet from the trunk of the tree, whichever distance is greater) by 30% or more, and a 5:1 mitigation ratio for any protected native tree that would be subjected to encroachments into the Protective Zone by 10-30%, and monitoring by a qualified arborist for any protected native tree that would be subjected to encroachments into the Protective Zone by 1-10%. Mitigation trees shall consist of the same species that was removed or encroached, and shall be derived from a local nursery and certified as disease- and pest-free.

This report indicates the location, size, type and condition of all oak trees that were surveyed within and immediately adjacent to the property, and identifies which trees will be avoided, encroached and removed as a result of the proposed project (Project). Mitigation measures are identified, including a plan that contains recommended measures for replacing the trees that would be removed steps for assuring the preservation of trees that would be avoided and/or encroached by the Project.

Project Description and Location

The project will include the construction of a single-family residence on the undeveloped property. The property is located within an unincorporated portion of Los Angeles County and is situated within the Santa Monica Mountains. It is bound to the immediate west and southwest by residential development and in all other directions by Las Flores Canyon Road. Land use in the general vicinity consists primarily of open space, fragmented by residential development and roadways. California State Route 1 and the Pacific Ocean is located approximately one mile to the south of the property (**Figure 1**). The western portion of the property where the majority of

disturbances will occur has been previously graded and is relatively flat. The eastern portion of the property consists of undisturbed coastal sage scrub/chaparral vegetation, sloping downward toward Las Flores Canyon Road from approximately 1200 feet above mean sea level (amsl) to approximately 1150 feet amsl.

Methods

All native trees with a trunk diameter of 6-inches or greater; or the combined diameter of the two (2) largest trunks of 8-inches or greater were surveyed on November 11, 2016. An additional survey of native trees located along the access easement to the property was conducted on January 31, 2018, as well as a follow-up inspection in July 2018 to assess the locations of oak trees located on the adjacent property that could be effected by the development of the proposed project. A map depicting the native trees on the property is provided in **Appendix A**. Survey data collected on each tree is provided in **Appendix B**. The trunk of each tree was recorded with a Trimble Geo XH 6000 Series Global Positioning System (GPS) with sub-foot accuracy and equipped with a data dictionary used to record the tree's attributes. Oak trees located within the property were tagged with a one-inch round metal identification tag, generally affixed to the north side of the trunk. Trees located offsite, within adjacent residential properties were not tagged, and the physical data and tree ratings for these trees were estimated from the nearest vantage point. The following data was collected for each tree:

Physical Characteristics

- DBH – measured from the base of the tree using a forester's diameter-equivalent tape.
- Canopy spread: The distance of the lowest living branch to the ground and the canopy spread from the trunk to the dripline in eight (8) directions (N, NE, E, SE, S, SW, W, NW).
- Height – estimated at appropriate distance from the tree.
- Balance and symmetry of the tree based on the crown radius measurements and whether the tree leans or is otherwise unstable.

Physical Condition

- Identification of damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity.
- Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf chlorosis, thinning of crown, etc.
- Assessment of the overall health of the tree based on the evaluation of vigor, presence of damage, and comparison to the typical archetype tree of the same species.



SOURCE: ESRI

Las Flores Canyon Rd. Tree Survey (APN: 4448-026-050) . 160883

Figure 1
Regional Location

Rating

For each tree, a subjective alphabetical rank of “A” through “F” was assigned for each of four (4) categories: vigor, overall health, aesthetic value, and balance. Ranks were based on the criteria described below:

- “A” = Very Healthy/Excellent: A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease, or pest infestation. With regards to balance and aesthetics, trunks are straight and canopies well balanced and the tree exemplifies the ideal archetype for the species.
- “B” = Healthy/Good: A healthy and vigorous tree with minor visible signs of stress, disease, and/or pest infestation. Some maintenance measures may need to be implemented, such as pruning of dead wood or broken branches. Tree may lean slightly, canopies may not be evenly balanced, or the tree may otherwise be marginally challenged aesthetically.
- “C” = Average Health/Fair: Although healthy in overall appearance, there is abnormal amount of stress or disease/insect infestation, and a substantial amount of maintenance may be needed. The trunk may be growing at a more substantial angle or the canopy may have “holes” or be further out of balance.
- “D” = Dying/Poor: A tree that may be exhibiting a substantial amount of stress, disease, or insect damage than what the amount that is expected for the species. The tree may be in a state of rapid decline, and may show various signs of dieback, necrosis, or other symptoms caused by pathogens or insect pests. The tree may lean significantly and the canopy is far out of balance.
- “F” = Dead/Very Poor: This tree has no foliage and exhibits no sign of life or vigor. Tree may be prone on the ground or otherwise severely aesthetically compromised.

Mapping

All native trees that were surveyed were mapped on the Site Plan to determine which would be avoided, encroached or removed by the Project (See Appendix A, Tree Location Map). Encroachment is defined as construction taking place within the Protective Zone. The trunk location within the figure is based on the GPS waypoint location that was recorded from one -side of the tree’s trunk by the arborist. Canopy spreads were based on approximated measurements in the field, which have been digitized based on the field measurements.

Results

19 native trees were surveyed, all of which are coast live oaks (*Quercus agrifolia*) trees were surveyed. Eight (8) of the native trees are located on the property (trees 1-8) and eleven (11) are located offsite (OS) to the west and north of the property (trees 9-19). As depicted on the Site Plan, trees 3, 4, 15 and 16 will be encroached by the proposed driveway and hammerhead turn-a-round. Specifically, improvements to the driveway to County Fire Department standards would result in a 5% encroachment onto tree 3, a 40% and 44% encroachments onto trees 15 and 16, respectively; and construction of the hammerhead turn-a-round would result in a 17.5% encroachment onto tree 4. The ground where the driveway improvements would be located is already compacted and is used as a driveway to the adjacent property to the west. Similarly, the area where the hammerhead turn-a-round would be construction near tree 4 is disturbed and appears to have been graded several years ago.

All other trees on and adjacent to the property will be avoided by the proposed Project. **Table 1** below lists the 19 native trees that were surveyed and indicates which trees would be avoided, encroached or removed as a result of Project activities. A spreadsheet of the data collected (e.g., trunk diameter, height, canopy spread, health grades, etc.) and a photographic log depicting each tree are provided in Appendix B and **Appendix C**, respectively.

TABLE 1
OAK TREE IMPACTS

| Tree # | Removal | Encroachment (% of Protective Zone) | Avoided | Description of Impact | Required Mitigation |
|---------|---------|--|---------|----------------------------|----------------------------|
| 1 | -- | | X | | |
| 2 | -- | -- | X | | |
| 3 | -- | X (5%) | -- | Driveway | Monitoring |
| 4 | -- | X (17.5%) | -- | Hammerhead turn-a-round | 5:1 |
| 5 | -- | -- | X | | |
| 6 | -- | -- | X | | |
| 7 | -- | -- | X | | |
| 8 | -- | -- | X | | |
| 9(OS) | -- | -- | X | | |
| 10(OS) | -- | -- | X | | |
| 11(OS) | -- | -- | X | | |
| 12(OS) | -- | -- | X | | |
| 13(OS) | -- | -- | X | | |
| 14 (OS) | -- | -- | X | | |
| 15 (OS) | -- | X (40%) | -- | Driveway | 10:1 |
| 16 (OS) | -- | X (44%) | -- | Driveway | 10:1 |
| 17 (OS) | -- | -- | X | | |
| 18 (OS) | -- | -- | X | | |
| 19 (OS) | -- | -- | X | | |
| Total | 0 | 4 | 15 | | 25 coast live oak trees |

Tree Management and Preservation Program

The proposed grading and construction of the project will not result in the removal or relocation of any oak trees on the property. However, project activities will occur immediately adjacent to trees and will encroach into the protective zone of four native coast live oak trees (#'s 3, 4, 15 and 16). These activities have the potential to negatively affect oak trees that would be preserved, which includes those presumed to be either encroached or completely avoided. Project-related activities such as excavation, trenching, soil compaction, change of grade, drainage, pruning, mechanical damage from construction equipment, landscaping, and irrigation may negatively affect the root system of preserved trees. The protection measures outlined below shall be implemented to ensure that all preserved trees within or adjacent to the property will be protected and preserved during construction activities, as well as in perpetuity following completion of the project.

Protective Fencing

Equipment damage to limbs, trunks, and roots of all remaining trees should be avoided during Project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies.

- Protective fencing not less than four feet in height should be placed at the limits of the protective zone of all trees within or extending into the property. The protective fencing should be inspected by a biologist prior to grading or ground disturbing activities, and should be maintained and remain in place until construction is completed.
- Fencing should remain intact until a certified arborist verifies that it can be removed.

Grading Restrictions Near Trees

Care must be taken to limit grade changes near the protective zone of a tree. Grade changes near the protective zone can lead to plant stress from oxygen deprivation or result in root fungus at the root collar of the tree. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a qualified biologist.

- The grade should not be lowered or raised within the protective zone of an oak tree without the approval from the County. A certified arborist should supervise all excavation or grading approved within the protective zone of an oak tree and shall prescribe measures for avoiding or minimizing damage to roots and other parts of the tree.

Trenching and Excavation

- Trenching, excavation, or clearance of vegetation within the protective zone of an oak tree should be accomplished by the use of hand tools or small hand-held power tools, and should be monitored by a certified arborist. If major roots are encountered during grading

activities (including trenching, excavation, and other related ground disturbance activities) a certified arborist should be notified to provide recommendations for pruning or avoidance measures. Any major roots encountered should be conserved to the greatest extent possible and treated as recommended by the arborist.

- No utility trenches should be routed within the protective zone of an oak tree unless no feasible alternative locations are available, and should be determined in coordination with the County. Tunneling, opposed to trenching, shall be the preferred approach for installing any utilities that need to be located within the protective zone of an oak tree.

Equipment Storage

- No storage of equipment, supplies, vehicles, or debris should be allowed within the protective zone of an oak tree to avoid soil compaction.
- No dumping of construction wastewater, paint, stucco, concrete, or any other clean-up waste should occur within the protective zone of an oak tree.
- No temporary structures should be placed within the protective zone of an oak tree.

Pruning

Healthy trees, if not maintained, often grow beyond their ability to support themselves and fail at their most naturally occurring weak point. This is typically at a branch union at or near the main crotch of the tree. Weight-reduction pruning and/or cabling is often important to preserve the aesthetics and overall longevity of these trees.

- Pruning of oak trees should be accomplished in accordance with the guidelines published by the National Arborist Association, and shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.
- In no case may more than 20 percent of the tree canopy be removed. After pruning, installation of support cables to prevent future main crotch failures may be necessary based on the determination of a certified arborist.
- Branches that could be injured by vehicles or that interfere with construction should be pruned to the satisfaction of a certified arborist.

Frequency of Watering Around Oak Trees

Care should be taken to avoid placing any irrigation devices within watering distance of the protective zone of oak trees. Too much moisture near the base of an oak tree is generally believed to be the leading cause of death of these trees in urban settings, and oak root fungus can occur as a result of over watering. Oak trees survive and thrive on annual rainfall alone and generally do not require supplemental irrigation except during periods of extreme drought or for establishment of newly planted trees (i.e., replacement trees).

- Irrigation water should not reach within 15 feet of any oak trunk.
- Neither grass nor ground covers should be planted under the canopy of oak trees.

Construction Monitoring

- A certified arborist should be present for on-site construction and grading activities occurring within the protected zone of an oak tree. If any major roots larger than one-inch in diameter are encountered during construction activities, the arborist should be notified to provide recommendations to avoid damaging roots, so that the health of the tree will not be compromised.

Post-Construction Monitoring and Reporting

- A certified arborist shall submit a post-construction monitoring report to the Los Angeles Fire Urban Forestry Division to verify the condition of the onsite oak trees following construction.

Mitigation for Encroachments

As indicated in Table 1, 25 coast live oak trees are required for mitigation to offset proposed encroachments onto four coast live oak trees. In accordance with the SMM LCP, a 10:1 mitigation is required for any protected native tree that would be subjected to project-related encroachments into the Protective Zone by 30% or more, and a 5:1 mitigation ratio for any protected native tree that would be subjected to encroachments into the Protective Zone by 10-30%. Monitoring is required by a qualified arborist for any protected native tree that would be subjected to encroachments into the Protective Zone by 1-10%. Mitigation trees shall consist of the same species that was removed or encroached, and shall be derived from a local nursery and certified as disease- and pest-free.

The Applicant will plant seventeen 15-gallon coast live oak trees onsite for mitigation. In addition, the Applicant will preserve dozens of naturally-occurring saplings and seedlings in perpetuity that are prevalent throughout the property, including two immature coast live oak trees located onsite near Las Flores Road. At least 25 mitigation trees, including seventeen planted oak trees and no less than eight naturally-occurring saplings, shall be in good health at the end of a 10-year monitoring period as determined by a certified arborist.

Mitigation Tree Planting Specifications

The following planting specifications shall be implemented:

- Mitigation trees shall be planted onsite as depicted in the Tree Map.
- Mitigation trees may not be planted closer than 25-feet on-center.
- Mitigation trees shall be derived from an acorn collected from the immediate vicinity and/or from a local nursery.
- Mitigation trees shall be maintained and irrigated periodically as-needed until established.

Monitoring of Mitigation Oak Trees

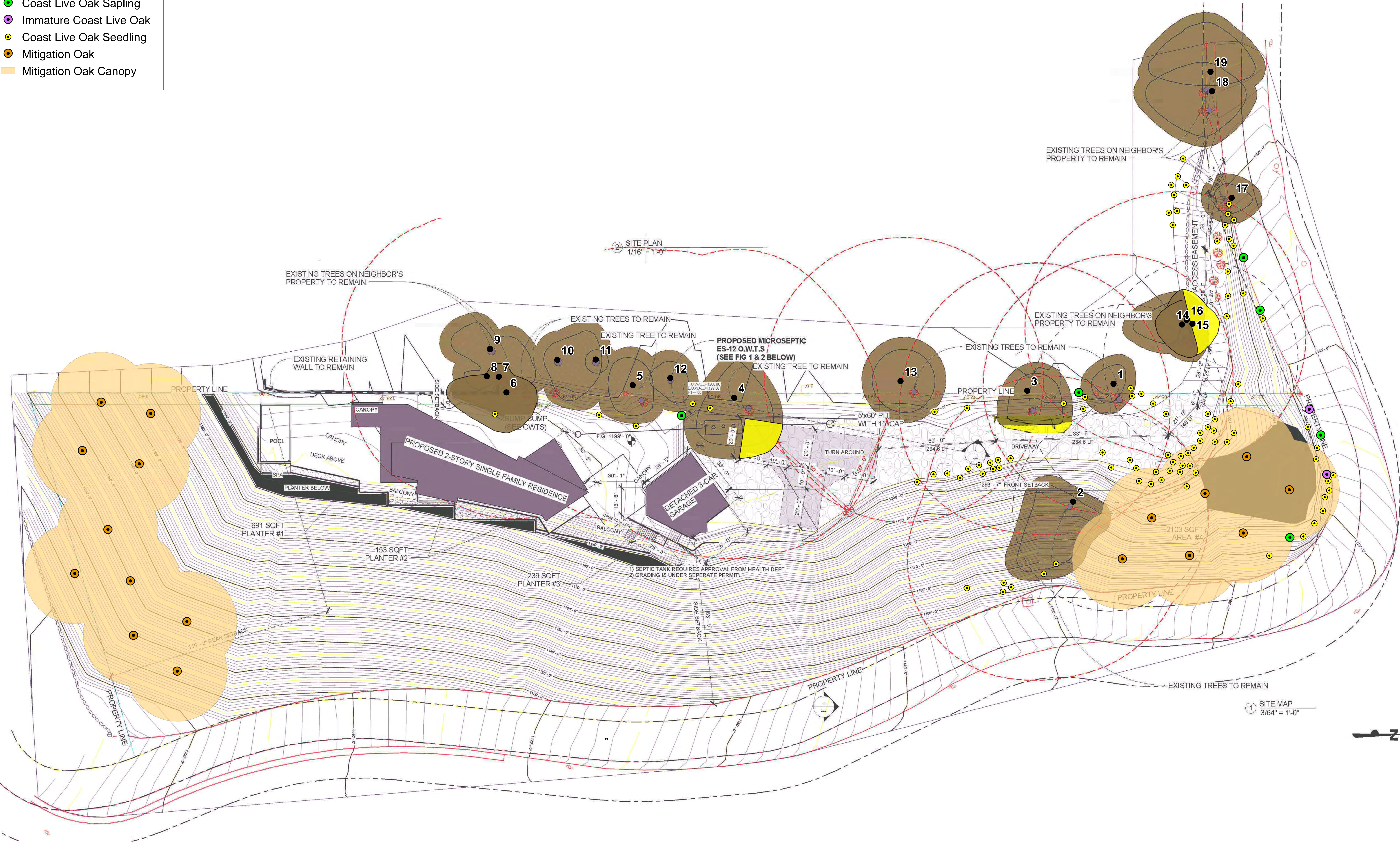
The Property Owner shall retain a certified arborist to conduct annual monitoring of mitigation trees for a period of 10 years. Annual monitoring reports shall be prepared by a certified arborist

and submitted to the County biologist beginning one-year following the completion of construction activities. Annual monitoring reports shall describe the health of each mitigation tree and provide recommendations as-needed. A minimum of 25 mitigation trees shall be in good health and sustaining naturally without the benefit of supplemental irrigation at the end of the 10-year monitoring period, as determined by a certified arborist.

APPENDIX A

Tree Location Map

- Coast Live Oak
- Tree Canopy**
- Avoided
- Encroachment
- Mitigation Trees**
- Coast Live Oak Sapling
- Immature Coast Live Oak
- Coast Live Oak Seedling
- Mitigation Oak
- Mitigation Oak Canopy



APPENDIX B

Tree Survey Data

Tree Survey Data

| Tree # | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
|---|--------------------------|----------|----------------------------|------------------|--|------------|------------------|------------------------------------|--|---|---------------------|---------------------|---------------------|---------------------|-------------------|--|--|----------------------------|--------------------------------------|----------------|
| Physical Characteristics | Species | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO | CLO |
| | Trunk Diameter (DBH) | 8.4, 4.8 | 16.1, 12.8 | 12.2, 11.0, 10.6 | 6.5, 16.2, 13. | 14.6, 10.6 | 18.9, 17.2, 16.8 | 10.5 | 12.0 | ~16 | ~15, 13, 2 | ~8 | ~13, 3 | ~24 | 9.0 | 11.0 | 7.0 | 5.6 | 17.5 | 19.0 |
| | Height | 13 | 36 | 30 | 30 | 19 | 30 | 13 | 20 | 22 | 20 | 12 | 20 | 40 | 30 | 31 | 21 | 26 | 45 | 45 |
| | Canopy Spread (N) | 9 | 16 | 16 | 15 | 10 | 10 | 0 | 0 | 6 | 20 | 6 | 9 | 16 | 1 | 10 | 2 | 13 | 20 | 25 |
| | Distance to Ground (N) | 6 | 9 | 5 | 5 | 4 | 5 | 0 | 0 | 12 | 2 | 5 | 6 | 8 | 15 | 10 | 9 | 10 | 10 | 20 |
| | Canopy Spread (NW) | 12 | 9 | 15 | 12 | 12 | 5 | 0 | 0 | 5 | 20 | 6 | 9 | 16 | 5 | 5 | 3 | 8 | 12 | 14 |
| | Distance to Ground (NW) | 2 | 9 | 5 | 9 | 7 | 10 | 0 | 0 | 12 | 2 | 5 | 6 | 4 | 15 | 10 | 8 | 12 | 13 | 10 |
| | Canopy Spread (W) | 4 | 11 | 12 | 16 | 15 | 4 | 0 | 0 | 0 | 10 | 6 | 10 | 16 | 12 | 7 | 3 | 8 | 14 | 25 |
| | Distance to Ground (W) | 2 | 10 | 4 | 5 | 16 | 10 | 0 | 0 | 0 | 2 | 5 | 6 | 4 | 15 | 10 | 9 | 10 | 10 | 15 |
| | Canopy Spread (SW) | 4 | 20 | 10 | 12 | 15 | 5 | 0 | 0 | 15 | 10 | 6 | 10 | 16 | 7 | 5 | 3 | 9 | 15 | 13 |
| | Distance to Ground (SW) | 6 | 6 | 5 | 3 | 7 | 10 | 0 | 0 | 12 | 10 | 5 | 6 | 3 | 15 | 10 | 8 | 12 | 12 | 15 |
| | Canopy Spread (S) | 8 | 20 | 10 | 12 | 12 | 25 | 0 | 12 | 26 | 10 | 6 | 11 | 16 | 23 | 12 | 4 | 8 | 32 | 29 |
| | Distance to Ground (S) | 4 | 7 | 5 | 2 | 7 | 1 | 0 | 7 | 8 | 8 | 5 | 6 | 2 | 15 | 10 | 9 | 8 | 13 | 20 |
| | Canopy Spread (SE) | 9 | 36 | 15 | 30 | 16 | 15 | 20 | 10 | 15 | 10 | 6 | 8 | 16 | 7 | 7 | 3 | 6 | 15 | 13 |
| | Distance to Ground (SE) | 5 | 6 | 4 | 4 | 6 | 2 | 1 | 7 | 8 | 5 | 5 | 6 | 5 | 15 | 10 | 8 | 12 | 10 | 15 |
| | Canopy Spread (E) | 10 | 22 | 16 | 25 | 15 | 15 | 20 | 10 | 22 | 20 | 6 | 10 | 16 | 6 | 12 | 3 | 7 | 22 | 7 |
| | Distance to Ground (E) | 8 | 12 | 5 | 9 | 6 | 2 | 2 | 5 | 15 | 1 | 5 | 6 | 6 | 15 | 10 | 9 | 9 | 12 | 12 |
| | Canopy Spread (NE) | 9 | 1 | 21 | 25 | 14 | 12 | 16 | 0 | 25 | 20 | 6 | 12 | 16 | 8 | 7 | 3 | 6 | 13 | 10 |
| | Distance to Ground (NE) | 6 | 10 | 6 | 8 | 6 | 2 | 10 | 0 | 12 | 8 | 5 | 6 | 4 | 10 | 10 | 8 | 10 | 15 | 13 |
| Ailments | Weak crotch | | X | | X | | X | | | | | | | | | | | | | |
| | Fruiting bodies | | | | | | | | | | | | | | | | | | | |
| | Fire scar | | | | | | X | X | X | X | | | | | | | | | | |
| | Exfoliating bark | | | | | | | | | X | | | | | | | | | | |
| | Trunk exudation | | | | | | | | | | | | | | | | | | | |
| | Excessive leaf drop | | X | | | | | X | X | X | | | | | | | | | | |
| | Leaf chlorosis | | X | | | | | | | | | | | | | | | | | |
| | Main stem/branch dieback | | | | | | | | | | | | | | | | | | | |
| | Broken/dead limbs | | X | | | | | X | X | X | | | | | | | | | | |
| | Epicormic growth | | | | | | | | | | | | | | | | | | | |
| | Insect damage | | | | | | | | | | | | | | | | | | | |
| | Mistletoe | | | | | | | | | | | | | | | | | | | |
| | Hollow trunk | | | | | | | | | | | | | | | | | | | |
| | Included bark | | | | | | | | | | | | | | | | | | | |
| Grades | Health | C | B | B | B | B | B | D | D | D | B | B | B | A | B | C | B | B | A | A |
| | Vigor | C | B | B | B | B | B | D | D | D | B | B | B | A | B | C | B | B | A | A |
| | Aesthetics | C | C | B | B | B | B | D | D | D | B | B | B | A | C | C | C | C | B | B |
| | Balance | C | C | C | C | B | C | D | D | D | C | B | B | B | D | B | C | B | B | B |
| Comments | | | on steep east facing slope | | three large trunks. west trunk has appearance of single tree; however is likely a connected trunk. | | Heritage. | declining. refer to picture for 6. | severe decline. refer to tree 6 photo. | Declining. 1 ft. west of point. Offsite tree. | 9 ft west. offsite. | 2 ft west. offsite. | 9 ft west. offsite. | 2 ft west. offsite. | Naturally leaning | Thin Canopy. Noticeable drought stressed | Pruning of 1" diameter limbs for driveway access | Broken limb. Exposed roots | Surface roots. Above asphalt V ditch | Surface roots. |
| CLO - Coast live oak (<i>Quercus agrifolia</i>) | | | | | | | | | | | | | | | | | | | | |

APPENDIX C

Photographic Log



Tree 1, facing northwest.



Tree 2, facing east.



Tree 3, facing northwest.



Tree 4. Facing northwest.



Tree 5, facing west.



Tree 6, 7 and 8. Tree 6 can be seen in the forefront of the photo. Trees 7 and 8 are crowded and shaded by the canopy of tree 6.



Tree 9, facing west. The trunk of the tree is visible within the forefront of the photo.



Tree 10, facing southwest.



Tree 11, facing west.



Tree 12, facing west.



Tree 13, facing southwest.



Tree 14, facing southwest.



Tree 15, facing southwest.



Tree 16, facing southwest.



Tree 17, facing south.



Tree 18, facing southwest.



Tree 19, facing south.