

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	May 14, 2026	
MEETING DATE:	May 19, 2026	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2024-002738-(3)	
PERMIT NUMBER:	Minor Coastal Development Permit ("Minor CDP") No. RPPL2024004097	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	2295 Little Las Flores Road, Topanga	
OWNER:	John Richard Greene	
APPLICANT:	Nita Mehta	
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov	

RECOMMENDATION

LA County Planning staff ("Staff") recommends **CONTINUANCE** of Project Number PRJ2024-002738-(3), Minor CDP Number RPPL2024004097, without opening the public hearing, to August 4, 2026.

Staff recommends the following motion:

CONTINUANCE:

I, THE HEARING OFFICER, CONTINUE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2024004097, WITHOUT OPENING THE PUBLIC HEARING, TO AUGUST 4, 2026.

PROJECT BACKGROUND

This agenda item is a request to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence ("Project") pursuant to County Code Section 22.44.800 (Permit Required) and 22.44.1430 (Exploratory Testing).

After the distribution of the Report to the Hearing Officer dated May 7, 2026, Staff received photos showing that exploratory testing, grading, and vegetation removal may have already occurred on the property without the required permits. Additionally, Staff received a detailed email on May 13, 2026, from a neighbor regarding the above activities on the property.

Staff recommends that this item be continued, without opening the public hearing, to August 4, 2026, to provide time for Staff to investigate, conduct a site visit, and communicate with the applicant as needed to address any unpermitted activities on the property.

Report

Reviewed By:

Rob Glaser
Robert Glaser, Supervising Regional Planner

Report

Approved By:

M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Photos
EXHIBIT B	Email dated May 13, 2026











NOTICE OF
HEARING



From: [Chris Bacon](#)
To: [DRP Public Comment](#); [Shawn Skeries](#)
Cc: [Tracy Bacon](#)
Subject: RE: Comments for Project PRJ 2024-002738-(3), Subject Project location 2295 Little Las Flores Rd Meeting Date: Tuesday May 19, 2026, Agenda Item # 6
Date: Wednesday, May 13, 2026 11:05:51 AM

CAUTION: External Email. Proceed Responsibly.

From : Chris and Tracy Bacon (not the applicant)

Address 2265 E Little Las Flores Rd, Topanga CA

baconcc@gmail.com

602.403.1688

RE: Project PRJ 2024-002738-(3), Subject Project location 2295 Little Las Flores Rd

Meeting Date: Tuesday May 19, 2026, Agenda Item # 6

Applicant: Nita Mehta

CEQA Exemption: Class 4 – minor alterations to land

Project Description: Exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence.

To Whom It May Concern:

We are the owners of 2265 E. Little Las Flores Rd., which is located directly across the private roadway from the subject property on the downhill side of the slope. Our main residence was destroyed in the Palisades Fire, although our guest house remains. We have received Los Angeles County Planning approval to rebuild our main house and garage and are currently in the process of obtaining building permits.

We were extremely concerned to learn that drilling activity and installation of a well had already taken place on the subject property prior to the scheduled public hearing on May 19, 2026. The hearing notice specifically describes the project as:

“Exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence.”

The notice does not indicate that approval was being sought for installation of a well, extensive grading activity, vegetation removal, or large-scale soil disturbance. Our understanding was that the purpose of the hearing was to evaluate the impacts and concerns associated solely with the proposed exploratory test hole, and that neighboring property owners would have an opportunity to raise concerns before any drilling or related site work commenced.

Instead, the work already completed appears to far exceed the scope described in the project notice. A well has already been drilled, vegetation has been removed, and substantial soil disturbance has occurred prior to the public hearing process and prior to apparent approval of the related work. It also appears that permits for the well installation and grading activities may not have been obtained. (See Exhibits 1 and 2.)

[exhibit1](#)

[exhibit2](#)

We respectfully request clarification regarding the following:

- Has the proposed well location been formally reviewed and approved?
- Have all required setback distances and regulatory clearances been documented and approved?
- Has a site plan been submitted and approved?
- Was approval granted for heavy equipment access across natural rock outcroppings and sensitive slopes?
- Were erosion control and stormwater management measures reviewed and approved prior to commencement of work?

Typical erosion and soil containment requirements for projects involving soil disturbance generally include:

- Silt fences to contain sediment runoff
- Stabilized construction entrances to reduce mud tracking
- Covered soil stockpiles
- Sediment basins or traps

- Diversion swales or berms
- Site stabilization measures such as mulch, gravel, or vegetation
- An approved Erosion and Sediment Control Plan (ESCP)

These measures are intended to prevent runoff, mudflows, and debris from leaving the project site and damaging neighboring properties or infrastructure.

We are deeply concerned that drilling spoils, sediment, and drilling fluids generated during the well work were not properly contained and instead flowed downhill throughout the canyon. This is inconsistent with how similar projects and wells in this area have historically been managed.

As a direct result of runoff and debris flows originating from the subject property, we and neighboring property owners have already experienced significant damages, including:

- Damage to the asphalt rain gutter along the private roadway, which we funded and maintain. (See Exhibit 3.)
[exhibit3](#)
- Mudflow burying portions of our water storage tank by approximately 1–2 feet. (See Exhibit 4.)
[exhibit4](#)
- Mud and debris burying our fenced yard under approximately 1–2 feet of sediment.
- Complete blockage of two major culvert drain pipes, resulting in severe roadway washouts in two separate locations. Repair costs are expected to exceed six figures and continue to increase with each rainfall event. (See Exhibits 5 and 6.)
[exhibit5](#)
[exhibit6](#)

Additional expenses have already been incurred for emergency debris removal, temporary drain clearing, sandbagging, and construction of temporary berms in an effort to prevent additional

roadway failures. Unfortunately, heavy equipment operating on the subject property subsequently drove over and damaged these protective measures. (See Exhibit 7.)

[exhibit7](#)

The situation has become unsustainable. Neighboring property owners are now forced to install emergency barriers and repeatedly clear mud and debris from public drainage infrastructure simply to prevent catastrophic roadway washouts during rain events. These mudflows and debris discharges must be contained on the subject property and not allowed to continue damaging adjacent properties and infrastructure.

Other neighboring property owners, including the owners of Parcel 4448-023-021, have also suffered substantial impacts, including complete loss of access to their property due to erosion and washouts. They are now pursuing permits and spending significant sums for emergency stabilization and repair work. Adjacent property owners should not bear the financial burden of managing runoff, mud, and debris generated by this project.

We have owned our property for 14 years. Prior to the recent fire and subsequent disturbance of soil and vegetation on the subject property, stormwater runoff in this area was generally manageable. Since the commencement of heavy equipment activity, grading, and drilling operations, runoff conditions have changed dramatically. So much soil has already been displaced, that the bedrock is now exposed. Water that previously absorbed naturally into the hillside soil is now carrying large quantities of mud, rock, vegetation, and drilling debris downhill onto neighboring properties and roadways.

The removal of vegetation and disturbance of soil has significantly increased runoff volumes and erosion. During recent storms, tons of mud and debris have flowed downhill from the subject property, overwhelming drainage systems and repeatedly blocking culverts. Because our home was destroyed in the fire, we are no longer able to remain on-site continuously to manage these recurring emergencies.

At present, there is no adequate erosion control system, stormwater management plan, or sediment containment system in place on the subject property. Given the extent of recent grading and site disturbance, these impacts are likely to worsen substantially during future rain events.

Los Angeles County Public Works guidelines specifically require plans showing:

- Existing drainage paths and watercourses
- Existing and proposed drainage facilities
- Methods for managing stormwater runoff and protecting adjacent properties

These measures have not been implemented.

There are three drainage collection systems beneath E. Little Las Flores Rd. in this area—two approximately 3-foot culvert pipes and one approximately 6-foot culvert pipe. These systems were designed to safely convey stormwater harmlessly beneath the roadway and prevent erosion. For more than three decades, these systems functioned properly with minimal maintenance because surrounding properties were developed in compliance with approved drainage and erosion-control requirements.

Since the fire and subsequent site disturbance on the subject property, however, these drainage systems have repeatedly become clogged with mud, rocks, and debris flowing downhill from the site. The large 6-foot culvert was completely buried, causing one roadway washout, while one of the smaller culverts was also blocked, causing a second major washout. As a result, large ravines have formed where the roadway previously existed, and runoff now bypasses the drainage system entirely, continuing to erode the roadway during every storm event.

We also note that the owners of the subject property have never contributed to roadway construction, maintenance, or repair costs over the past 30 years, despite now causing substantial damage to infrastructure funded and maintained by neighboring property owners.

Other properties in this area have historically been required to install proper stormwater management systems and erosion controls prior to approval of development activities. These requirements have not been implemented here and need to be enforced.

Accordingly, we respectfully request that:

1.

All work on the subject property ceases immediately until proper permits, erosion controls, stormwater management systems, and inspections are completed and approved.

2.

Existing damage to neighboring properties, drainage systems, and roadways be addressed and repaired.

3.

A comprehensive stormwater and erosion-control plan be prepared and implemented before any further development activity occurs.

4.

Appropriate mitigation measures be established to prevent additional mudflows, runoff, and debris impacts to neighboring properties and infrastructure.

[Aerial](#)

[Aerial2](#)

We remain extremely concerned about the ongoing and future impacts of continued grading, drilling, vehicle traffic, and vegetation disturbance on this unstable hillside. Without proper mitigation, erosion control, and stormwater management measures, the resulting damage to surrounding properties and infrastructure could become even more severe.

Thank you for your attention to these concerns.

Sincerely,

Chris and Tracy Bacon
Owners, 2265 E. Little Las Flores Rd.

(See Exhibits 1–7, Aerial, and Aerial2.)