

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	July 23, 2026	
MEETING DATE:	August 4, 2026	AGENDA ITEM: 3
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

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-002738-(3), Minor CDP Number RPPL2024004097, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2024004097 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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 Sections 22.44.800 (Permit Required) and 22.44.1430 (Exploratory Testing).

Prior to the public hearing on May 19, 2026, Staff received photos showing that exploratory testing, grading, and vegetation removal may have already occurred on the property without the required permits. The Hearing Officer opened the public hearing and heard testimony from the property owner and neighbors. Following a discussion with the property owner, the Hearing Officer continued the public hearing to August 4, 2026, to give the property owner time to address what had occurred on the property.

STATUS UPDATE

Staff has been in communication with the property owner, who has been conducting after-the-fact corrective efforts in accordance with the attached Conditions of Approval, specifically numbers 14 and 15 pertaining to erosion control and replanting requirements. An erosion control plan has been submitted to Public Works, referenced as UNC-BLDG260704001172, and is currently in the process of being reviewed pursuant to Condition 15. The property owner has consulted with his biologist and the areas that were disturbed will be seeded with locally indigenous grass species to prevent erosion and instability, as indicated on the attached exhibit. The property owner is demonstrating good faith efforts to comply with the County Code by conducting these after-the-fact corrective efforts.

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	Email correspondence from property owner dated July 13, 2026
EXHIBIT B	Site plan with native grasses
EXHIBIT C	Findings

EXHIBIT D	Conditions of Approval
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From: [JohnRichard Greene](#)
To: [Shawn Skeries](#); [Joshua Felton](#)
Subject: Re: Public Works suggestions for erosion remediation
Date: Monday, July 13, 2026 12:21:41 PM

CAUTION: External Email. Proceed Responsibly.

Hi Shawn

I applied for a Special Purpose Permit with the County on July 4th, permit number UNC-BLDG260704001172. I included site plans for sandbags, fiber wattles and reseeding of native grasses for all the areas where the soil was disturbed. I sent photos of the areas directly to Joshua Felton's email so he could get visuals of the terrain. According to the Epic-LA portal, it is being reviewed today, July 13th. I left a message with Joshua to see if he had any updates. I've been checking the Epic-LA portal daily for any updates but haven't seen any new information yet. I plan to install the sandbags and fiber wattles as soon as I have approval from Joshua. I also have a written estimate from Dietz Hydroseeding Company for a fiber mulch application on the disturbed areas with their basic Native Grass erosion control blend. They are suggesting to do the mulch application in October or November shortly before the winter rains begin, that being the most advantageous time for seeding.

I plan to check with you once I hear back from Joshua, for any suggestions about next steps, the best approach for the seeding, etc.

Thanks for checking in with me, I so appreciate your assistance with this process. if there is anything else you need, please let me know and I'll get it to you asap.

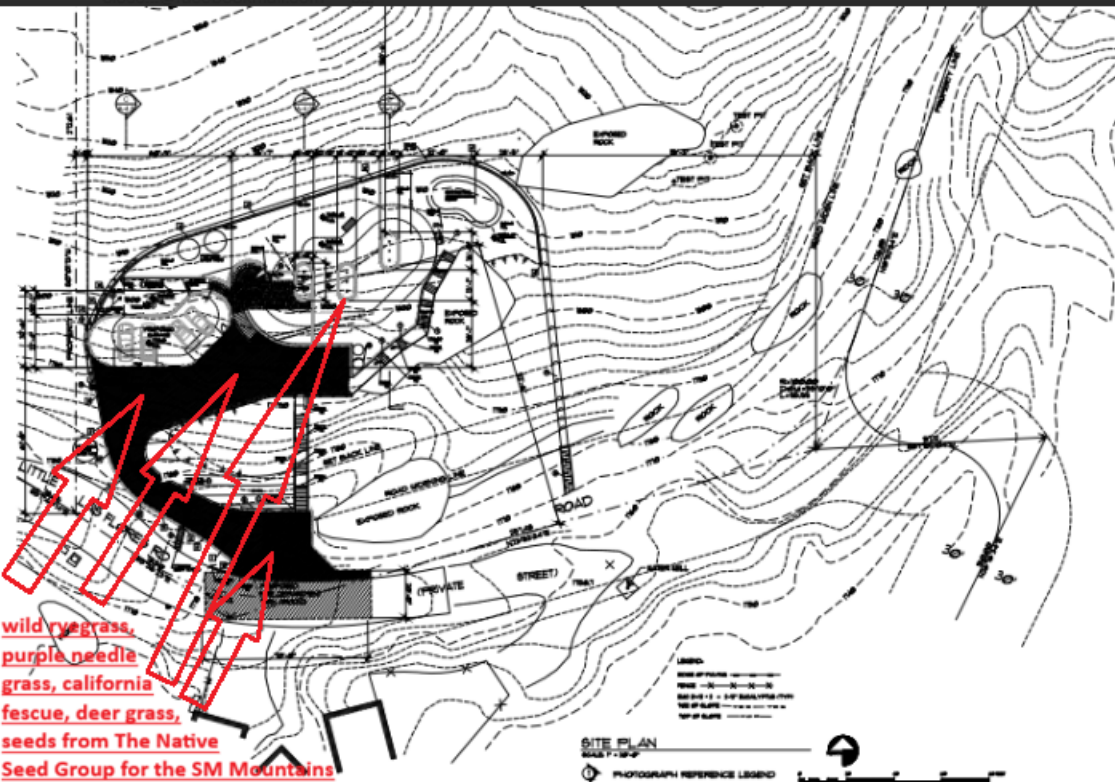
JohnRick Greene

On Mon, Jul 13, 2026 at 11:17 AM Shawn Skeries <sskeries@planning.lacounty.gov> wrote:

Good morning, John-

I will need updated information regarding your submitted erosion control plan by end of day on Wednesday. Thursday I will need to put together a memo to the Hearing Officer regarding your progress. I will be out of the office until the 30th at end of day on Thursday.

Has the plan been submitted, do you have a reference number, etc. ?



wild ryegrass,
purple needle
grass, california
fescue, deer grass,
seeds from The Native
Seed Group for the SM Mountains

SHEET INDEX

ARCHITECTURAL

- A-01 PROJECT STATISTICS / SITE PLAN
- A-02 RESIDENCE LOWER FLOOR PLAN
- A-03 RESIDENCE MAIN FLOOR PLAN
- A-04 RESIDENCE UPPER FLOOR PLAN
- A-05 RESIDENCE ROOF PLAN
- A-06 RESIDENCE BUILDING ELEVATIONS
- A-07 RESIDENCE BUILDING SECTIONS

CIVIL

- C-01 GRADING NOTES
- C-02 GRADING PLAN

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Job Name

J.R. GREENE RESIDENCE
2205 LITTLE LAS FLORES
TOPANGA, CA 90750

Sheet Title

PROJECT STATISTICS
SITE PLAN
1/08/21



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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002738-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024004097

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Minor Coastal Development Permit No. **RPPL2024004097** ("Minor CDP") on May 19, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Nita Mehta ("Permittee"), requests the Minor CDP to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence located at 2295 Little Las Flores Road ("Project") pursuant to County Code Section 22.44.800 (Permit Required). The exploratory testing will occur entirely on Assessor's Parcel Number 4448-023-028 in the unincorporated community of Topanga ("Project Site") in the R-C-10 (Rural Coastal – 10 Acre Minimum Required Lot Area) Zone.
4. **ENTITLEMENT(S) REQUIRED.** The Minor CDP is required to authorize drilling for water availability pursuant to County Code Section 22.44.1430 (Exploratory Testing). The Project Site is regulated by the Santa Monica Mountains Local Implementation Program ("LIP").
5. **LOCATION.** The Project is located at 2295 Little Las Flores Road within The Malibu Zoned District and the Santa Monica Mountains Planning Area.
6. **PREVIOUS ENTITLEMENT(S).** Approval in Concept No. RPP200600136, to construct a single-family residence with an attached garage, was approved on March 28, 2006. This approval expired without use.
7. **LAND USE DESIGNATION.** The Project Site is located within the RL10 (Rural Land 10 - One Dwelling Unit Per 10 Acres Maximum Density) land use designation of the Santa Monica Mountains Land Use Plan ("SMM LUP"). The principal permitted use in the RL10 designation is low-density single-family detached homes.
8. **ZONING.** The Project Site is in the Malibu Zoned District and is currently zoned R-C-10. Pursuant to County Code Section 22.44.1430, a Minor CDP is required for hydrologic exploratory testing.

9. SURROUNDING LAND USES AND ZONING

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
NORTH	RL10 (Rural Land - One Dwelling Unit Per 10 Acres Maximum Density)	R-C-10 (Rural – Coastal 10-Acre Minimum Required Lot Area)	Vacant land, single-family residence
EAST	RL10	R-C-10	Vacant land
SOUTH	RL10, RL20 (Rural Land, One Dwelling Unit Per 20 Acres Maximum Density)	R-C-10, R-C-20 (Rural – Coastal 20-Acre Minimum Required Lot Area)	Vacant, single-family residence
WEST	RL10	R-C-10	Vacant, single-family residence

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.83 acres in size. The Project Site is irregular in shape with a relatively flat clear pad where the proposed single-family residence will be located, which is served by the access driveway.

B. Site Access

The Project Site is accessible from Little Las Flores Road, which is designated as a private street, via Saddle Peak Road. The existing right-of-way width for Little Las Flores Road is approximately 20 feet within the overall road right-of-way of 60 feet.

C. Site Plan

The site plan depicts the Project Site with the proposed location for the drilling test site and the access road from Little Las Flores Road. The drilling location is shown to be near the west side property line. The site plan also depicts the proposed single-family residence that will be reviewed under a separate permitting entitlement and procedure.

11. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“Staff”) determined that the Project qualified for a Class 4, Minor Alterations to Land, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is exploratory drilling for water test wells associated with a proposed single-family residence. The Project consists of minor alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the California Department of Fish and Wildlife (“CDFW”). The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project. Furthermore, the environmental assessment included a spring survey to ensure that no critical habitat will be present during the exploratory drilling activities. The LA County Planning Staff Biologist conducted a site inspection and reviewed the environmental assessment for accuracy.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project Site is also not included on any hazardous waste site or historical resources list. Furthermore, the Project does not entail permanent development and is only exploratory testing for water availability.

12. **COMMUNITY OUTREACH.** The Permittee did not conduct any community outreach.

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer dated May 7, 2026, Staff received no public comments regarding the request.

14. **AGENCY RECOMMENDATIONS.**

A. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated February 27, 2026.

15. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Sections 22.222.150, 22.222.160, and 22.222.180, the community was properly notified of the public hearing by mail and newspaper (*Malibu Times*). Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On March 18, 2026, a total of 56 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 700-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the SMM LUP because the overall goal of the SMM LUP is to acknowledge that the Santa Monica Mountains possess irreplaceable resources and that every user of the land is a trustee of the area's heritage for future generations. Given this perspective, sensible resource management works to balance the many demands of the land. The area's positive contributions to the Los Angeles region,

including the scenic, recreational, and educational benefits it offers, rely upon sustaining the area's natural setting. Development on any scale has the potential to disrupt the character of the underlying natural setting, both in the immediate area and offsite. Development must be sensitive to a full range of environmental factors to ensure compatibility with the natural and built environments. In scenic and environmentally sensitive areas, development must be guided by and integrated with the natural setting. The Hearing Officer finds that the Project is consistent with the goals and policies of the SMM LUP because authorizing the exploratory testing is consistent with the RL10 land use designation. The Hearing Officer finds that the Project is consistent with the underlying RL10 land use designation because exploratory testing is permitted in any zone in this land use designation and the Project is appropriately designed and consistent with all development standards.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with SMM LUP Policy CO-24 regarding water quality, which states that access for geologic testing (or percolation or well testing) shall use existing roads or track-mounted drill rigs where feasible. Where there is no feasible access, a temporary access road may be permitted when it is designed to minimize length, width and total grading to only that necessary to accommodate required equipment. All such temporary roads shall be restored to the maximum extent feasible, through grading to original contours, revegetating with native plant species indigenous to the project site, and monitoring to ensure successful restoration. All percolation testing shall take place outside of any future planned road access. The Project will utilize a track-mounted drill rig and proposed no grading.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-10 Zone because exploratory testing is permitted with a Minor CDP pursuant to County Code Section 22.44.1430, provided that the Minor CDP findings are met.

COASTAL DEVELOPMENT PERMIT FINDINGS

19. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for exploratory testing listed in the Santa Monica Mountains LUP and LIP. In addition, County Department of Public Health conditions have been incorporated into the approval.
20. **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

21. The Hearing Officer finds that the Project is exempt (Class 4, Minor Alterations to Land, Categorical Exemption) from CEQA pursuant to State CEQA Guidelines section 15304. The Project is exploratory drilling for a potential water well associated with a proposed single-family residence. The Project consists of minor alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the CDFW. The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project Site is also not included on any hazardous waste site or historical resources list. Furthermore, the Project does not propose any permanent development and only consists of drilling one test hole to gauge water availability for a future single-family residence. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed 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 the California Environmental Quality Act pursuant to State CEQA Guidelines section 21000 (Class 4 Minor Alterations to Land categorical exemption); and
2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024004097**, subject to the attached conditions.

ACTION DATE: May 19, 2026

MG:RG:SS

May 7, 2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002738-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024004097

PROJECT DESCRIPTION

The Project is the authorization of exploratory testing for water on a property located at 2295 Little Las Flores Road, also known as Assessor's Parcel Number 4448-023-028, in the unincorporated area of Topanga within the Santa Monica Mountains subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230.
4. **Indemnification.** The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections may be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections may be unannounced and may be conducted utilizing any available technologies, including but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be \$470.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be

detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238.

11. **County Public Health Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Health Environmental Health Division Drinking Water Program to the satisfaction of said department.
12. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

PERMIT-SPECIFIC CONDITIONS-EXPLORATORY TESTING

13. Access for exploratory testing shall use existing roads, or track-mounted drill rigs, where feasible.
14. Any disturbances incurred to soil or locally-indigenous vegetation as a result of exploratory testing shall be mitigated and restored according to subsections A and B of County Code Section 22.44.1240 (Vegetation Management and Landscaping) and subsection I of County Code Section 22.44.1260 (Grading), and according to any requirements of the County Department of Public Works.
15. Within 90 days from completion of exploratory testing, all disturbed areas shall be stabilized with temporary erosion control measures and seeded with locally-indigenous grass species to prevent erosion and instability. Full remediation of disturbed soil or locally-indigenous vegetation shall commence one year from the date of the issuance of the CDP, if further development of the disturbed site in conjunction with an approved project has not occurred.
16. Any required vegetation removal activities shall be implemented in a manner that will protect existing vegetative root stock to the maximum extent feasible to facilitate revegetation of the disturbed areas.
17. All required restoration shall be completed to the satisfaction of the Director.

SITE-SPECIFIC CONDITIONS

18. No grading is permitted with this approval. Access to the site shall utilize existing access driveway.
19. Testing is permitted in only those areas depicted on the Exhibit "A."
20. Casings spacers shall be used within the interval(s) to be sealed to separate well casing, gravel tube, sounding tube, or other tubes/casings from one another in a borehole.

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

MG:RG:SS

May 7, 2026