

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: June 12, 2025

HEARING DATE: June 24, 2025 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2024-000971-(3)

PERMIT NUMBER(S): Oak Tree Permit ("OTP") RPPL2024001427

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 1362 Old Topanga Canyon Road, Topanga

OWNER: Amber Lincoln

APPLICANT: Veronica Mosqueda

CASE PLANNER: Jon Schneider, Planner  
jschneider@planning.lacounty.gov

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### 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 PRJ2024-000971-(3) - OTP Number RPPL2024001427 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 OAK TREE PERMIT NUMBER RPPL2024001427 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**



## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

OTP to authorize encroachments into the protected zones of five oak trees in association with the installation of a roof-mounted solar energy array on an existing single-family residence, including appurtenant wiring, boxes, and panels (“Project”).

The property is located in the unincorporated community of Topanga (“Project Site”) in the R-C-15,000 (Rural Coastal – 15,000 Square-Foot Minimum Required Lot Area) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.174.030. The Project Site is within the Santa Monica Mountains Coastal Zone Local Implementation Program (“LIP”).

### **B. Project**

The applicant, Veronica Mosqueda (“Applicant”), requests an OTP to authorize encroachments into the protected zones of five oak trees on a 0.21-acre lot (“Project Site”). The encroachments consist of the placing of 28 roof-mounted solar panels, at a maximum height of six inches and totaling approximately 568 square feet in area, including appurtenant wiring, boxes, and panels within the protected zones of five oak trees (identified as Oak Trees 4, 8, 9, 10, and 911 on the site plan). These improvements will be associated with an existing single-family residence. The Project Site is accessed from Old Topanga Canyon Road, a 60-foot-wide limited secondary highway, from the southwest. Per the requirements of the LIP, such improvements to an existing single-family residence do not require a coastal development permit (“CDP”) and will be reviewed separately through CDP Exemption No. RPPL2024001426 (County Code Section 22.44.820 A.1). However, encroachments into the protected zones of more than one oak tree require an OTP with a public hearing (County Code Section 22.174.030). Therefore, the CDP Exemption cannot be approved unless the OTP is first approved.

The Project subsequently included an after-the-fact removal of the limbs to Oak #3. Staff conducted a site visit on January 6, 2025, in preparation for the hearing for the OTP set for January 21, 2025, and discovered Oak #3’s limbs were removed. Oak #3 was an oak tree mentioned in the arborist report from October 31, 2023, to be encroached upon. The owner, Ambr Lincoln (“Owner”), said the arborist stated the tree was dying and or dead and its limbs can be removed. Staff reviewed the prior arborist report from October 31, 2023, and the report did not note any health issues or concerns to any of the oak trees, nor recommend any pruning or trimming of the branches. Upon continuing the hearing on January 21, 2025, an investigation into the removal of the limbs was conducted. Staff received the new arborist report, and the arborist indicated the tree is dead. Staff sent the report to the Los Angeles County Fire Department—Forestry Division and received the new clearance letter dated April 10, 2025. Los Angeles County Fire Department—Forestry Division omitted Oak #3 from the report, confirmed Oak #3’s death, and stated Oak #3 is no longer a protected oak tree. Oak #3 can be removed without a permit and mitigation is not needed.



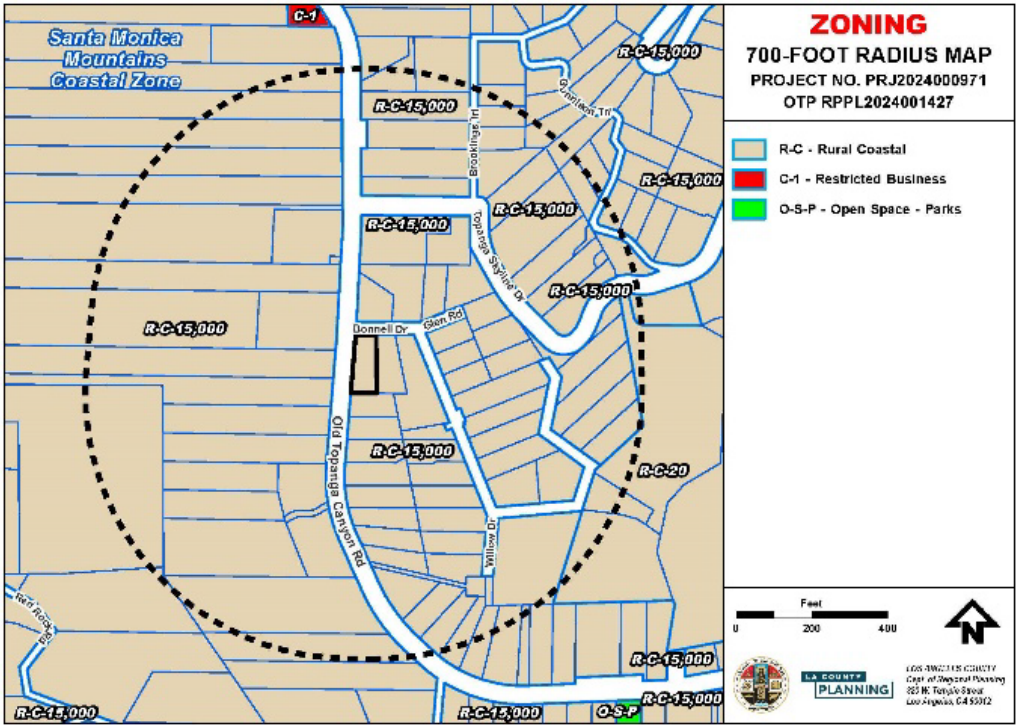
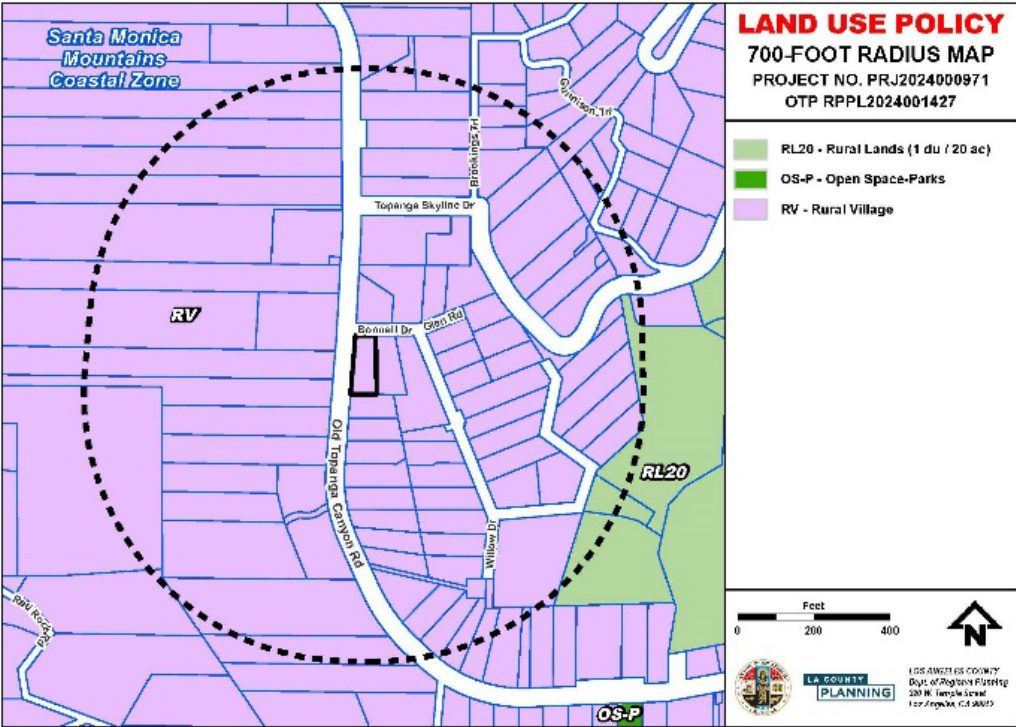
The 0.21-acre Project Site is rectangular in shape and relatively flat. It contains several oak trees, as well as a toyon. The entirety of the Project Site is subject to annual fuel modification due to the presence of the single-family residence. This residence was legally established in 1937, prior to the effective date of the Coastal Act in 1976 and has since received several approvals for modifications and additions from the Coastal Commission, Department of Regional Planning, and Building and Safety.

### **SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RV (Rural Village)	R-C-15,000	Single-family residences
NORTH	RV, RL20 (Rural Land, One Dwelling Unit per Twenty Acres), OS (Open Space),	R-C-15,000, R-C-20 (Rural Coastal—Twenty Acre Minimum Required Lot Area), C-1 (Restricted Commercial), O-S (Open Space)	Single-family residences, church, vacant, open space
EAST	RV, RL20	R-C-15,000, R-C-20	Single-family residences, vacant
SOUTH	RV, RL20	R-C-15,000, R-C-20	Single-family residences, open space, vacant
WEST	RV, RL20, OS-P (Open Space Parks)	R-C-10,000, R-C-20, O-S-P (Open Space Parks)	Single-family residences, vacant







## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
7276	R-1-10,000 (Single Family Residence- 10,000 Square Feet Required Lot Area)	December 24, 1957
20140055	R-C-15,000	October 10, 2014

### **B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
CDP Exemption 4-01-151-X	Construct a 710 SF single-story addition to an existing 780 SF residence. No expansion or modification of septic system.	October 24, 2001
CDP Exemption 4-01-127-X	Construct a 296 SF bedroom addition, 437 SF deck and terrace, Gazebo, and shed.	November 29, 2005
RPP-PP18987-538-40582	Fence	Open/ Application Date October 24, 1998
RPP-PP18987-538-63301	Addition to single-family residence	Open/ Application Date October 24, 2001
RPP-200501933	Approved In Concept for additions to a single-family residence: An extension of the deck; a terrace; swimming pool; shed; and two-car carport with setbacks as shown.	September 25, 2006
ROAK-201000027	A retroactive oak tree permit to authorize encroachments into the protected zones of two oak trees in association with the installation of a shed and driveway.	June 30, 2011



### C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A		

### ANALYSIS

#### D. Land Use Compatibility

The placement of roof mounted solar panels is consistent with the Rural Village land use designation of the Santa Monica Mountains Land Use Plan (“LUP”). The Rural Village land use designation is intended for low density single-family detached housing in a setting consistent with the rural character of the area. The Project is consistent with this designation because it is associated with an existing single-family residence with a rural aesthetic character. The Project is consistent with the R-C-15,000 zoning classification as it would be accessory to the principal permitted use within the zone—a single-family residence. The properties surrounding the Project Site are zoned as R-C-15,000 and R-C-20, and the Project is consistent with the development pattern of these surrounding properties, which are primarily developed with similar single-family residences.

As proposed, the Project would comply with all applicable development standards of the Zoning Code. For further details on this compliance, see the “Zoning Ordinance Consistency” section in the attached Exhibit C – Findings.

#### E. Neighborhood Impact (Need/Convenience Assessment)

The Project is designed to be consistent with the rural character of the surrounding Topanga community. The Project includes the installation of roof-mounted solar energy system with five oak tree encroachments. No oak trees are proposed to be removed as part of the Project. The Project will utilize materials common in rural area designs such as non-reflective materials. The visual impact of the solar array, which does not exceed six inches above the existing roofline, will be minimal. The Project Site is already developed with a single-family residence that is similar to many others in the surrounding area. Therefore, it would not negatively affect the character of the community or result in a cumulative increase in development through the expansion of infrastructure.

Regarding Oak #3, the tree is deemed dead. A permit is not required to remove Oak #3 nor planting of onsite or offsite mitigation oak trees. The removal will not impact the rural character of the neighborhood.

#### F. Design Compatibility

The Project is located within an existing rural neighborhood in the Topanga area. The Project Site is bordered by existing low-density, rural residential development in all directions. The visual impact of the solar array will be insignificant, as it does not exceed six inches above the existing roofline. The oak tree encroachments have been reviewed



twice by the Los Angeles County Fire Department—Forestry Division, on July 31, 2024, and April 10, 2025, which has determined that they are unlikely to affect the health of the oak trees. Conditions of approval were also recommended, including the monitoring of the affected trees for a period of 10 years and the planting of mitigation trees at a 10:1 ratio for any tree that dies as a result of the encroachments (See “County Comments and Recommendations” below).

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the LUP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.174.060 (Oak Tree Permit Findings and Decision) of the County Code. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this Project qualifies for 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.

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 with a slope of 10 percent or less that is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because it authorizes the encroachment into the protected zones of five oak trees by a roof-mounted solar energy array.

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 4 Categorical Exemption cited herein. 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. However, the proposed Project is not subject to an exception to the CEQA exemptions because the proposed solar array would be cited on the roof of an existing legally



established single-family residence, which does not constitute a particularly sensitive environmental resource area.

The Project, with its small increase in height (six inches), is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.

## **COMMENTS RECEIVED**

### **A. County Department Comments and Recommendations**

The Los Angeles County Fire Department—Forestry Division, in a letter dated July 31, 2024, indicated at the time that the Oak Tree Report submitted by the applicant for six oak trees was accurate and complete as to the location, size, condition and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP (Exhibit D – Conditions). However, after the hearing was continued to April 22, 2025, to investigate Oak #3, a second arborist report was obtained and dated April 4, 2025, confirming the trees death. Consultation was sent to the Los Angeles County Fire Department—Forestry Division for their review. Los Angeles County Fire Department—Forestry Division, in a letter dated April 10, 2025, omitted Oak #3 from its letter and indicated that the Oak Tree Report submitted by the applicant dated April 4, 2025, for five oak trees was accurate and complete as to the location, size, condition and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP (Exhibit D – Conditions).

### **B. Public Comments**

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

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

Report  
Approved By: M. Glaser  
Mitch Glaser, Assistant Administrator

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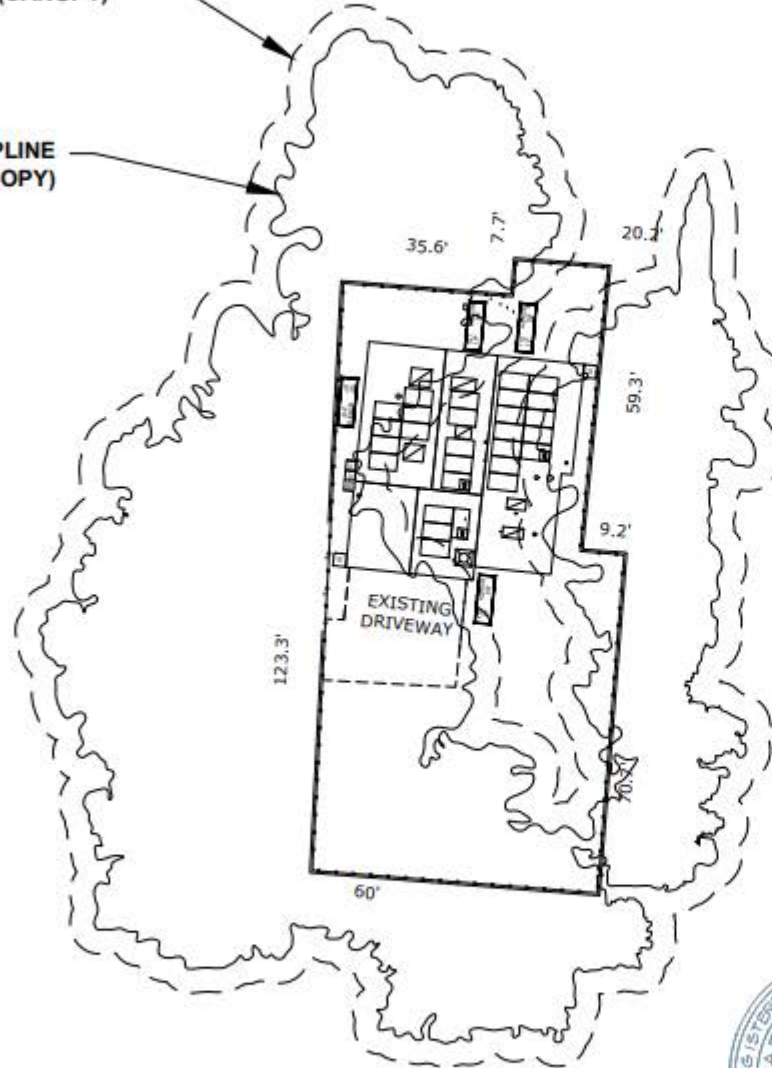


LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Oak Tree Report



5' FROM DRIPLINE  
(CANOPY)

DRIPLINE  
(CANOPY)



*Harold Ping-Hung Ma*

TREE#1	TOYON HETEROMELES ARBUTIFOLIA TREE 25' TALL & 30' WIDE, WEST OF ROOF
TREE#2	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 40' TALL & 55' WIDE, 9"-12" D.B.H. 37' FROM ROOF LINE
TREE#3	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 55' TALL & 50' WIDE, 48" D.B.H. 18' S.W OF ROOF LINE
TREE#4	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 55' TALL & 55' WIDE, 35" D.B.H. 3' EAST OF ROOFLINE
TREE#5	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 45' TALL & 35' WIDE, 15" D.B.H. 10' N. OF ROOF
TREE#6	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 45' TALL & 55' WIDE, 15" D.B.H. 17' N. OF ROOF
TREE#7	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 45' TALL & 35' WIDE, 8" D.B.H. 8' N. OF ROOF
TREE#8	QUERCUS AGRIFOLIA (COAST LIVE OAK) TREE 30' TALL & 15' WIDE, 9" D.B.H. 7' N. OF ROOF
TREE#9	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 40' TALL & 25' WIDE, 10" D.B.H. 3' N. OF ROOF
TREE#910	AILANTHUS ALTISIMA TREE (MATURE STAND) 17'
TREE#911	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 14'
TREE#10	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 40' TALL & 25' WIDE, 10" D.B.H. 3' N. OF ROOF



PROPERTY PLAN  
SCALE: 30 SCALE

**SEMPER SOLARIS**  
1805 JOHN TOWERS AVE  
EL CAJON, CA 92020  
C-10 LIC # 978152

**John Almond**  
Lic. Holder Digitally Stamped

**Semper Solaris**  
MAIN LINE: 619-357-4142

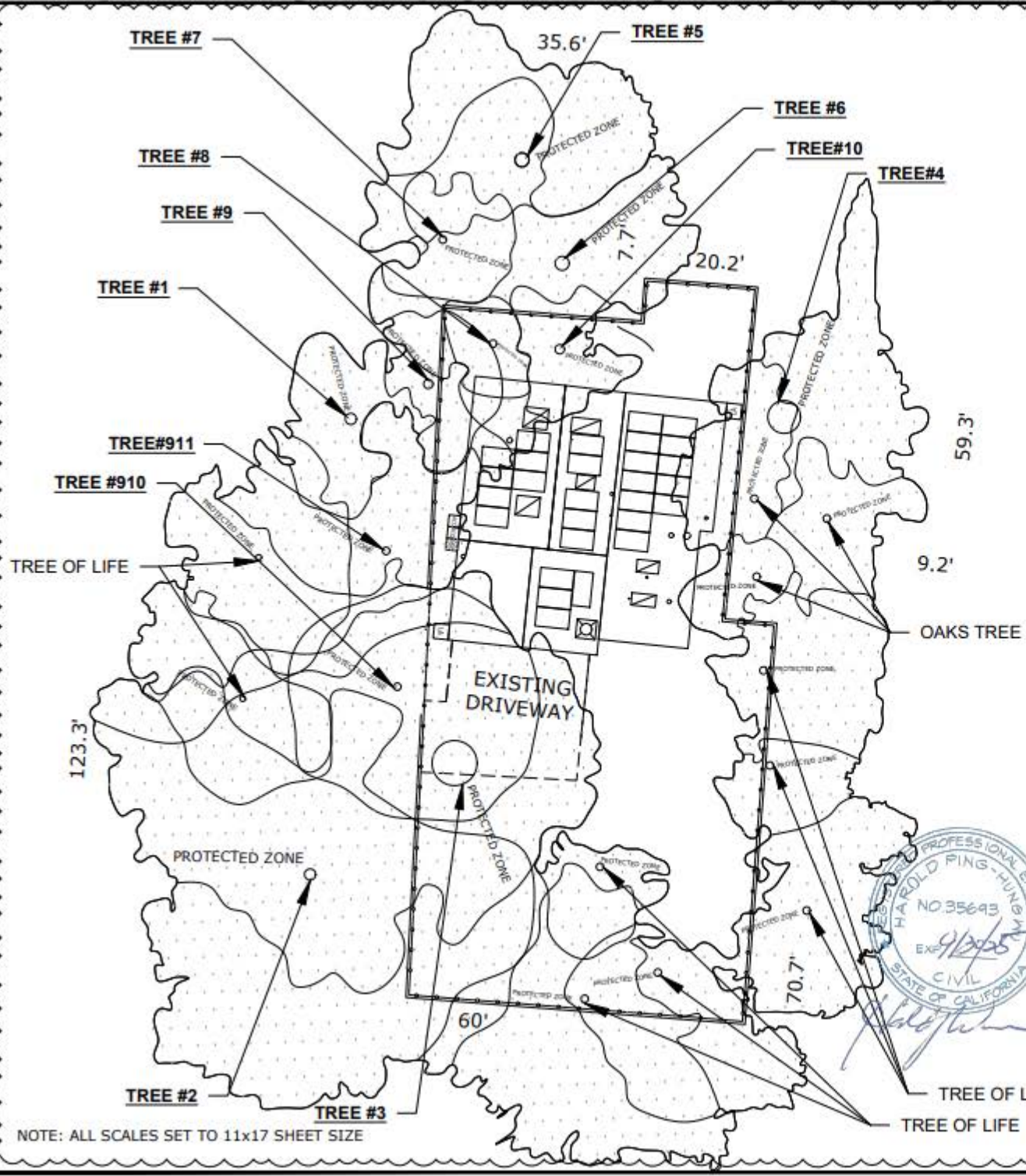
PROPOSED  
SOLAR PHOTOVOLTAIC  
SYSTEM SIZE:  
11.200 KW DC PV

PROJECT FOR:  
**AMBER A LINCOLN**  
APN - 4438009020  
(510) 407-3131  
1362 OLD TOPANGA CANYON RD  
TOPANGA CA 90290

DRAWN BY: EVOLUTION  
DATE: 5/6/2024  
DCI KW: 11.200  
PROJECT #: 85059

SHEET NUMBER:  
**E3.1**





TREE #1	TOYON HETEROMELES ARBUTIFOLIA TREE 25' TALL & 30' WIDE, WEST OF ROOF
TREE #2	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 40' TALL & 55' WIDE, 9"-12" D.B.H. 37' FROM ROOF LINE
TREE #3	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 55' TALL & 50' WIDE, 48" D.B.H. 18' S.W OF ROOF LINE
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TREE #10	QUERCUS ANGRIFOLIA (COAST LIVE OAK) TREE 40' TALL & 25' WIDE, 10" D.B.H. 3' N. OF ROOF

NOTE: ALL SCALES SET TO 11x17 SHEET SIZE

**PROPERTY PLAN**  
SCALE: 20 SCALE

**SEMPER SOLARIS**  
1805 JOHN TOWERS AVE  
EL CAJON, CA 92020  
C-10 LIC # 978152

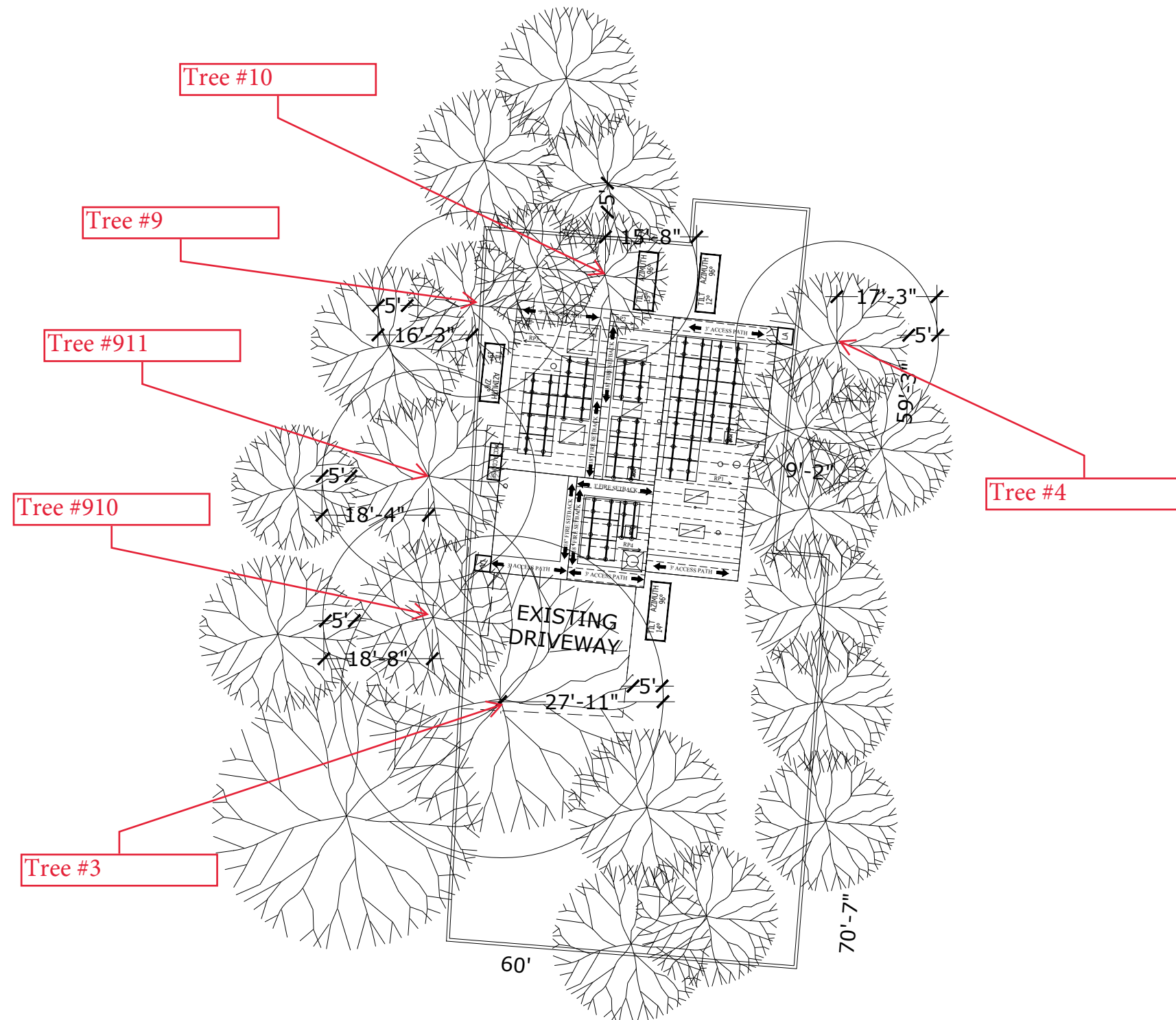
PROPOSED  
**SOLAR PHOTOVOLTAIC  
SYSTEM SIZE:  
11.200 KW DC PV**

PROJECT FOR:  
**AMBER A LINCOLN**  
APN - 4438009020  
(510) 407-3131  
1362 OLD TOPANGA CANYON RD  
TOPANGA CA 90290

DRAWN BY: **EVOLUTION**  
DATE: **5/5/2024**  
DCI WW: **11.200**  
PROJECT #: **85059**

SHEET NUMBER:  
**E3**









<b>PROJECT NUMBER</b> PRJ2024-000971-(3)	<b>HEARING DATE</b> January 21, 2025
<b>REQUESTED ENTITLEMENT(S)</b> Oak Tree Permit ("OTP") No. RPPL2024001464	

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Amber Lincoln/Veronica Mosqueda

**MAP/EXHIBIT DATE**

July 24, 2024

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**PROJECT OVERVIEW**

OTP for encroachment into the protected zones of five oak trees in association with the installation of a roof-mounted solar energy array on an existing 20-foot-tall 1,637 square-foot single-family residence, including appurtenant wiring, boxes, and panels ("Project"). The array would consist of 28 panels with a maximum height of six inches and would total approximately 568 square feet in area.

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**LOCATION**

1362 Old Topanga Canyon Road

**ACCESS**

Old Topanga Canyon Road, a 50-foot-wide limited secondary highway, to the west

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**ASSESSORS PARCEL NUMBER(S)**

4438-009-020

**SITE AREA**

0.21 Acres

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**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Local Coastal Program

**ZONED DISTRICT**

The Malibu

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**LAND USE DESIGNATION**

RV (Rural Village)

**ZONE**

R-C-15,000 (Rural Coastal – 15,000 Square Foot Minimum Required Lot Area)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 4 Categorical Exemption – Minor Alterations to Land

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**KEY ISSUES**

- Consistency with the Santa Monica Mountains Local Coastal Program
  - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - Section 22.174.060 (Oak Tree Permit Findings)
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**CASE PLANNER:**

Jon Schneider

**PHONE NUMBER:**

(213) 893-7049

**E-MAIL ADDRESS:**

Jschneider@planning.lacounty.gov



LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-000971  
OAK TREE PERMIT NO. RPPL2024001427

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Oak Tree Permit No. RPPL2024001427 (“OTP”) on June 24, 2025.

2. **HEARING PROCEEDINGS.** [RESERVED]

**ENTITLEMENT(S) REQUESTED.** The permittee, Veronica Mosqueda ("Permittee"), OTP to authorize encroachments into the protected zones of five oak trees in association with the installation of a roof-mounted solar energy array on an existing single-family residence, including appurtenant wiring, boxes, and panels (“Project”).

The property is located in the unincorporated community of Topanga (“Project Site”) in the R-C-15,000 (Rural Coastal – 15,000 Square-Foot Minimum Required Lot Area) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.174.030. The Project Site is within the Santa Monica Mountains Coastal Zone Local Implementation Program (“LIP”).

3. **ENTITLEMENT(S) REQUIRED.** The OTP is required to authorize the encroachment into the protected zones of five oak trees in association with the placement of installation of roof-mounted solar energy array system on an existing single-family residence, pursuant to County Code Chapter 22.174. The development is exempt from the standards of the LIP pursuant to Section 22.44.820.A as it consists of improvements to a legally existing single-family residence. Thus, no Coastal Development Permit (“CDP”) is required.
4. **LOCATION.** The Project is located at 1362 Old Topanga Canyon Road (Assessor’s Parcel Number 4438-009-020) within the Santa Monica Mountains Planning Area.
5. **LAND USE DESIGNATION.** The Project Site is located within the RV (Rural Village) land use category of the Santa Monica Mountains Local Coastal Program (“LCP”) Land Use Plan (“LUP”). The principal allowed use in the RV land use category is single-family detached residences on relatively small lots.
6. **ZONING.** The Project Site is in the Malibu Zoned District and is zoned R-C-15,000. Pursuant to County Code Sections 22.174.010, encroachment into the protected zones of oak trees requires an OTP.

7. **SURROUNDING LAND USES AND ZONING**



LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	RV, RL20 (Rural Land 20, One Dwelling Unit per Twenty Acres), OS (Open Space)	R-C-15,000, R-C-20 (Rural Coastal—Twenty Acre Minimum Required Lot Area), C-1 (Restricted Business), O-S (Open Space)	Single-family residences, church, vacant, open space
EAST	RV, RL20	R-C-15,000, R-C-20	Single-family residences, vacant
SOUTH	RV, RL20	R-C-15,000, R-C-20	Single-family residences, open space, vacant
WEST	RV, RL20, OS-P (Open Space Parks)	R-C-10,000, R-C-20, O-S-P (Open Space Parks)	Single-family residences, open space, vacant

## **8. PROJECT AND SITE PLAN DESCRIPTION.**

### **A. Existing Site Conditions**

The Project Site is approximately 0.21 acres in size and is developed with a 20-foot tall, 1,637 square-foot single-family residence with an attached garage and driveway. A toyon and several other oak trees, in addition to the five encroached oak trees, are either located on the Project Site or in the immediate vicinity. The parcel is rectangular in shape and is relatively flat.

### **B. Site Access**

The Project Site is accessed from Old Topanga Canyon, a limited secondary highway, to the southwest through an approximately 20-foot-wide driveway.

### **C. Site Plan**

The site plan depicts the Project Site with the roof mounted solar energy array system on the roof of the single-family residence with appurtenant wiring, boxes, and panels. The array would consist of 28 panels with a maximum height of six inches and would total approximately 568 square feet in area. The Project is within the existing building site area of the residence. The roof-mounted solar energy array does not require new fuel modification or an increase in the fuel modification zone of the existing residence. The solar array would encroach into the protected zones of five oak trees (identified as Oak Trees 4, 8, 9, 10, and 911 on the site plan). The plans do not require the oak trees to be removed.



## **9. CEQA DETERMINATION.**

Staff recommends that this Project qualifies for 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.

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 with a slope of 10 percent or less that is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because it authorizes the encroachment into the protected zones of five oak trees by a roof-mounted solar energy array.

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 4 Categorical Exemption cited herein. 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. However, the proposed Project is not subject to an exception to the CEQA exemptions because the proposed solar array would be cited on the roof of an existing legally established single-family residence, which does not constitute a particularly sensitive environmental resource area.

The Project, with its small increase in height (six inches), is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.

## **10. COMMUNITY OUTREACH.**

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

## **11. PUBLIC COMMENTS.**

On Sunday December 29, 2024, Ed O’Neal emailed his support of the project and further commented his encouragement to exempt more roof mounted solar projects.



## **12. AGENCY RECOMMENDATIONS.**

The Los Angeles County Fire Department—Forestry Division, in a letter dated July 31, 2024, indicated at the time that the Oak Tree Report submitted by the applicant for six oak trees was accurate and complete as to the location, size, condition and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP (Exhibit D – Conditions). However, after the hearing was continued to April 22, 2025, to investigate Oak #3, a second arborist report was obtained and dated April 4, 2025, confirming the trees death. Consultation was sent to the Los Angeles County Fire Department—Forestry Division for their review. Los Angeles County Fire Department—Forestry Division, in a letter dated April 10, 2025, omitted Oak #3 and indicated that the Oak Tree Report submitted by the applicant dated April 4, 2025, for five oak trees was accurate and complete as to the location, size, condition and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP (Exhibit D – Conditions).

- 13. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 of the County Code, 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 December 11, 2024, a total of 82 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, including 18 notices sent to those on the courtesy mailing list for the Malibu Zoned District, and six from the Oak Tree Permit list, and and to any additional interested parties.

## **GENERAL PLAN CONSISTENCY FINDINGS**

### **14. LAND USE POLICY.**

The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP, as encroachment into the protected zones of five oak trees is consistent with the RV land use designation. The Project is accessory to the principal allowed use, which is a single-family residence, it does not alter the existing density of the area, and it is consistent with all development standards.

- 15. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the policies of the LUP:

*Significant Environmental Resource Areas ("SERA") and H3 Habitat Protection Policies*

*Policy CO-48:*

*New and replacement infrastructure may be permitted provided that it complies with applicable provisions of this plan and is designed to avoid and, if infeasible, minimize adverse impacts to environmental and scenic resources.*



*Policy CO-53:*

*In Rural Villages, new development shall be sited and designed to avoid adverse impacts to all oak woodland habitat (either disturbed or undisturbed), while conforming to all other policies of the LCP. Where there is no feasible alternative to avoid oak woodland habitat that is not H1 habitat, in order to provide a reasonable economic use of the property, ensure public health and safety, or fulfill requirements under the Americans with Disabilities Act for reasonable accommodation, removal of oak woodland habitat within Rural Villages may be allowed if limited to the minimum area necessary to achieve the purpose allowed. In no case shall the removal of oak woodland habitat exceed 10 percent of the total oak woodland area on the subject property.*

The Project does not result in adverse impacts to the surrounding environment, scenic resources, or to the health of the oak trees. Although the Project is located in the Old Topanga Rural Village, the Permittee's oak tree report indicated that the health of the encroached oak trees would not be affected, and the conditions required by this OTP shall ensure this.

*Native Tree Protection Policies*

*Policy CO-99:*

*New development shall be sited and designed to preserve oak, walnut, sycamore, bay, or other native trees to the maximum extent feasible that are not otherwise protected as H1 or H2 habitat and that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade. Removal of native trees shall be prohibited except where no other feasible alternative exists. Development shall be sited to prevent any encroachment into the protected zone of individual native trees to the maximum extent feasible, as set forth below. Protected Zone means that area within the dripline of the tree and extending at least five feet beyond the dripline, or 15 feet from the trunk of the tree, whichever is greater. Removal of native trees or encroachment in the protected zone shall be prohibited for accessory uses or structures. If there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the fewest or least-significant impacts shall be selected. Adverse impacts to native trees shall be fully mitigated, with priority given to on-site mitigation. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid impacts to native trees and/or woodland habitat. When unavoidable adverse impacts to native trees will result from permitted development, the impacts must be mitigated in accordance with the following standards and subject to a condition of approval requiring a native tree replacement planting program. Where development encroaches into less than 30 percent of the protected zone of native trees, each affected tree shall be monitored annually for a period of not less than 10 years. An annual monitoring report shall be submitted for review by the County for each of the 10 years. Should any of these trees be lost or*



*suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts at a 10:1 ratio with seedling-sized trees.*

*Policy CO-100:*

*New development on sites containing oak, walnut, sycamore, bay, or other native trees shall incorporate the following native tree protection measures:*

- a. Protective fencing shall be used around the outermost limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each Santa Monica Mountains Local Coastal Program 43 February 2018 Land Use Plan applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any onsite native trees.*
- b. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be undertaken using only hand-held tools.*
- c. The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Director, to monitor native trees that are within or adjacent to the construction area. Public agencies may utilize their own staff who have the appropriate classification. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced.*

The Project was an OTP to authorize encroachment within the protected zones of five oak trees. Monitoring of the affected trees, identified as Trees 4, 8, 9, 10, 911 on the approved Exhibit "A", shall occur for a period of 10 years following final approval. The Permittee shall plant mitigation trees at a 10:1 ratio for any tree that dies as a result of the encroachments, to the satisfaction of the County Forester.

*Scenic Resources Goals and Policies*

*Policy CO-128:*

*New development shall be subordinate to the character of its setting.*

The Project's installation of the roof-mounted solar energy array on an existing single-family residence with appurtenant wiring, boxes, and panels will result in minimal impact to the scenic nature of the property and surrounding area and is subordinate to the character of the area. Although the property is visible from the scenic route of Old Topanga Canyon Road, the installation of the roof-mounted solar energy array system on an existing single-family residence will not result in any negative scenic impacts, as they are being placed on an existing structure and will have a maximum height of only six inches.

*Policy CO-145:*



*Solar energy devices/panels shall be sited on rooftops of permitted structures, where feasible to minimize disturbance and the removal of native vegetation. If roof mounted systems are infeasible, ground mounted systems may be allowed only if sited within the building site area of permitted development. Wind energy systems are prohibited.*

The Project will install a solar energy array system on the roof of an existing single-family residence. The residence was legally built in 1937, prior to the effective date of the Coastal Act in 1976.

*Land Use Element*

*Policy LU-33:*

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

The Project is designed to be consistent with the rural character of the surrounding Topanga community. The Rural Village land use designation is intended for single-family detached housing in a setting consistent with the rural character of the area. The Project is consistent with this designation because it is associated with an existing single-family residence with a rural aesthetic character. The health of surrounding oak trees would not be adversely affected, and the maximum height of the array would be only six inches.

**ZONING CODE CONSISTENCY**

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the County's Oak Tree Ordinance, as oak tree encroachments are permitted with an OTP pursuant to County Code Section 22.174.030 provided that the OTP Findings are met.
17. **SCENIC RESOURCE AREAS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. Solar energy devices/panels near scenic resources shall be sited on the rooftops of permitted structures, where feasible. In addition, roof-mounted equipment shall not be visible from a Scenic Route, excluding solar energy devices. The Project includes the installation of a solar energy array system on the roof of an existing single-family residence with appurtenant wiring, boxes, and panels located next to the scenic route of Old Topanga Canyon Road.

**OAK TREE PERMIT FINDINGS**

18. **The proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.** The Project involves the encroachments into the protected zones of five oak trees associated with the installation of roof-mounted solar energy array on an existing single-family residence with appurtenant wiring, boxes, and panels. The installation of roof-mounted solar energy array system will not endanger the health of the oak trees as development will be situated on the roof away from the



oak tree roots, and pruning or trimming of branches will not occur. The installation of roof-mounted solar energy array system will be reviewed separately through a Coastal Development Permit Exemption.

19. **The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.** The Project did not involve the removal or relocation of five oak trees. Therefore, there will not result in increased soil erosion. The County Forester has required mitigation oak tree planting in the event that an oak tree dies as a result of the encroachment.
20. **That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** The Project does not propose oak tree removal or relocation.
21. **The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** The Project does not propose oak tree removal or relocation.

### **ENVIRONMENTAL FINDINGS**

22. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15304 (Class 4, Minor Alterations to Land). 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. The Project is not within a mapped sensitive habitat area and although it is visible from the scenic route of Old Topanga Canyon Road, it does not disturb the scenic nature. The Project will not damage or have any significant effects on the oak trees or environment.

### **ADMINISTRATIVE FINDINGS**

23. **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, Department of Regional Planning.

### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property;



- B. The encroachment of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That the encroachment of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. The encroachment of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15304 (Class 4, Minor Alterations to Land); and
- 2. Approves **OAK TREE PERMIT NO. RPPL2024001427**, subject to the attached conditions.

**ACTION DATE: June 24, 2025**

RG:TM:JS  
08/08/24

c: Zoning Enforcement, Building and Safety



LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-000971-(3)  
OAK TREE PERMIT NO. RPPL2023001427

**PROJECT DESCRIPTION**

Oak Tree Permit (“OTP”) to authorize encroachments into the protected zones of five oak trees—identified as Trees 4, 8, 9, 10, and 911—in association with the installation of a roof-mounted solar energy array on an existing single-family residence with appurtenant wiring, boxes, and panels (“Project”); 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 (“Regional 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. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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 65499.37 for subdivision projects] 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.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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



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

5. 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.
6. 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.
7. 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.
8. 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 of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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).
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. A zoning enforcement inspection shall be conducted and the removal of all unpermitted work shall be documented before the approved Exhibit "A" becomes effective. 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 Section 22.238 of the County Code.
10. 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 Regional 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.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of 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 Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove, or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

**PERMIT-SPECIFIC CONDITIONS – OAK TREE PERMIT**

16. The permittee shall comply with all conditions, fees, and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division ("County Forester"), letter dated April 10, 2025 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division, and as required here.
17. A plan for protecting oak trees on the subject property during and after future development, such as, but not limited to, the following requirements:
  - a. The installation of chain link fencing not less than four feet in height around the protected zone of oak trees shown on the site plan. Said fencing shall be in place and inspected by the Fire Department prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the Fire Department.



- b. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the Fire Department the implementation of all conditions imposed in connection with the applicant's Oak Tree Permit.
  - c. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of an oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment.
  - d. Oak trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage, or access during construction.
  - e. The oak trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The oak tree shall be similarly designated on the site plan in a manner acceptable to the Director.
  - f. Corrective measures for oak trees noted on the Oak Tree Report as requiring remedial action be taken, including pest control, pruning, fertilizing, and similar actions.
  - g. To the extent feasible as determined by the Director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure.
  - h. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an Oak Tree Permit is required unless a copy of the Oak Tree Report, location map, fencing plans, and approved Oak Tree Permit and conditions are in the possession of a responsible person and also available at the site.
18. The applicant shall provide an oak tree information manual prepared by and available from the Fire Department to the property owner, subsequent property owner, and any homeowners association.
19. Invasive plant species, such as bamboo and tree-of-heaven, shall not be planted within oak tree protected zones. Any existing invasive plant species within the oak tree protected zones shall be removed.

**PROJECT SITE-SPECIFIC CONDITIONS**

20. No oak tree shall be removed unless another Oak Tree Permit has been properly obtained.
21. Monitoring of the affected trees—identified as Trees 4, 8, 9, 10, and 911 on the approved Exhibit “A”—shall occur for a period of 10 years following final approval.



**PROJECT NO. PRJ2024-000971-(3)**  
**OAK TREE PERMIT NO. RPPL2023001427**

**EXHIBIT D**  
**DRAFT CONDITIONS OF**  
**APPROVAL**  
**PAGE 5 OF 5**

The Permittee shall plant mitigation trees at a 10:1 ratio for any tree that dies as a result of the encroachments, to the satisfaction of the County Forester.

Attachments:

Exhibit D-1 Letters from County Forester (7/31/24 and 4/10/25)

RG:TM:JS  
10/24/24



Pursuant to County Code Section [22.44.950.F](#), the applicant shall substantiate the following:

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

A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees other than those proposed to be removed or encroached upon, that are subject to this section, if any, on the subject property;

B. That the encroachment, removal, or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;

C. That the proposed removal or encroachment is consistent with the development standards detailed in subsection G of this section and all other applicable LIP standards; and



D. That where oak tree removal or encroachment is not proposed concurrently with and to accommodate other new development, in addition to the above facts, at least one of the following findings apply:

1. That the oak tree(s) proposed for encroachment, removal, or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than encroachment or removal of the tree(s); or
2. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices and the tree(s) is located in proximity to existing development, or in other areas where falling limbs or trunks would be a danger to public safety.

E. For purposes of interpreting this section, it shall be specified that while relocation is not prohibited by this section, it is a voluntary alternative offering sufficient potential danger to the health of a tree as to require the same findings as for removal of an oak tree.



## **DRAFT ENVIRONMENTAL DETERMINATION**

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**DETERMINATION DATE:** October 24, 2024  
**PROJECT NUMBER:** PRJ2024-000971-(3)  
**PERMIT NUMBER(S):** Oak Tree Permit RPPL2024001427  
**SUPERVISORIAL DISTRICT:** 3  
**PROJECT LOCATION:** 1362 Old Topanga Canyon Road, Topanga  
**OWNER:** Amber Lincoln  
**APPLICANT:** Veronica Mosqueda  
**CASE PLANNER:** Jon Schneider, Planner  
Jschneider@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The Project qualifies for a Categorical Exemption (Class 4—Minor Alterations to Land) under CEQA and the County Environmental Document Reporting Procedures and Guidelines.

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 with a slope of 10 percent or less that is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because it authorizes the encroachment into the protected zones of five oak trees by a roof-mounted solar energy array.

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 4 Categorical Exemption cited herein. 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. However, the proposed Project is not subject to an exception to the CEQA exemptions because the proposed solar array would be cited on the roof of an existing legally



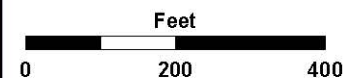
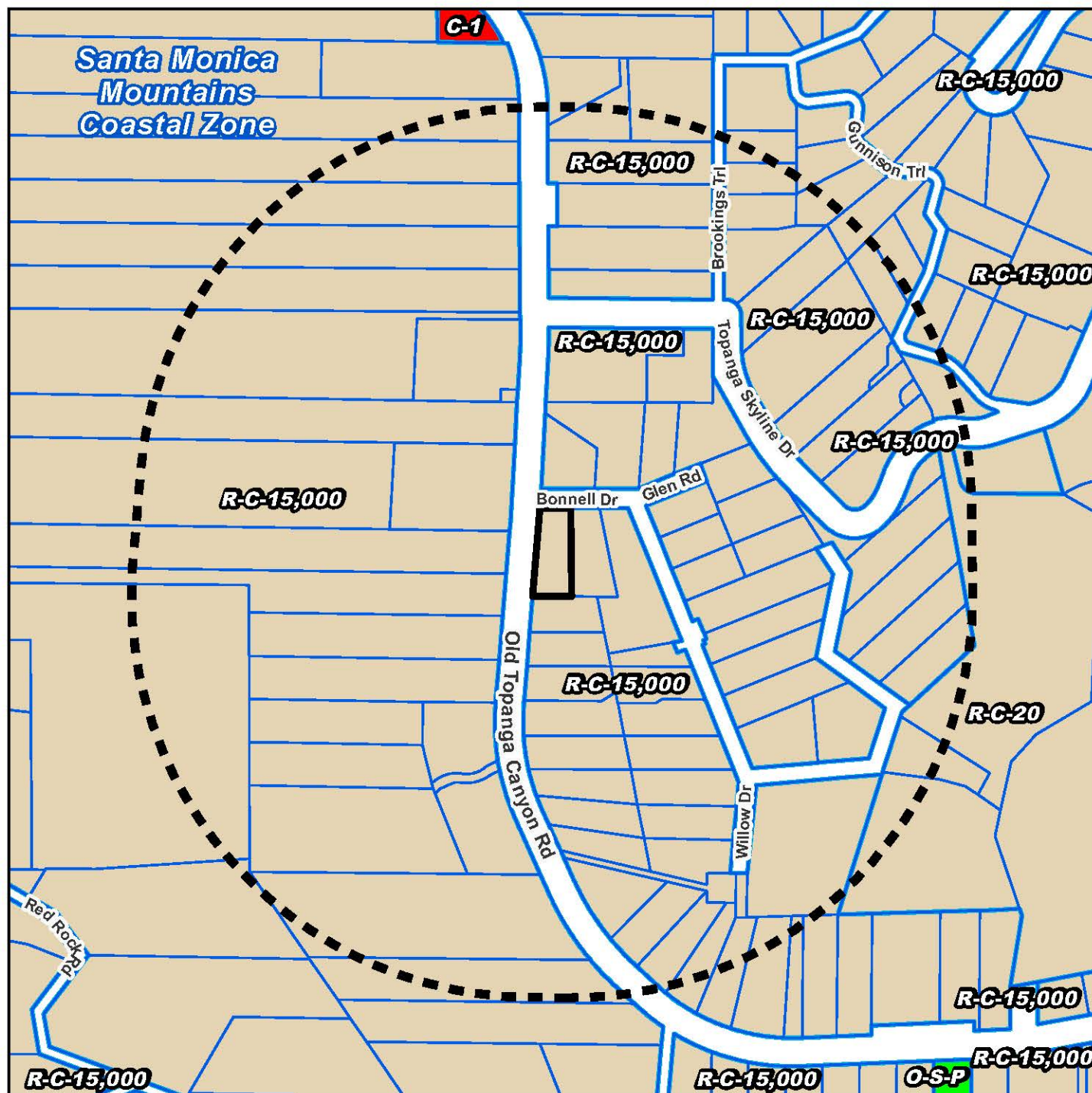
established single-family residence, which does not constitute a particularly sensitive environmental resource area.

The Project, with its small increase in height (six inches), is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.



OTP RPPL2024001427

-  R-C - Rural Coastal  
 C-1 - Restricted Business  
 O-S-P - Open Space - Parks

LA COUNTY  
PLANNING

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



*Santa Monica  
Mountains  
Coastal Zone*

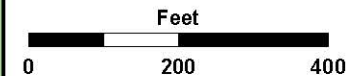
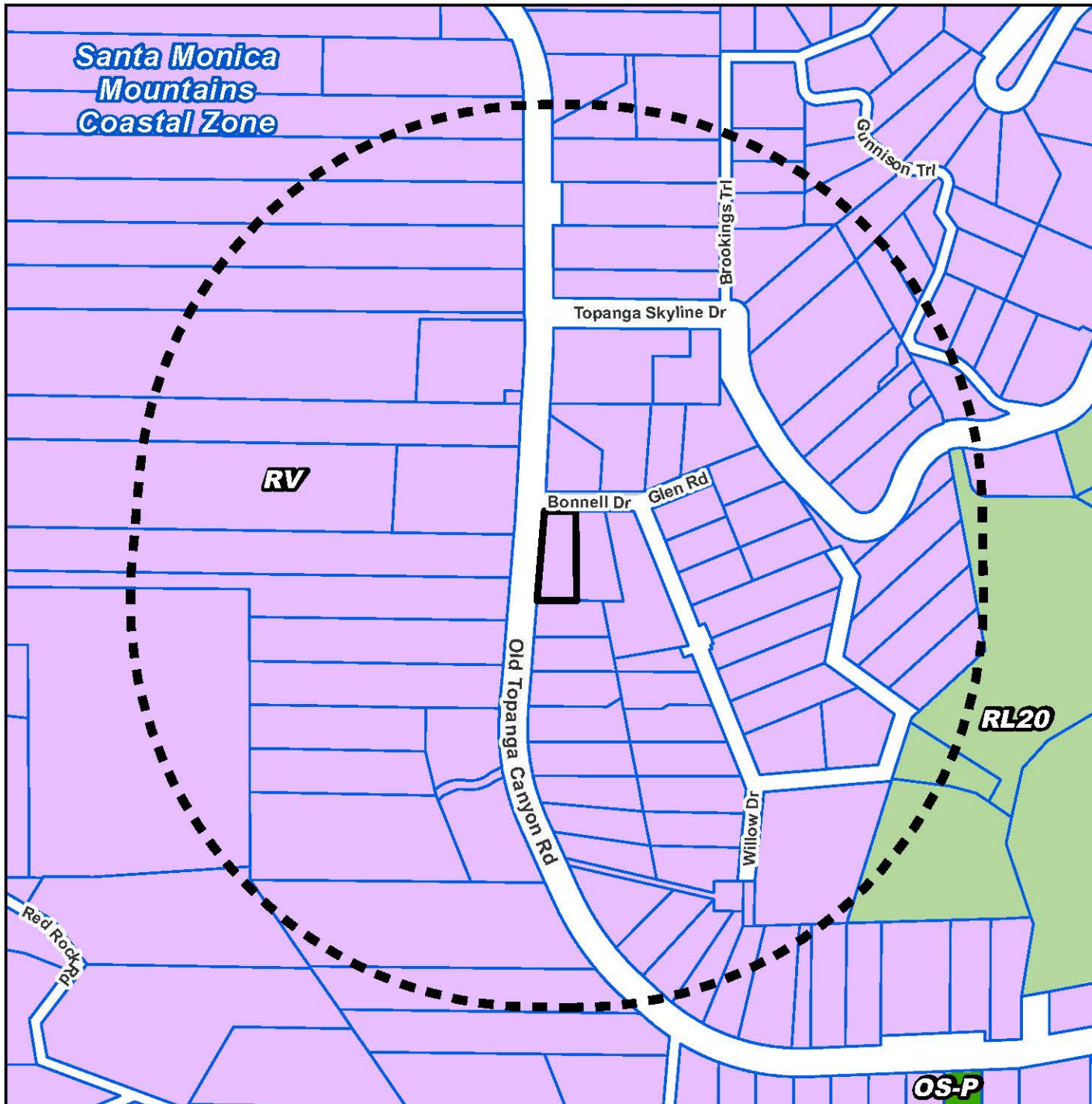
# LAND USE POLICY

## 700-FOOT RADIUS MAP

PROJECT NO. PRJ2024000971

OTP RPPL2024001427

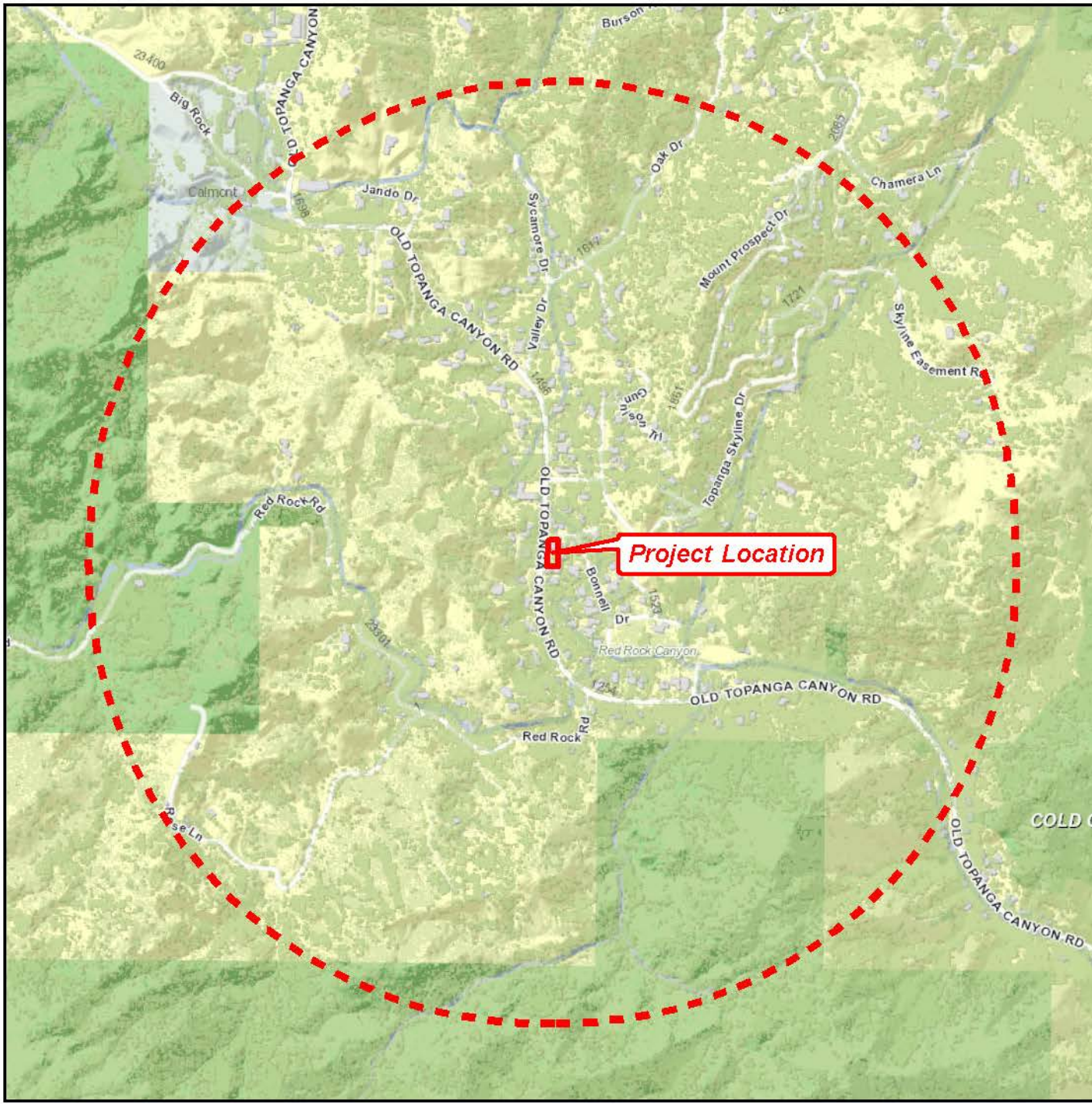
-  RL20 - Rural Lands (1 du / 20 ac)
-  OS-P - Open Space-Parks
-  RV - Rural Village



LA COUNTY  
PLANNING

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





**HALF-MILE RADIUS**  
**LOCATOR MAP**  
PROJECT NO. PRJ2024000971  
OTP RPPL2024001427

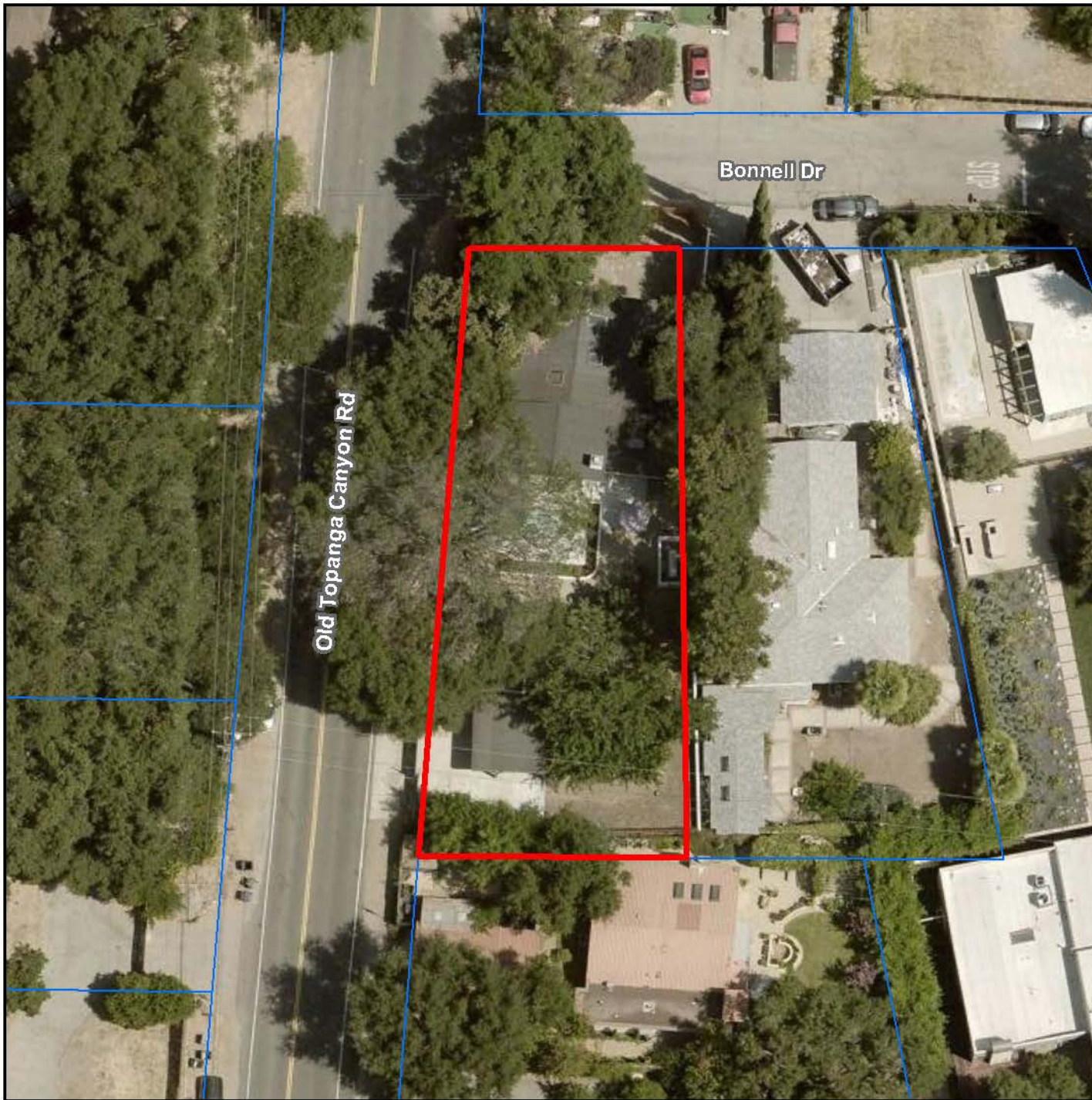


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Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





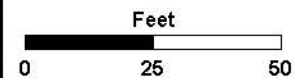
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024000971

OTP RPPL2024001427

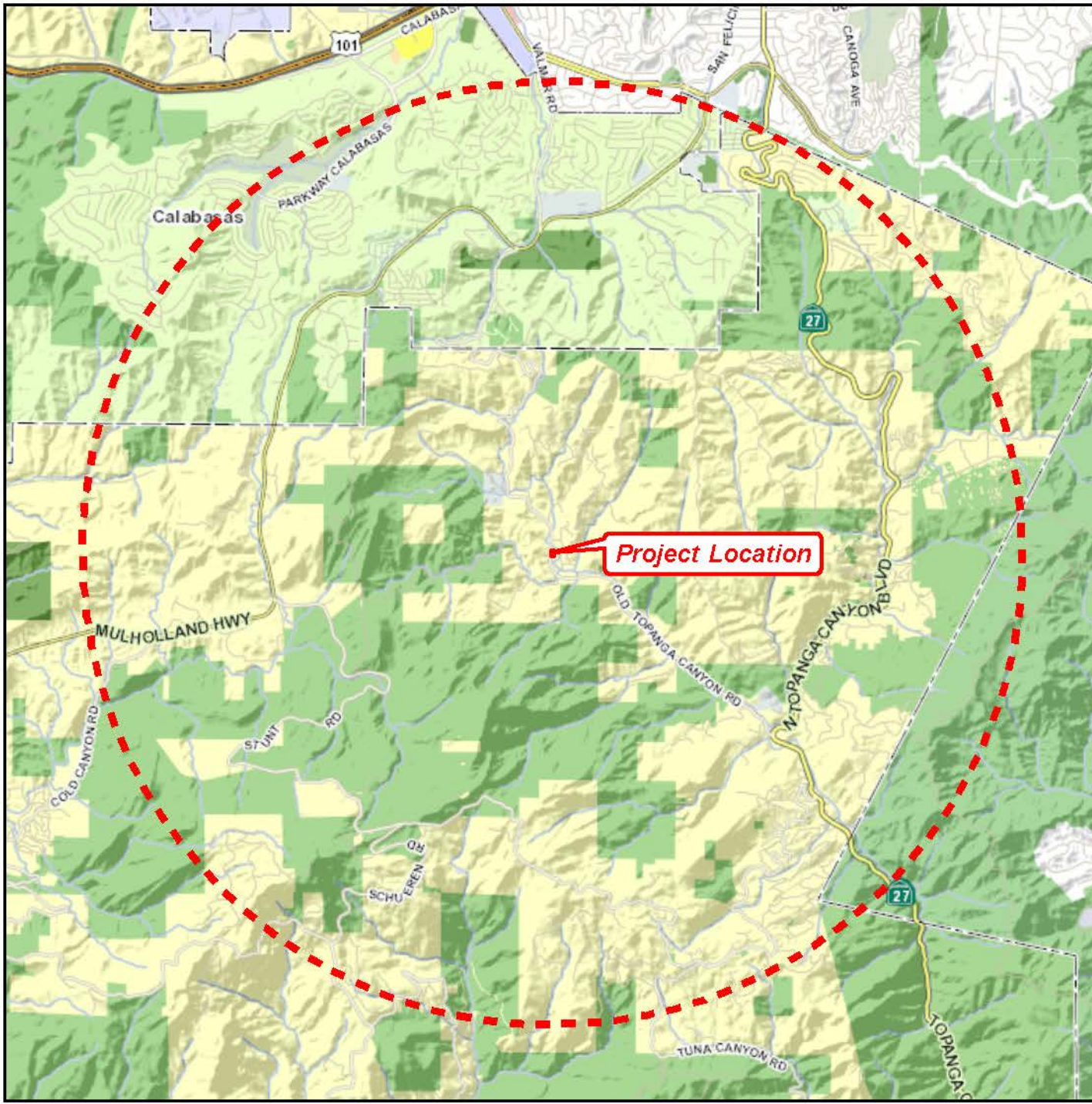
Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023



LA COUNTY  
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LOS ANGELES COUNTY  
Dept. of Regional Planning  
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# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2024000971  
OTP RPPL2024001427



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COUNTY OF LOS ANGELES  
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320 W. Temple Street  
Los Angeles, CA 90012



A map of the Los Angeles metropolitan area and surrounding regions. The map shows the Pacific Ocean to the west and south, and the San Gabriel Mountains National Monument to the east. A red dashed line outlines the project area, which is located in the San Gabriel Mountains National Monument. A red callout box labeled "Project Location" points to a specific area within the monument. The map also shows major highways (Interstates 5, 10, 15, 210, 215, 405, 407, 5, 10, 15, 210, 215, 405, 407) and cities including Santa Clarita, Burbank, Glendale, Los Angeles, Inglewood, and Torrance. The map is titled "Map of the Los Angeles area" in the top left corner.

LA COUNTY  
PLANNING

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

















1362

SCHOOL  
BUS STOP  
100 FT

















SCHOOL  
BUS STOP  
400 FT

































# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401  
www.fire.lacounty.gov

*"Proud Protectors of Life, Property, and the Environment"*

ANTHONY C. MARRONE  
FIRE CHIEF  
FORESTER & FIRE WARDEN

### BOARD OF SUPERVISORS

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HOLLY J. MITCHELL  
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LINDSEY P. HORVATH  
THIRD DISTRICT

JANICE HAHN  
FOURTH DISTRICT

KATHRYN BARGER  
FIFTH DISTRICT

April 10, 2025

Jon Schneider, Planner  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Jon Schneider:

### **OAK TREE PERMIT NUMBER RPPL2024001427 1362 OLD TOPANGA CANYON ROAD, TOPANGA**

We have reviewed the "Request for Oak Tree Permit #RPPL2024001427." The project is located at 1362 Old Topanga Canyon Road in the unincorporated area of Topanga. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by John Windsor and Juan Bautista, the consulting arborist, dated October 31, 2023 and April 4, 2025.

**We recommend the following as conditions of approval:**

### **OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

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BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER



incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and six (6) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

#### **PERMITTED OAK TREE ENCROACHMENT:**

7. This grant allows encroachment within the protected zone of five (5) trees of the Oak genus identified as Trees Number 4, 8, 9, 10 and 911 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.



9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

#### **MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted on site or within the same community if approved by the County Forester. If mitigation trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

#### **NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.



17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

Very truly yours,



KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

KT:jl

Enclosure





## COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
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FIFTH DISTRICT

July 31, 2024

Jon Schneider, Planner  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Jon Schneider:

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We have reviewed the "Request for Oak Tree Permit #RPPL2024001427." The project is located at 1362 Old Topanga Canyon Road in the unincorporated area of Topanga. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by John Windsor, the consulting arborist, dated October 31, 2023.

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### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

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5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
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#### **PERMITTED OAK TREE ENCROACHMENT:**

7. This grant allows encroachment within the protected zone of six (6) trees of the Oak genus identified as Trees Number 3(h), 4, 8, 9, 10 and 911 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.



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**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted on site or within the same community if approved by the County Forester. If mitigation trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
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To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

Very truly yours,



KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

KT:jl

Enclosure



# Juan Bautista

## Certified Arborist ISA

983 E Easy St

Simi Valley CA 93065

818.430.8133

[juan@nwtreesinc.com](mailto:juan@nwtreesinc.com)



Certification ID: WE-12613A



CTSP Certification #022097

---

APR 4, 2025

## Oak Trees Survey

Prepared for: Amber Lincoln

Service Address: 1362 Old Topanga Canyon Rd,

Topanga, CA 90290

By: Juan Bautista

ISA Certified Arborist WE-12613A

*Remember trees are life, be proactive, not reactive.*



## Tree Description

- Species: Coast Live Oak /Quercus agrifolia
- East-facing stem: 22 inches
- West-facing stem (roadside): 24 inches
- Remaining Tree Height: Approximately 10 ft
- Canopy Spread: None – canopy has been removed

## Observations

The tree was previously topped at approximately 10 feet above ground by the property owner, who intends to use the remaining trunk for artistic purposes.

At the time of inspection, no signs of live tissue were observed—the tree is confirmed dead.

Visual signs of beetle damage were found on the main trunk, which may have contributed to the tree's decline.

The arborist inspected the tree a few years ago and noted that it was under severe stress then. The property owner also confirmed that the tree had died completely before the partial removal.

## Recommendation

Confirmed Status: Dead Tree

Recommended Action:

- Continue removal of the remaining trunk down to approximately 6 inches above ground level to eliminate potential hazards and decay issues.
- Alternatively, the client may retain the remaining trunk for non-living use (e.g., carving or artwork), provided that it poses no risk to surrounding structures or public safety.

## Notes

As a confirmed dead tree, this specimen no longer provides canopy or ecosystem services and may become structurally unstable.

Any decision to preserve the remaining trunk should involve regular monitoring for decay or structural compromise.



## Photos













## Limitations

I relied upon information regarding the site and the subject tree that you provided to me. For the purposes of this report, I assumed all the information you gave me to be true. If any of the information provided to me is found to be inaccurate, the conclusions in this report may be invalidated.

My observations are based on a strictly visual inspection of the property, and some hidden or buried symptoms and signs may not have been observed. I did not conduct the excavation, coring, or aerial inspection to make observations.

Specialty arborists would be needed to conduct root crown inspections and extent-of-decay analysis on the tree if these additional inspections are desired.

Although the condition of the tree will change throughout the year, my analysis is only based on the observations I gathered at the time of inspection. I do not guarantee the safety, health, or condition of the tree. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the tree may not arise in the future.

Arborists are tree specialists who use their knowledge, education, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living trees.

Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living

organisms that fail in ways not fully understood. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees.



## Certification Statement

The signature below confirms that the information provided about the protected oak tree is true and accurate to the best of my knowledge. It is based on the results of a survey conducted by qualified arborist Juan Bautista on April 4, 2025. If you have any questions about the methods used or the report's findings, please feel free to contact me via email at [juan@nwtreesinc.com](mailto:juan@nwtreesinc.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Juan Bautista', written over a horizontal line.

Juan Bautista  
ISA Certified Arborist WE-12613A  
Mobile: 818-430-8133



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Rd.

City & State: Topanga, Ca.

Phone: (310)962-7601

Tree tag #10	Location: 2' N. of roof, 352 degrees N. of residence.
Species: Quercus agrifolia (Coast Live Oak)	
Size: 11" D.B.H. 50' tall, 25' wide, healthy canopy, rating: B.	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is Native and protected by L.A.City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Note: All growth is to the West.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of several protected trees on or near the site.	
Thank you, John Windsor Certified Arborist WE1890-A	



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Rd.

City & State: Topanga, Ca.

Phone: (310)962-7601

<b>Tree tag #3      Location: 18' S.W. 220 degrees W. of residence</b>	
Species: Quercus agrifolia (Coast Live Oak)	
Size: Mature 48" D.B.H. 55' tall, 50' wide, 20' to first branching. Sparse canopy.	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is Native and protected by L.A. City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of several trees on or near the site that have been tagged previously.	
Thank you, John Windsor Certified Arborist WE1890-A	



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Rd.

City & State: Topanga, Ca.

Phone: (310)962-7601

<b>Tree tag #4</b>	<b>Location: 3' from roof line 78, degrees E. of residence.</b>
Species: Quercus agrifolia (Coast Live Oak)	
Size: Mature 35" D.B.H. 55' tall, 55' wide, dense canopy. Rating: A	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is a Native and protected by L.A.City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Follow L.A.City guidelines for working near protected trees.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of several protected trees on or near the site.	
Thank you, John Windsor Certified Arborist WE1890-A	



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Rd.

City & State: Topanga, Ca.

Phone: (310)962-7601

<b>Tree tag #5</b>	<b>Location: 17' N. of roof. 352 degrees N. of residence.</b>
Species: Quercus agrifolia (Coast Live Oak)	
Size: Mature 15" D.B.H. 45' tall, 55' wide, healthy canopy, rating: A.	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is Native and protected by L.A.City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Note: Some die-back on North side of tree.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of several protected trees on or near the site.	
Thank you, John Windsor Certified Arborist WE1890-A	



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Rd.

City & State: Topanga, Ca.

Phone: (310)962-7601

Tree tag #6      Location: 10' N. of roof, 352 degrees N. of residence.	
Species: Quercus agrifolia (Coast Live Oak)	
Size: Mature 15" D.B.H. 45' tall, 35' wide, healthy canopy, rating: A.	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is Native and protected by L.A.City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Note: Some die-back on North side of tree.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of several protected trees on or near the site.	
Thank you, John Windsor Certified Arborist WE1890-A	



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Rd.

City & State: Topanga, Ca.

Phone: (310)962-7601

<b>Tree tag #7</b>	<b>Location: 8' N. of roof, 352 degrees N. of residence.</b>
Species: Quercus agrifolia (Coast Live Oak)	
Size: Mature 8" D.B.H. 18' tall, 18' wide, healthy canopy, rating: B.	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is Native and protected by L.A.City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Note: All growth is to the North West.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of several protected trees on or near the site.	
Thank you, John Windsor Certified Arborist WE1890-A	



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Rd.

City & State: Topanga, Ca.

Phone: (310)962-7601

<b>Tree tag #8</b>	<b>Location: 7' N. of roof, 352 degrees N. of residence.</b>
Species: Quercus agrifolia (Coast Live Oak)	
Size: Mature 9" D.B.H. 30' tall, 15' wide, healthy canopy, rating: B.	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is Native and protected by L.A.City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Note: All growth is to the South.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of several protected trees on or near the site.	
Thank you, John Windsor Certified Arborist WE1890-A	



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Rd.

City & State: Topanga, Ca.

Phone: (310)962-7601

<b>Tree tag #9</b>	<b>Location: 3' N. of roof, 352 degrees N. of residence.</b>
Species: Quercus agrifolia (Coast Live Oak)	
Size: 10" D.B.H. 40' tall, 25' wide, healthy canopy, rating: B.	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is Native and protected by L.A.City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Note: All growth is to the South.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of several protected trees on or near the site.	
Thank you, John Windsor Certified Arborist WE1890-A	



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
27305 Live Oak Rd. A-407  
Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans (Semper Solaris)  
Address: 1362 Old Topanga Cyn. Rd.  
City & State: Topanga, Ca.

Phone: (310)962-7601

<b>Tree survey: Including but not limited to Native and Protected Trees</b>
Species: Quercus agrifolia (multiple) + Ailanthus altissima (mature stand)
Size: Mature see individual reports for each tree.
Trees have been tagged, photographed and measured according to specs.
Trees will not be pruned or encroached upon during construction.
NOTE: 2 Quercus agrifolia are untagged on Bonnell St. outside of work zone.
Trees #910 + 911 have been previously tagged. 911 is 14' to roof, 910 is 17'.
Trees #910 + 911 are street trees on Old Topanga Rd.
Tree #4 is in Neighboring yard, approximately 3' East of roofline.
Several Ailanthus altissima trees are in neighboring yard. These trees are invasive.
All trees including trees outside of the property have been photographed.
See enclosed photos and site plan.
Total due from Old Topanga project = \$270.00 please pay from this invoice.



Date: 10-31-2023

**JOHN WINDSOR  
CERTIFIED ARBORIST**

I.S.A. #WE -1890-A  
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Castaic, Ca. 91384  
(661)904-6895

**CERTIFIED ARBORIST REPORT**

To: Rob Evans

Address: 1362 Old Topanga Cyn. Road

City & State: Topanga, Ca.

Phone: (310)962-7601

<b>Tree tag #2</b>	<b>Location: 37' from roof line 266 degrees W. of residence</b>
Species: Quercus agrifolia (Coast Live Oak)	
Size: Mature 4 trunks 9"-12" D.B.H. 40' tall, 55' wide.	
Impact: None, tree will not be pruned or harmed during construction.	
Recommendations: Continue to give tree normal care throughout construction.	
NOTES: Tree is Native and protected by L.A.City protected tree ordinance.	
Tree is tagged on North side of tree approximately 5' above grade.	
NOTES: Customer will be installing solar panels on roof of residence.	
Tree was previously tagged.	
Labor: Site inspection, photos and tree measuring and tagging.	
Materials: See enclosed photos, site plan and field report.	
Tree is one of 11 trees on or near the site. Includes street trees and adjacent trees.	
Thank you, John Windsor Certified Arborist WE1890-A	