

**INDIGENOUS TREE REPORT
FOR
RESIDENTIAL CONSTRUCTION**

AT

**3213 MILLS AVENUE
GLENDALE, CA 91214
(APN:5607-016-017)**

Prepared for:

Mr. Scott Anderson
2852 Foothill Blvd.
La Crescenta, CA 91214

June 23, 2025

Prepared by:

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Table of Contents

Summary-----	1
Introduction-----	2
Background-----	2
Assignment-----	2
Limits of the Assignment-----	2
Purpose and Use of the Report-----	2
Observations-----	3
General Site Observations-----	3
Tree Evaluation-----	3
Oak Tree-----	4
Construction Impact-----	5
Tree Preservation Plan-----	5
Conclusion-----	7
Appendix I: Protected Tree Inventory-----	8
Appendix II: Photographs-----	9
Appendix III: Site Plan-----	14
Glossary-----	15
Assumptions and Limiting Conditions-----	16
Certificate of Performance-----	17
Copies of Licenses-----	18

SUMMARY

I was retained by **Mr. Scott Anderson**, owner of the residential property located at 3213 Mills Ave., in La Glendale, California, to prepare an Indigenous Tree Report (ITR), and assess the impact of a planned major construction project to a nearby indigenous oak tree.

As observed, there is a mature Coast Live oak tree on the west side of the existing dwelling. The latter is only one foot-and-a-half from the edge of the tree's trunk. As surveyed, the oak tree is outside the property line, and as inspected, the tree is in acceptable condition.

It is being proposed to demolish the existing structure, and build a new dwelling, and this time the edge of the oak tree's trunk will be about six feet and eight inches from the wall of the new structure.

Demolition operations and excavation for the new dwelling's foundation near the oak tree should be done under the supervision of a Certified Arborist. Preservation of as many exposed roots must be a priority, and the oak tree must be maintained during the entire construction period.

INTRODUCTION

Background

Mr. Scott Anderson, owner of the residential property located at 3213 Mills Ave., in Glendale, California, requested that I prepare an Indigenous Tree Report, because of a major construction project.

And because of the presence of an indigenous oak tree close to the property line, he requested that I evaluate the subject tree and assess the possible impact of the construction to it and give my professional opinion for its preservation. After discussing my fees, I was retained to examine the tree and write a report of my findings.

Assignment

I agreed to perform the following:

- Survey the property for indigenous and protected trees.
- Inspect and evaluate the indigenous and protected trees on site and on the abutting properties, in close proximity of the property lines.
- Submit a written report of my observations and findings.
- Make appropriate recommendations if needed, based on my findings.

Limits of the Assignment

This report and the observations included herein are based on my visit to the site on June 19, 2025.

For this Indigenous Tree Report, the inspection and evaluation of the tree were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or property in question may not arise in the future.

Purpose and Use of the Report

The purpose of this report is to assess the condition of any indigenous and protected tree on site and on the abutting properties in close proximity to the property lines and the possible impact to it from the proposed construction project. This report is intended for the exclusive use of **Mr. Anderson** and his representatives. Upon submission, this report will become their property and its use will be at their discretion.

OBSERVATIONS

General Site Observations

The residential property is located at 3213 Mills Ave., in the City of Glendale, County of Los Angeles, California, 91214.

This is Lot 152 of Tract #5547 and the Assessor's Parcel Number (APN) is: **5607-016-017**, in an R1-II Low Density Residential zoning area.

Easiest access to the area is from the Foothill (210) Freeway, off from Pennsylvania Ave. exit, which is also the nearest cross-street and the nearby major road.

The lot has a total area of 5,000 sq. ft. and the existing one-story single-family dwelling has a total of 504 sq. ft area. It is being proposed to demolish the existing residence and build a 2,000 sq. ft. one story new dwelling and a 400 sq. ft. attached garage.

On the west side of the property is a stormwater drainage channel, which with its two banks is the property of the County of Los Angeles. Apparently, the existing dwelling has encroached into the east bank of the channel, where is located the mature Coast Live oak (*Quercus agrifolia*) tree.

As observed, the only mature trees on site are a Brazilian pepper (*Schinus terebinthifolia*) tree, Queen palm (*Syagrus romanzoffiana*) trees, and some citrus and fig trees. The oak tree, another mature pine tree and other non-indigenous trees are located outside the property line, on the abutting County land.

Tree Evaluation.

According to City of Glendale Tree Ordinance (Title 12), "Protected indigenous tree" or "indigenous tree" or "protected tree" means any tree with a trunk which is six inches or more in diameter as measured at a height of 54 inches above the lowest point where the trunk meets the soil, or in case of a tree with more than one trunk, whose combined diameter of any two trunks is at least six inches in diameter as measured at a height of 54 inches above the lowest point where each trunk meets the soil, which is one of the following Southern California native tree species, including any hybrid trees with parentage of one or more species: California Live Oak (*Quercus agrifolia*), Scrub Oak (*Quercus berberidifolia*), San Gabriel Oak (*Quercus durata* var. *gabrielensis*), Valley Oak (*Quercus lobata*), Mesa Oak (*Quercus engelmannii*), California Bay (*Umbellularia californica*), and the California Sycamore (*Platanus racemosa*).

According to this Ordinance, there are no indigenous trees on site or within twenty feet from the property lines on the abutting residential properties.

This report will discuss the only indigenous oak tree, which although is located within the confines of the property, but as surveyed, it is outside the property line and is the property of the County of Los Angeles.

A Lufkin diameter tape was used to measure the DBH (Diameter at Breast Height or at 54 inches above grade) of the oak tree. Tree height was estimated.

Canopy spread and other dimensions were measured with a Stanley measuring tape.

All the characteristics of the oak tree are summarized in the Protected Tree Inventory (**Appendix I.**)

The oak tree is located on the Site Plan (**Appendix III**), and its canopy spread is drawn to scale on the Site Plan.

I took several photographs of the lot and the tree (**Appendix II.**)

Oak Tree

This Coast Live oak (*Quercus agrifolia*) tree is located at about 17 inches from the wall of the existing residence.

It has a single slightly west-leaning trunk, with a DBH of 24 inches. It divides to two main stems at about fifteen feet from grade; one extends eastward, and the other continues upward.

Many of the main scaffold branches of the tree have been cut in the past almost to an elevation of 25-30 feet, and the resulting crown of the tree is above that height and is uneven.

Because of the presence of a mature pine tree on its northwest side, the crown of the tree is almost completely toward the east side. While branches extend by 18 feet toward the east and north sides, they reach only 11 feet toward the south side and no significant-size branches are seen toward the west side.

The overall height of the crown is about 35 feet.

Foliage is of acceptable density, but signs of scorch are visible throughout the crown. No signs of other disease or infestation are visible. No decay cavities are also present on the main trunk and main branches.

This tree is of average vigor, and on 0 to 5 grading (0 being dead and 5 being excellent), the condition rating of this tree is 3 (Average.)

CONSTRUCTION IMPACT

As discussed above, the planned construction project is to demolish the existing dwelling and build a new one-story single-family residence.

As communicated by the property owner, the wall of the existing dwelling, which was part of added living area, was built many years back without a permit.

As measured, that wall is only 17 inches from the trunk base of the oak tree. Apparently, the oak tree has not been impacted by the foundation work for that wall, either because there were no roots toward that side, or because roots were somehow not severed when trenching for the foundation.

At present, it is being proposed to build the new residence away from the trunk of the oak tree, which as planned, its trunk edge will be six feet and eight inches from the residence wall.

The area of the foundation across from the oak tree trunk must be dug manually, to expose without damaging any roots that possibly would be present in that area. All demolition and excavation must be performed under the direct supervision of the Arborist of Record (AOR), who should be making the decision as to how to preserve or severe certain roots. During construction, the oak tree must be mulched and irrigated regularly, to compensate for any root loss.

TREE PRESERVATION PLAN

To secure the survival of the retained oak tree, the following guidelines should be adopted and executed during the entire period of the construction:

- **Tree Protection Zone (TPZ):** Before and during the construction phase, a Tree Protection Zone (TPZ) should be established as far possible away from the trunk of each retained tree. Chain-link fence must be erected along the perimeter of the protection zone to prevent access. A "WARNING - Tree Protection Zone" sign will be prominently displayed on the fence. Mulching and irrigation will be needed for this tree. A temporary irrigation system will compensate for any possible root loss. The tree will still have substantial root plate area that will not be encroached upon, and the expected root severance should be within accepted thresholds. The tree is recessed to a certain extent from construction traffic, so no mulching will be necessary for the construction route.

- **Storage and Disposal:** Supplies and materials, including paint, lumber, concrete overflow, etc., shall not be stored or discarded within the tree protection zone. All foreign debris within the protection zone should be removed; it is important to leave duff, mulch, chips, and leaves around the retained tree for water retention and nutrients. Draining or leakage of equipment fluids, i.e., oils, hydraulics, gasoline, paint, paint thinners, etc., shall be avoided.
- **Grade Changes:** Grade changes, including adding fill, shall not be permitted within the tree protection zone, without special written authorization and under supervision by the certified arborist. Lowering the grade would necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree. Adding soil, even temporarily, on top of the existing grade, would compact the soil further, and decrease both water and air availability to the tree's roots.
- **Pruning:** In case some cutting-back of some branches will be necessary to accommodate the structure, all pruning shall be done under the direction of the AOR and using ISA guidelines. The crown this tree won't be impacted.
- **Root Pruning:** All trenching should be done by hand or an air spade. If root pruning will be necessary, they should be pruned using a Dosko root pruner or equivalent. All cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. If trenching within the tree protection zone is unavoidable, an air spade shall be used rather than mechanical trenching equipment. Any underground line within the tree protection zone shall curve so that no roots are impacted.
- **Irrigation:** Approximately 48 hours before root pruning, the soil shall be irrigated to a depth of three feet. The liquid root stimulant "Root Concentrate" shall be added to the irrigation water prior to root pruning. This product helps the tree to regenerate root growth.
- **Chemical Treatment:** If insects or other organisms are present, a licensed pest control adviser should direct the treatment by a licensed applicator.
- **Inspection:** During construction, a Certified Arborist (Arborist of Record, AOR) shall inspect the oak tree on a monthly basis. A report comparing tree health and condition to the original, pre-construction baseline shall be

submitted following each inspection. The inclusion of photographs is advised. After construction is done, the inspection of the tree should continue for at least the next six months and even more, if the tree shows signs of stress.

Any mitigation procedures proposed by the AOR, i.e., fertilizing, spraying, washing the foliage, mulching, etc., should be performed without any delay.

CONCLUSION

As discussed, the planned construction of the new residence could impact the indigenous oak tree located at the west side of the property.

The absence of any infrastructure damage around the trunk of the tree is an indication that no major roots have encroached toward the existing house.

However, during demolition and preparation for foundation, the AOR must be present and direct the work, in order to minimize any damage that could happen to any root that will be discovered in the area.

This report will be reviewed by the Urban Forestry Department of the City of Glendale. The Department could have additional input for the preservation of the indigenous tree.

Appendix I

PROTECTED TREE INVENTORY

3213 MILLS AVE., GLENDALE, CA 91214 (APN: 5607-016-017) ARSEN MARGOSSIAN, MS ISA CERTIFIED CONSULTING ARBORIST (WE-7233A) 818 669 6469 , ARSENM@PACBELL.NET JUNE 23, 2025							
SPECIES	DESIGNATION	DIAMETER (DBH)	HEIGHT	SPREAD	CONDITION RATING	IMPACT	STATUS
COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	INDIGENOUS	24"	35'	30'	3	POSSIBLE ROOT SEVERANCE	RETAIN/ PROTECT
TREE CONDITION: 0=DEAD , 1=POOR , 2=FAIR , 3=AVERAGE , 4=GOOD , 5=EXCELLENT							

Appendix II

PHOTOGRAPHS



The property front seen from the street.
(This and the following photographs were taken on June 19, 2025.)



The oak tree seen from the southeast side.



The oak tree seen from the north side.

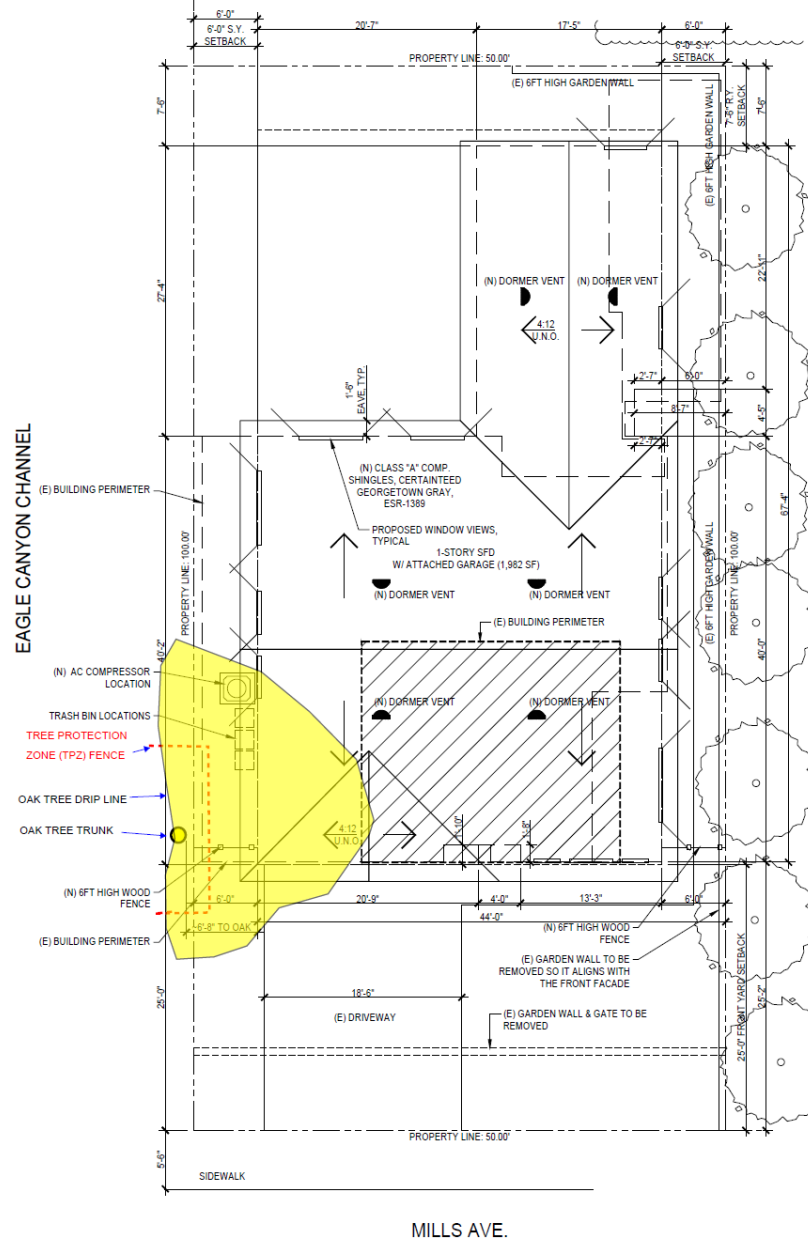


View of the main trunk of the oak tree.



Distance of seventeen inch from the existing wall to the oak tree trunk edge.

Appendix III
SITE PLAN
(See attached architectural site plan.)



01 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



Assumptions and Limiting Conditions

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject tree, and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation of the tree were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or property in question may not arise in the future.

Certification of Performance

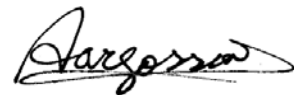
I, Arsen Margossian, certify:

- That I have personally inspected the tree and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of Assignment;
- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I am an ISA Certified Arborist (#WE-7233A), I hold ISA Tree Risk Assessment Qualification (TRAQ), I am California Licensed Pest Control Advisor (#71429) and California Licensed Forestry Pesticide Applicator (#121525). I also am a 2007 graduate of ASCA Academy.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and California Association of Pest Control Advisers (CAPCA).

Signed:



Date: June 23, 2025.

Copies of Licenses



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Polihian
Caitlyn Polihian
CEO & Executive Director

5 March 2005

Issue Date

30 June 2026

Expiration Date

WH-7233A

Certification Number



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Polihian
Caitlyn Polihian
CTO & Executive Director

1 February 2013

Issue Date

31 December 2026

Expiration Date



Copies of Licenses

