

# Flintridge Tree Care

2570 E Walnut Street  
Pasadena, CA 91107  
818 952-5300 626 577-8000  
#800390

October 24, 2024

Justin Agredano  
870 Bank Street  
South Pasadena, CA 91030

(APN 5314-020-001)

RE: Tree removal request

## Assignment Purpose

I, Lance E Henry Certified Arborist #WE 0226A @ Flintridge Tree Care hired Justin Agredano to request approval for (citrus limon) Lemon tree located in the backyard.

## Project Description and Background

The owners of 870 Bank Street South Pasadena CA 91030 is in process of building an ADU and working on the plans to submit to the City of South Pasadena. The architect did not include the subject (citrus limon) Lemon tree in the plans for the ADU. No other trees/shrubs existing on the property to be effected by the ADU. All others trees belonging to the neighbor is protected behind wood fencing.

## Square Footage of the Property and Existing Structure

The existing house is approximately 1394 square feet and lot size 8533 square feet.

## Field Observations

Subject lemon tree located in rear of property. Property is well manicured and maintained. The (citrus limon) Lemon tree proposed to be removed (if approved) and all other trees will be protected during construction. No visible specimen of heritage trees along proposed construction zone.

## Recommendations

We recommend removal of this subject tree to allow ADU process to continue and protect the utility lines running thru this lemon tree. In addition to removal of subject lemon tree all protect in place steps will be followed during the construction period.

As added precaution the following will be adhered to.

- A protective 6ft chain-link fence installed with access gate will be installed before the start of construction (i.e demolition, grading etc).
- No building materials or chemicals of any kind to come in contact with either tree.
- Proper care shall be taken to include sufficient water, irrigation and nutrients as needed.

- Trenching should not impact the root system by using hand tools or air spade.
- Where structural footings, piping, utilities are required, if there is an encounter with any roots over 3" diameter must be redirected, contact engineer.
- Keep a natural grade for the health and growth of coastal live oak.
- Arborist should monitor trees as construction continues.

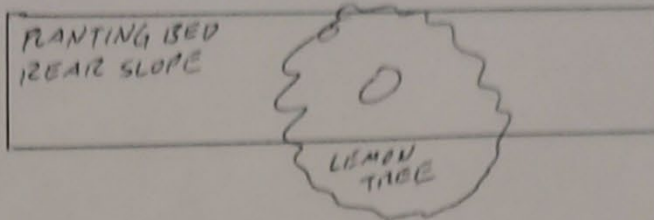
Sincerely,



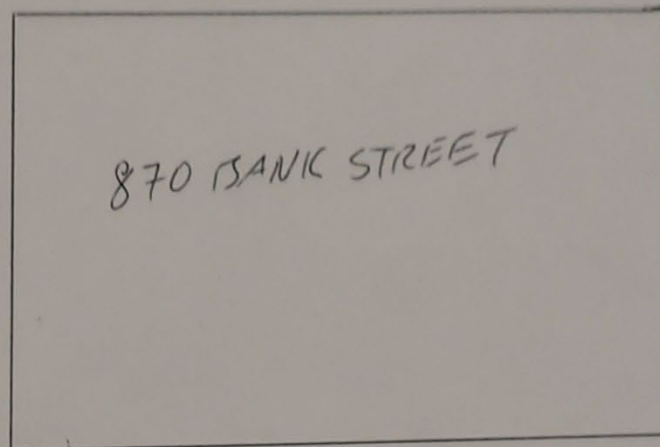
Lance E Henry, Certified Arborist WE 0226A



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BANK STREET

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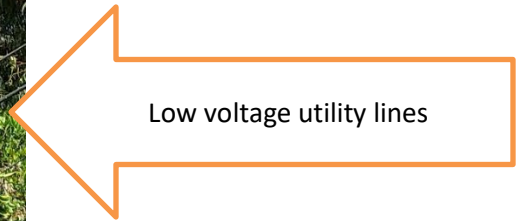
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870 Bank St - Google Maps



<https://www.google.com/maps/@34.109531,-118.1584516,3a,90y,350.01h,70.18t/data=!3m7!1e1!3m6!1srBCuLee-Zx6fZ7k2zq8-JA!2e0!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Ft...> 2/4











RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Justino V. Agredano  
870 Bank Street  
South Pasadena, CA 91030



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THIS SPACE FOR RECORDER'S USE ONLY:

AP#: 5314-020-001

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,100.00

[X] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[ ] Unincorporated area [X] City of South Pasadena AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sam Lizzul, an Unmarried Man

hereby GRANT(s) to:

Justino V. Agredano and Monica L. Agredano, Husband and Wife as Joint Tenants

the real property in the City of South Pasadena, County of Los Angeles, State of California, described as:  
Lot 6 of Tract No. 14526 as per Map recorded in Book 306, Pages 5 and 6 of Maps, in the Office of the County  
Recorder of said County.

Also Known as: 870 Bank Street, South Pasadena, CA 91030

Dated May 6, 2016

Sam Lizzul

*Sam Lizzul*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

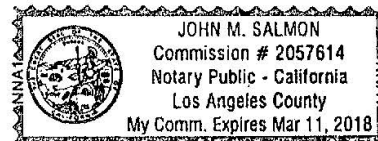
On June 8, 2016 before me, John M. Salmon A Notary Public personally  
appeared Sam Lizzul who proved to me on the  
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Signature

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

LA1660922

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