

City of El Monte
Tree Protection and
Preservation Ordinance
Building Applicants



Surveys and Inspections Incidental to Development

- **Any applicant requiring a demolition or grading permit issued by the Building and Safety Department shall require a tree survey plan and an Arborist's report.**
- **Any applicant for a discretionary land use approval (e.g., conditional use permit, variance, design review and the like)** issued by the Planning Commission who desire to remove one or more Protected Trees located upon any property in the City in connection with any residential or commercial development to be authorized under the land use approval shall include in their application the following:
 1. **A tree survey plan:** Identifies all Protected Trees located upon the property and identifies those Protected Trees that are proposed to be removed or that may be affected by the proposed development. The plan shall specify the precise location of the trunk and driplines and size, health and species of all existing Protected Trees.
 2. **Arborist's report:** The applicant shall also provide a report by a certified arborist. The report, based on the findings of the tree survey plan and other necessary information, shall be used to determine the health of existing trees, the effects of the proposed development upon the Protected Trees and recommendations for any special precautions necessary for the preservation of the Protected Trees. The report shall also identify which Protected Trees are proposed for removal.

Protection of Protected Trees During Construction

- Except with Protected Trees whose removal is authorized, all persons shall undertake the following prior to the commencement of any construction or demolition activities and until the issuance of a certificate of occupancy or a temporary certificate of occupancy:
 1. Install a sturdy fence at the perimeter of the protected zone of a Protected Tree;
 2. Prohibit excavation, grading, drainage and leveling within the protected zone of a Protected Tree;
 3. Prohibit the storage or disposal of oil, gasoline, chemicals or other harmful materials within the protected zone or in drainage channels, swales or other areas that may lead to the protected zone;
 4. Refrain from any of the unlawful activities set forth under Section 14.03.030 of Urgency Ordinance No. 2791, Tree Protection and Preservation Ordinance;
 5. Design utility services and irrigation lines to be located outside of the protected zone of a Protected Tree to the extent feasible; and
 6. Notify the City Arborist of any serious harm, destruction or other damage that befall a Protected Tree during construction or demolition activities and in no event shall the applicant undertake the removal of any Protected Tree not otherwise slated for removal unless and until the City Arborist has been given the opportunity to inspect the subject tree, evaluate its prospects for survival and issue a written determination as to whether the tree should be allowed to remain or be removed pursuant to an After-the-fact issued permit.