

March 25, 2025

Annie Tavetian Gallagher
HK Ventures, Inc.
13925 City Center Drive, Suite 200
Chino Hills, CA 91790

Subject: Arborist Analysis for the Chino Gateway Terminal Project in Chino, California (LSA Project No. 20241860)

Dear Ms. Gallagher:

LSA conducted a tree inventory and analysis for the Chino Gateway Terminal Project (project). The 7.35-acre project site (Assessor's Parcel Numbers 1021-052-04-0-0, 1021-052-06-0-00, 1021-052-09-0-0, and 1021-052-11-0-0) is at the southwest corner of Schaefer Avenue and Oaks Avenue in Chino, San Bernardino County, California (Figure 1; all figures attached).

METHODS

Trees on the site were inventoried on August 13, 2024, from 11:00 a.m. to 3:00 p.m. and on November 14, from 7:00 a.m. to 1:00 p.m. by LSA arborist Stan Spencer (International Society of Arboriculture [ISA] Certified Arborist WE-9358A) with assistance from LSA biologist Chrissy Kent. All trees with trunks 4 inches or more in diameter were inventoried.

RESULTS AND DISCUSSION

All trees on the project site will be removed due to conflict with project components. Figure 2 shows locations of all trees on the project site with trunk diameters of 4 inches or more. Table A provides information and replacement requirements for oak trees. Table B provides information on the remainder of the inventoried trees. Figure 3 shows site photographs.

If you have any questions or comments about this arborist analysis, please do not hesitate to contact me at (951) 690-6309 or Stan.Spencer@lsa.net.

Sincerely,

LSA Associates, Inc.



Stan Spencer, PhD
Biologist

Attachments: A: Table A: Oak Trees on the Project Site
Table B: Other Trees on the Project Site

- B: Figure 1: Project Location
- Figure 2: Tree Inventory Results
- Figure 3: Site Photographs
- C: City of Chino Correspondence Regarding Trees

ATTACHMENT A

TABLES

Table A: Oak Trees on the Project Site

Tree No.	Species	Trunk Diameter ¹ (inches)	Height (feet)	Health and Structural Stability Rating	Replacement Tree Requirement ²
36	Coast live oak (<i>Quercus agrifolia</i>)	17.8	26	Average	3 × 48" box
37	Coast live oak (<i>Quercus agrifolia</i>)	17.2	26	Average	3 × 48" box
65	Coast live oak (<i>Quercus agrifolia</i>)	16.1	42	Average	3 × 48" box
66	Coast live oak (<i>Quercus agrifolia</i>)	10.2	20	Average	2 × 36" box

Source: Compiled by LSA (2024).

¹ Measurements are taken at breast height (4.5 feet).

² Replacement requirement per the City's tree preservation ordinance, Municipal Code Section 20.19.040(F). All trees on the site except oak trees may be removed without meeting the replacement requirements specified in the ordinance. Kim Le, City of Chino Development Services Department, email to Annie Tavetian Gallagher, 12 December 2024. (Attachment C).

Table B: Other Trees on the Project Site

Tree No.	Species	Trunk Diameter ¹ (inches)	Height (feet)
1	Crape myrtle (<i>Lagerstroemia indica</i>)	25.0	30
2	Mexican fan palm (<i>Washingtonia robusta</i>)	14.0	40
3	Mexican fan palm (<i>Washingtonia robusta</i>)	18.0	60
4	Mexican fan palm (<i>Washingtonia robusta</i>)	21.0	65
5	Queen palm (<i>Syagrus romanzoffiana</i>)	13.0	30
6	Mexican fan palm (<i>Washingtonia robusta</i>)	17.0	60
7	Mexican fan palm (<i>Washingtonia robusta</i>)	17.0	60
8	Mexican fan palm (<i>Washingtonia robusta</i>)	17.0	52
9	Mexican fan palm (<i>Washingtonia robusta</i>)	19.0	55
10	Mexican fan palm (<i>Washingtonia robusta</i>)	17.6	55
11	Mexican fan palm (<i>Washingtonia robusta</i>)	19.4	55
12	Mexican fan palm (<i>Washingtonia robusta</i>)	20.1	55
13	Mexican fan palm (<i>Washingtonia robusta</i>)	16.6	55
14	Mexican fan palm (<i>Washingtonia robusta</i>)	17.8	55
15	Mexican fan palm (<i>Washingtonia robusta</i>)	18.5	55
16	Mexican fan palm (<i>Washingtonia robusta</i>)	18.2	55
17	Mexican fan palm (<i>Washingtonia robusta</i>)	20.7	60
18	Mexican fan palm (<i>Washingtonia robusta</i>)	19.8	18
19	Mexican fan palm (<i>Washingtonia robusta</i>)	18.0	30
20	Mexican fan palm (<i>Washingtonia robusta</i>)	15.0	10
21	Mexican fan palm (<i>Washingtonia robusta</i>)	15.0	30
22	Mexican fan palm (<i>Washingtonia robusta</i>)	15.0	28

Table B: Other Trees on the Project Site

Tree No.	Species	Trunk Diameter ¹ (inches)	Height (feet)
23	Mexican fan palm (<i>Washingtonia robusta</i>)	15.0	25
24	Mexican fan palm (<i>Washingtonia robusta</i>)	9.5	15
25	Mexican fan palm (<i>Washingtonia robusta</i>)	14.0	28
26	Mexican fan palm (<i>Washingtonia robusta</i>)	21.3	35
27	Mexican fan palm (<i>Washingtonia robusta</i>)	23.9	37
28	Mexican fan palm (<i>Washingtonia robusta</i>)	20.7	28
29	Aleppo pine (<i>Pinus halepensis</i>)	14.3	22
30	Italian cypress (<i>Cupressus sempervirens</i>)	13.0	10
31	Italian cypress (<i>Cupressus sempervirens</i>)	13.0	10
32	Carrotwood (<i>Cupaniopsis anacardioides</i>)	9.6	21
33	Aleppo pine (<i>Pinus halepensis</i>)	16.2	13
34	Aleppo pine (<i>Pinus halepensis</i>)	16.0	32
35	Loquat (<i>Eriobotrya japonica</i>)	17.6 (multi-trunk)	26
38	California sycamore (<i>Platanus racemosa</i>)	29.6	65
39	London planetree (<i>Platanus × hispanica</i>)	17.0 at 3 feet	36
40	Crape myrtle (<i>Lagerstroemia indica</i>)	4.5	13
41	Crape myrtle (<i>Lagerstroemia indica</i>)	5.5 at 5 inches	12
42	Crape myrtle (<i>Lagerstroemia indica</i>)	10.5 at 6 inches	16
43	Crape myrtle (<i>Lagerstroemia indica</i>)	8.2 at 6 inches	15
44	Crape myrtle (<i>Lagerstroemia indica</i>)	7.8 at 6 inches	18
45	Chinese elm (<i>Ulmus parvifolia</i>)	10.5	27
46	Chinese elm (<i>Ulmus parvifolia</i>)	6.1	20
47	Chinese elm (<i>Ulmus parvifolia</i>)	6.0	20
48	Chinese elm (<i>Ulmus parvifolia</i>)	6.2	20
49	Carolina laurelcherry (<i>Prunus caroliniana</i>)	5.5 at 3 inches	18
50	Chinese pistache (<i>Pistacia chinensis</i>)	12.6 at 2 feet	27
51	Carolina laurelcherry (<i>Prunus caroliniana</i>)	4.7	17
52	Chinese elm (<i>Ulmus parvifolia</i>)	11.3	17
53	Carolina laurelcherry (<i>Prunus caroliniana</i>)	4.1	15
54	White mulberry (<i>Morus alba</i>)	26.1 at 3 feet	26
55	Chinese elm (<i>Ulmus parvifolia</i>)	30.1	48
56	White mulberry (<i>Morus alba</i>)	18.5	30
57	Chinese elm (<i>Ulmus parvifolia</i>)	18.5	30
58	Chinese elm (<i>Ulmus parvifolia</i>)	23.8	38
59	Chinese elm (<i>Ulmus parvifolia</i>)	14.9	22

Table B: Other Trees on the Project Site

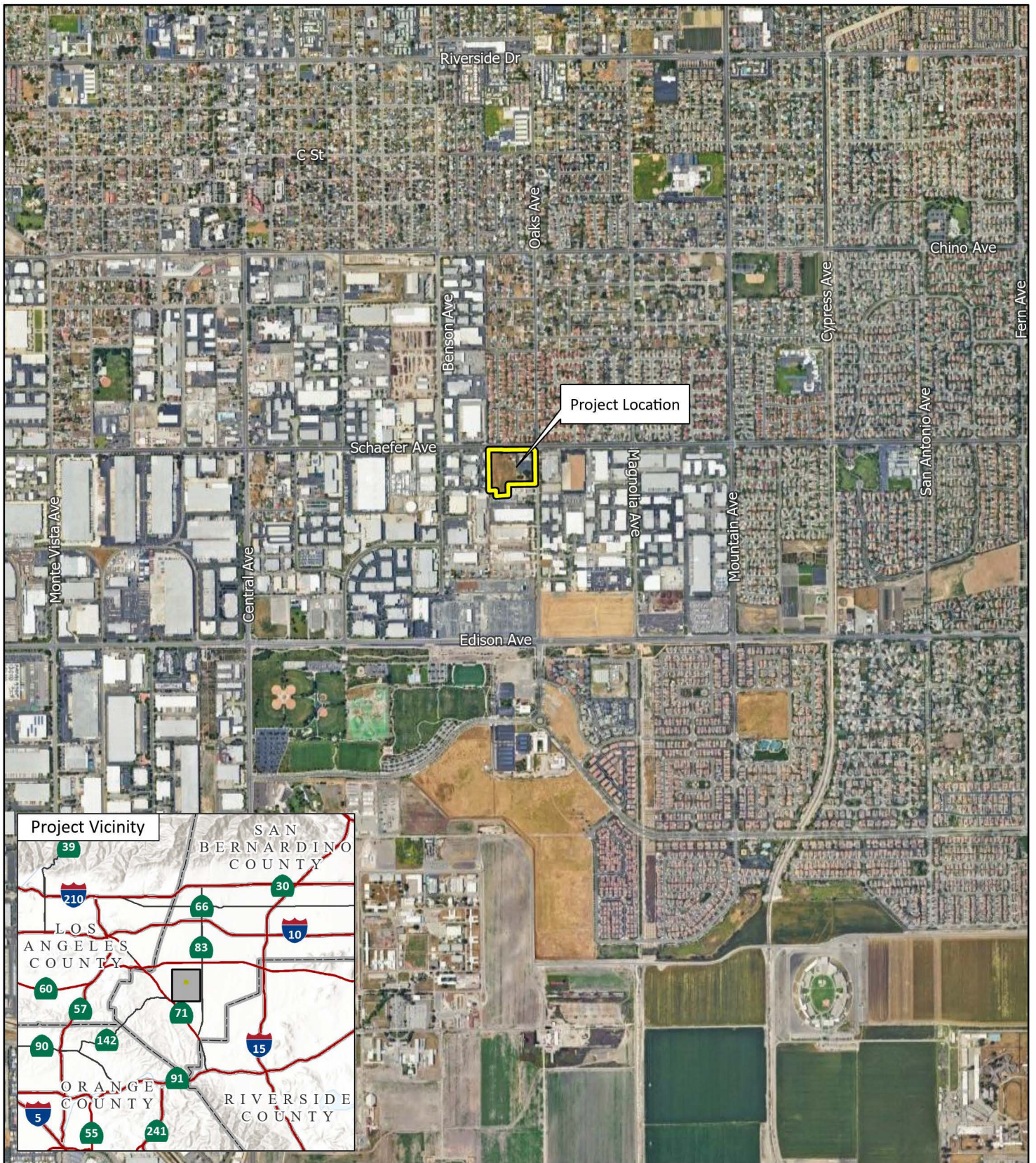
Tree No.	Species	Trunk Diameter ¹ (inches)	Height (feet)
60	Chinese elm (<i>Ulmus parvifolia</i>)	24.0 at 4 feet	45
61	Chinese elm (<i>Ulmus parvifolia</i>)	4.5 at 4 feet	46
62	Crape myrtle (<i>Lagerstroemia indica</i>)	6.0 at 3 feet	12
63	Apricot (<i>Prunus armeniaca</i>)	5.3 at 2.5 feet	13
64	Avocado (<i>Persea americana</i>)	4.7 at 2.5 feet	11
67	Brazilian pepper (<i>Schinus terebinthifolius</i>)	9.9 at 2.5 feet	25

Source: Compiled by LSA (2024).

¹ Measurements are taken at breast height (4.5 feet) unless the tree has branches below that height, in which case the measurement is taken below the branch point, and the height of the measurement is indicated. For multi-trunk trees, the measurement provided is the sum of trunk diameters.

ATTACHMENT B

FIGURES



LSA


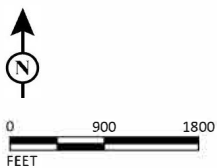
 Project Location

FIGURE 1



SOURCE: Google Maps (2024)
 I:\2024\20241860\GIS\Pro\Chino Gateway Terminal Project.aprx (3/23/2025)

Chino Gateway Terminal Project
 Project Location

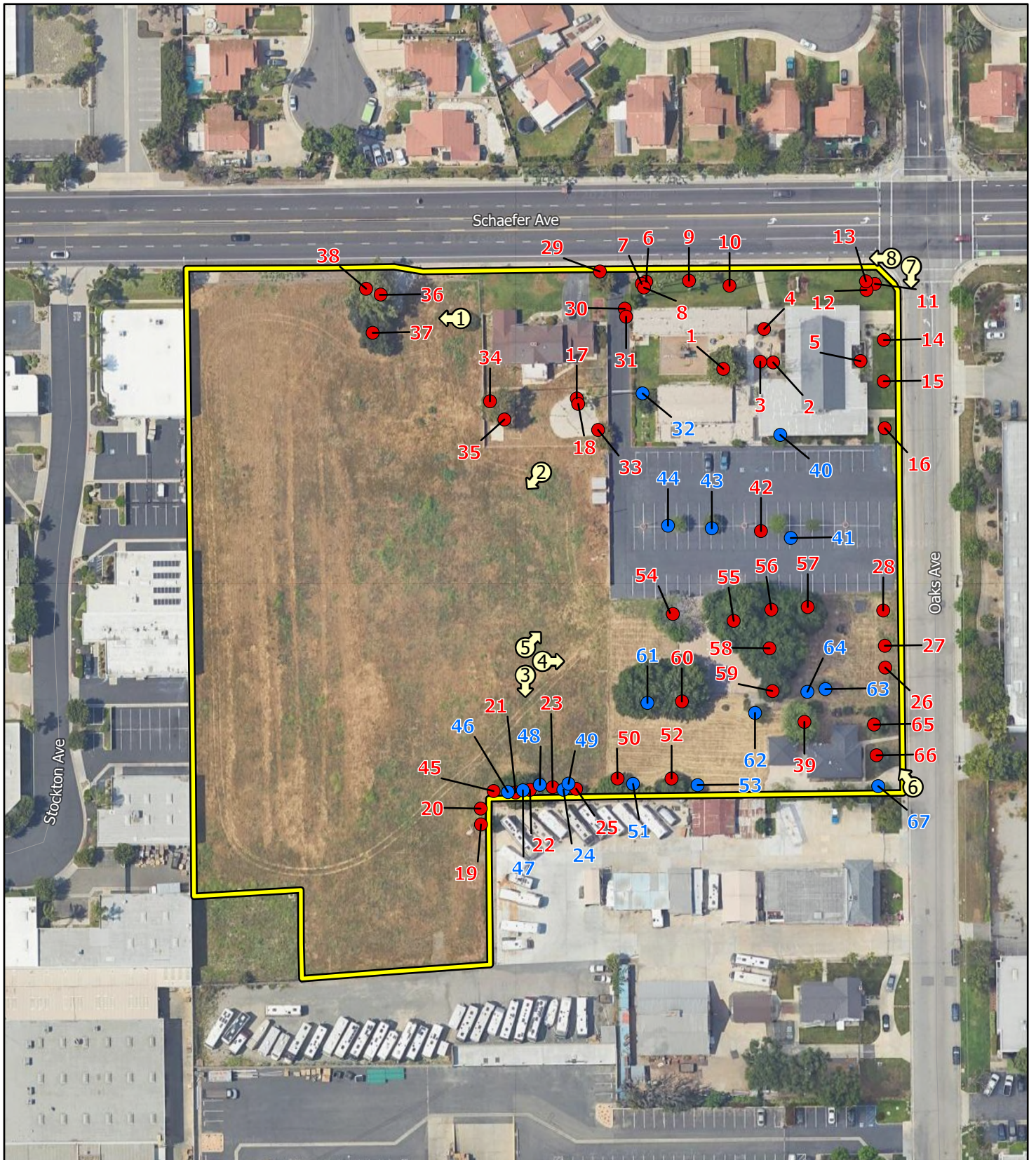
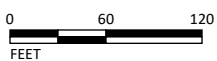


FIGURE 2

LSA

- Project Site
- 📍 Photograph Location
- Tree Inventory Results
 - Mature Tree
 - Other Tree



SOURCE: Nearmap (5/14/2024)

I:\2024\20241860\GIS\Pro\Chino Gateway Terminal Project.aprx (11/19/2024)

Chino Gateway Terminal Project
Tree Inventory Results



Photo 1: View of northwestern area of project site with two coast live oaks and a California sycamore, looking west.



Photo 2: View of western area of project site with ruderal vegetation, looking southwest.



Photo 3: View of the southern project limit with Chinese pistache (left), untrimmed Mexican fan palms (center and right), and Chinese elms (right).



Photo 4: View of southeastern area of project site with white mulberry (left) and Chinese elms, looking east.



Photo 5: View of northeastern area of project site with Mexican fan palms rising above (left to right) Aleppo pine, carrotwood, southern Brazilian magnolia, queen palm, and crape myrtles, looking northeast.



Photo 6: View from southeast corner of project site showing Brazilian pepper at fenceline, two coast live oaks, and Mexican fan palms, looking northwest.



Photo 7: View along eastern project limit showing queen palm and Mexican fan palms, looking south.



Photo 8: View along northern project limit showing Mexican fan palms, looking west.

ATTACHMENT C

CITY OF CHINO CORRESPONDENCE REGARDING TREES

From: [Le, Kim](#)
To: [Annie Tavetian Gallagher](#)
Subject: Re: [EXT EMAIL] RE: Gateway Terminal - In-Lieu Fee for Tree Replacement
Date: Thursday, December 12, 2024 3:12:01 PM
Attachments: [image001.png](#)

Annie,

I spoke to Andrea regarding the tree replacement ordinance and our concern is only regarding the existing oak trees on site. We would need to see an arborist report to determine the health of the oak trees and if there is a way to keep them where they are at and if not a way to relocate them somewhere else on site. The other trees on-site can be removed without having to meet the tree replacement ordinance.

Kim

From: Annie Tavetian Gallagher <annie@hkv.one>
Sent: Thursday, December 12, 2024 8:48 AM
To: Le, Kim <KLe@cityofchino.org>
Subject: [EXT EMAIL] RE: Gateway Terminal - In-Lieu Fee for Tree Replacement

Kim,

Were you able to discuss the in-lieu fee for the tree replacement?

Annie Tavetian Gallagher
(714) 869-0560 x701 (*work*)
(310) 938-1041 (*cell*)

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From: Annie Tavetian Gallagher
Sent: Wednesday, December 4, 2024 8:25 AM
To: Le, Kim <KLe@cityofchino.org>
Subject: Gateway Terminal - In-Lieu Fee for Tree Replacement

Kim,

Thanks for the call back this morning. Please let us know how the in-lieu fee would be calculated if we were to go that route for our project. The in-lieu fee is described in Code Section 20.19.040.F.6.

Thanks,

Annie Tavetian Gallagher

Senior Development Manager

(714) 869-0560 x701 (*work*)

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