



April 22, 2022

Paul Loubet
First Industrial, L.P.
898 North Pacific Coast Highway, Suite 175
El Segundo, CA 90245

Subject: Arborist Report for First Tamarind II Logistics Project in the City of Fontana, California
(LSA Project No. FRT2202)

Dear Mr. Loubet:

LSA conducted a tree inventory for the First Tamarind II Logistics Project (project). The approximately 4-acre project site (Assessor's Parcel Number 0256-011-03 and -04) is southwest of the intersection of Tamarind Avenue and Tamarind Court in the City of Fontana (City), San Bernardino County, California (Figure 1, attached). The tree inventory was conducted in accordance with the City's tree protection ordinance.¹ No trees meeting the ordinance's definition of a Significant, Heritage, or Specimen Tree were found on the site.

METHODS

Trees on the site were inventoried on April 1 from 10:00 a.m. to 12:45 p.m. by LSA arborist Stan Spencer (International Society of Arboriculture [ISA] Certified Arborist WE-9358A), assisted by LSA biologist Heather Monteleone. All ornamental, fruit, nut, and native trees with trunk diameters of at least 0.75 inch were inventoried, as well as stump regrowth and dead trees, if any.

The inventory did not include palms under 8 feet tall or weed species, such as tree tobacco (*Nicotiana glauca*) and tree of heaven (*Ailanthus altissima*). Inventoried trees were identified, assigned a number, mapped, and evaluated by measuring trunk diameter and height and assessing general condition. The trunk diameter for multi-stem trees was calculated by taking the square root of the sum of the squared diameters of the individual stems. The inventory and assessment were conducted in accordance with Section 28-67 of Article III (preservation of Heritage, Significant, and Specimen Trees) of the Fontana Municipal Code. Trunk diameter was measured at 6 inches above ground level for trees with trunk diameters of 0.75 to 4 inches, at 12 inches above ground level for trees with trunk diameters of 5 to 8 inches, and at 54 inches above ground level for trees with trunk diameters of 9 inches or greater. The height of measurement was lowered if necessary to avoid branch points. A tree health rating was applied on a scale of 10 to 100 to each tree, taking into account the species, trunk diameter, height, canopy, and structure.

¹ City of Fontana. 1994. Fontana Municipal Code. Chapter 28, Article III (Preservation of Heritage, Significant, and Specimen Trees). https://library.municode.com/ca/fontana/codes/code_of_ordinances?nodetd=CO_CH28VE_ARTIIIIPRHESISPTR (accessed February 10, 2022).

RESULTS AND DISCUSSION

Figure 1 shows locations of trees and stump regrowth on the proposed project site. Table A provides tree measurements, ratings, and replacement requirements according to criteria specified in the City's ordinance. There are no trees on the site that qualify as Heritage, Significant, or Specimen Trees. Trees on the site are in generally average to poor condition due to age, drought, and soil conditions. Replacement is required for all living trees and cut trees with stump regrowth, as specified in Table A. There are stands of tree tobacco and tree of heaven within in the south-central portion of the site. These are invasive species, not ornamental trees, and should be eradicated from the site.

If you have any questions or comments about this arborist report, please do not hesitate to contact me at (951) 781-9310 or stan.spencer@lsa.net.

Sincerely,

LSA Associates, Inc.



Stan Spencer, Ph.D.
Associate/Senior Biologist and Arborist

Attachments: Table A
Figure 1

Table A: Trees on the Project Site

Tree No.	Species	Rating	Trunk Caliper (inches)	Height (feet)	Heritage, Significant, or Specimen Tree?	Replacement Tree Requirement (based on rating and trunk caliper)
1	Northern catalpa (<i>Catalpa speciosa</i>)	40	7	15	No	1 x 15 gallon ¹
2	Chinaberry tree (<i>Melia azedarach</i>)	45	17	30	No	1 x 15 gallon ¹
3	Peruvian pepper tree (<i>Schinus molle</i>)	55	2	6	No	1 x 15 gallon ²
4	Indian laurel (<i>Ficus nitida</i>)	70	11	30	No	4 x 36" box ¹
5	Chinese elm (<i>Ulmus parvifolia</i>)	60	9 (multi-stem)	20	No	4 x 24" box ¹
6	Common fig (<i>Ficus carica</i>)	65	11 (multi-stem)	20	No	4 x 24" box ¹
7	Common fig (<i>Ficus carica</i>)	65	10 (multi-stem)	20	No	4 x 24" box ¹
8	Common persimmon (<i>Diospyros virginiana</i>)	50	4	12	No	1 x 15 gallon ²
9	White mulberry (<i>Morus alba</i>)	60	9	20	No	4 x 24" box ¹
10	Cootamundra wattle (<i>Acacia baileyana</i>)	55	8	6	No	1 x 15 gallon ¹
11	Lemon (<i>Citrus sp.</i>)	55	6	10	No	1 x 15 gallon ²
12	Lemon (<i>Citrus sp.</i>)	55	8 (multi-stem)	10	No	1 x 15 gallon ¹
13	Chinese elm (<i>Ulmus parvifolia</i>)	65	9	30	No	4 x 24" box ¹
14	Ash (<i>Fraxinus sp.</i>)	65	11	11	No	4 x 24" box ¹
15	Grapefruit (<i>Citrus x paradisi</i>)	55	4	15	No	1 x 15 gallon ²
16	Common guava (<i>Psidium guajava</i>)	55	7 (multi-stem)	15	No	1 x 15 gallon ¹
17	Loquat (<i>Eriobotrya japonica</i>)	55	6 (multi-stem)	12	No	1 x 15 gallon ²
18	Chinaberry tree (<i>Melia azedarach</i>)	65	20 (multi-stem)	35	No	4 x 24" box ¹
19	Lemon (<i>Citrus sp.</i>)	45	4 (multi-stem)	8	No	1 x 15 gallon ²
20	Chinaberry tree (<i>Melia azedarach</i>)	65	30	30	No	4 x 24" box ¹
21	Lemon (<i>Citrus sp.</i>)	stump regrowth	N/A	N/A	No	1 x 15 gallon; species to be determined by City staff ³
22	Chinaberry tree (<i>Melia azedarach</i>)	65	17 (multi-stem)	35	No	4 x 24" box ¹
23	Brisbane box (<i>Lophostemon confertus</i>)	65	10	25	No	4 x 24" box ¹
24	Brisbane box (<i>Lophostemon confertus</i>)	65	10	20	No	4 x 24" box ¹

Table A: Trees on the Project Site

Tree No.	Species	Rating	Trunk Caliper (inches)	Height (feet)	Heritage, Significant, or Specimen Tree?	Replacement Tree Requirement (based on rating and trunk caliper)
25	Brisbane box (<i>Lophostemon confertus</i>)	65	12	25	No	4 x 24" box ¹
26	Brisbane box (<i>Lophostemon confertus</i>)	Dead	N/A	N/A	No	None ⁴
27	Brisbane box (<i>Lophostemon confertus</i>)	30	10	25	No	1 x 15 gallon ¹
28	Brisbane box (<i>Lophostemon confertus</i>)	30	11	25	No	1 x 15 gallon ¹
29	Brisbane box (<i>Lophostemon confertus</i>)	Dead	N/A	N/A	No	None ⁴
30	Brisbane box (<i>Lophostemon confertus</i>)	65	9	25	No	4 x 24" box ¹
31	Brisbane box (<i>Lophostemon confertus</i>)	40	5	15	No	1 x 15 gallon ²
32	Brisbane box (<i>Lophostemon confertus</i>)	40	6	15	No	1 x 15 gallon ²

Source: Compiled by LSA.

- ^{1.} Replacement requirement indicated in Table No. IV (for Other Trees 7 inches or greater in diameter) in Fontana Municipal Code, Section 28-67.
- ^{2.} Replacement requirement indicated in Table No. III (for Other Trees under 7 inches in diameter) in Fontana Municipal Code, Section 28-67.
- ^{3.} Replacement requirement indicated in Fontana Municipal Code Section 28-67(f) for tree determined by a certified arborist to be stump regrowth.
- ^{4.} No replacement is required for trees determined to be diseased or dead by a certified arborist and approved by City staff (Fontana Municipal Code, Section 28-65(4)).



FIGURE 1

LSA

LEGEND



Project Site

Tree Survey Results

Orange circle: Stump Regrowth

Green circle: Tree

Purple circle: Dead Tree



First Tamarind II Logistics
Tree Survey Results

SOURCE: Nearmap (1/26/2022); San Bernardino County (2021)
I:\FRT2202\GIS\MXD\Bio\TreeSurveyResults.mxd (4/18/2022)