



December 11, 2024

Candice Bowcock, Principal Planner
City of La Verne
3660 D Street
La Verne, California 91750

Subject: Arborist Report for the Hillcrest Gateway Project in La Verne, Los Angeles County, California (LSA Project No. 20241974)

Dear Ms. Bowcock:

LSA conducted a tree inventory for the Hillcrest Gateway Development Project (project). The 1.4-acre project area consists of two sites encompassing Assessor's Parcel Numbers 8381-010-006, -028, -033, and -043, between Park Avenue and A Street in La Verne, Los Angeles County, California (Figure 1, attached).

The tree inventory was conducted in accordance with the City of La Verne's tree protection ordinance (La Verne Municipal Code, Chapter 18.78).¹ The ordinance provides for the protection of Significant Trees and Heritage Trees, which Section 18.78.020 of the ordinance defines as:

- G. *"Heritage tree "* means any tree or group of trees identified as such by city council resolution upon the city council finding that the tree or group of trees:
1. *Is of historical value because of its association with a place, building, natural feature, or event of local, regional, or national historic significance; or 2. Is identified on any historic or cultural resources survey as a significant feature of a landmark, historic site or historic district; or*
 3. *Is representative of a significant period of the city's growth or development; or*
 4. *Is designated for protection or conservation in a specific plan, conditional use permit, precise plan of design or similar development approval; or*
 5. *Is of significant size, age or rareness to warrant protection.*
- M. *"Significant tree"* means any tree that is identified or protected in a specific plan or is protected as a condition of approval of a precise plan, subdivision map, conditional use permit or variance and; any tree located on a parcel of private or

¹ City of La Verne. 2007. La Verne Municipal Code. Chapter 18.78 (Preservation, Protection and Removal of Trees). Website: <https://ecode360.com/44525384> (accessed December 6, 2024).

public property that has a caliper of eight inches or more and is of the following species:

Cedrus deodara—Deodar Cedar
Cinnamomum camphor—Camphor Tree
 All *Quercus* species of Oak—Oak Trees
Platanus racemosa—California Sycamore
Juglans californica—Southern California Black Walnut

Provided, however, that “significant tree” shall not include any tree under thirty-six inches in caliper located on a private parcel of property of less than one acre zoned for residential use. In determining the size of the parcel, contiguous lots in common ownership shall be treated as a single parcel.

METHODS

The City of La Verne’s Community Development Department was consulted regarding the potential for occurrence of Heritage Trees or Significant Trees as identified by City Council resolution or in a specific plan or prior project condition of approval.² LSA arborist Stan Spencer (International Society of Arboriculture [ISA] Certified Arborist WE-9358A) inventoried and evaluated all trees on the project site on December 2, 2024. All ornamental, fruit, nut, and native trees with a single-stem trunk caliper of at least 4 inches at 4 feet above ground level were inventoried and assigned a number. Any inventoried tree meeting the definition of Significant Tree or Heritage Tree in the City’s tree ordinance was further evaluated by measuring its height, canopy, and total trunk caliper; estimating its age; and assessing its general condition. Total trunk caliper was calculated as the trunk diameter or sum of trunk diameters (for multi-trunk trees) at 4 feet above ground level. If a tree branched at 4 feet, the trunk diameter was measured immediately below the branch point.

RESULTS

The tree inventory and evaluation resulted in mapping of 31 trees (Figure 1) comprising 19 species:

- Silver maple (*Acer saccharinum*)—Tree 8
- Bougainvillea (*Bougainvillea* sp.)—Tree 4
- Orange (*Citrus sinensis*)—Tree 21
- Carrotwood (*Cupaniopsis anacardioides*)—Tree 5
- Weeping fig (*Ficus benjamina*)—Trees 6 and 17
- Ash (*Fraxinus* sp.)—Trees 1, 9, 27, and 28
- Maidenhair tree (*Ginkgo biloba*)—Tree 23
- Cypress (*Hesperocyparis* sp.)—Tree 30
- English holly (*Ilex aquifolium*)—Tree 22
- Crape myrtle (*Lagerstroemia indica*)—Trees 20 and 25
- Glossy privet (*Ligustrum lucidum*)—Trees 10–16

² Dionisios Glentis email to Gabriel Rivera and Candice Bowcock, City of La Verne Community Development Department, 6 December 2024.

- Sweetgum (*Liquidambar styraciflua*)—Trees 2 and 19
- Saucer magnolia (*Magnolia soulangiana*)—Tree 31
- White mulberry (*Morus alba*)—Tree 26
- Olive (*Olea europaea*)—Tree 7
- Canary Island pine (*Pinus canariensis*)—Tree 29
- Aleppo pine (*Pinus halepensis*)—Tree 18
- London planetree (*Platanus × hispanica*)—Tree 24
- Queen palm (*Syagrus romanzoffiana*)—Tree 3

None of the inventoried trees are native to the area. None of the trees qualify as Significant Trees or Heritage Trees under the City's tree ordinance.

Sincerely,

LSA Associates, Inc.



Stan Spencer, PhD
Associate/Senior Biologist and Arborist

Attachment: Figure 1

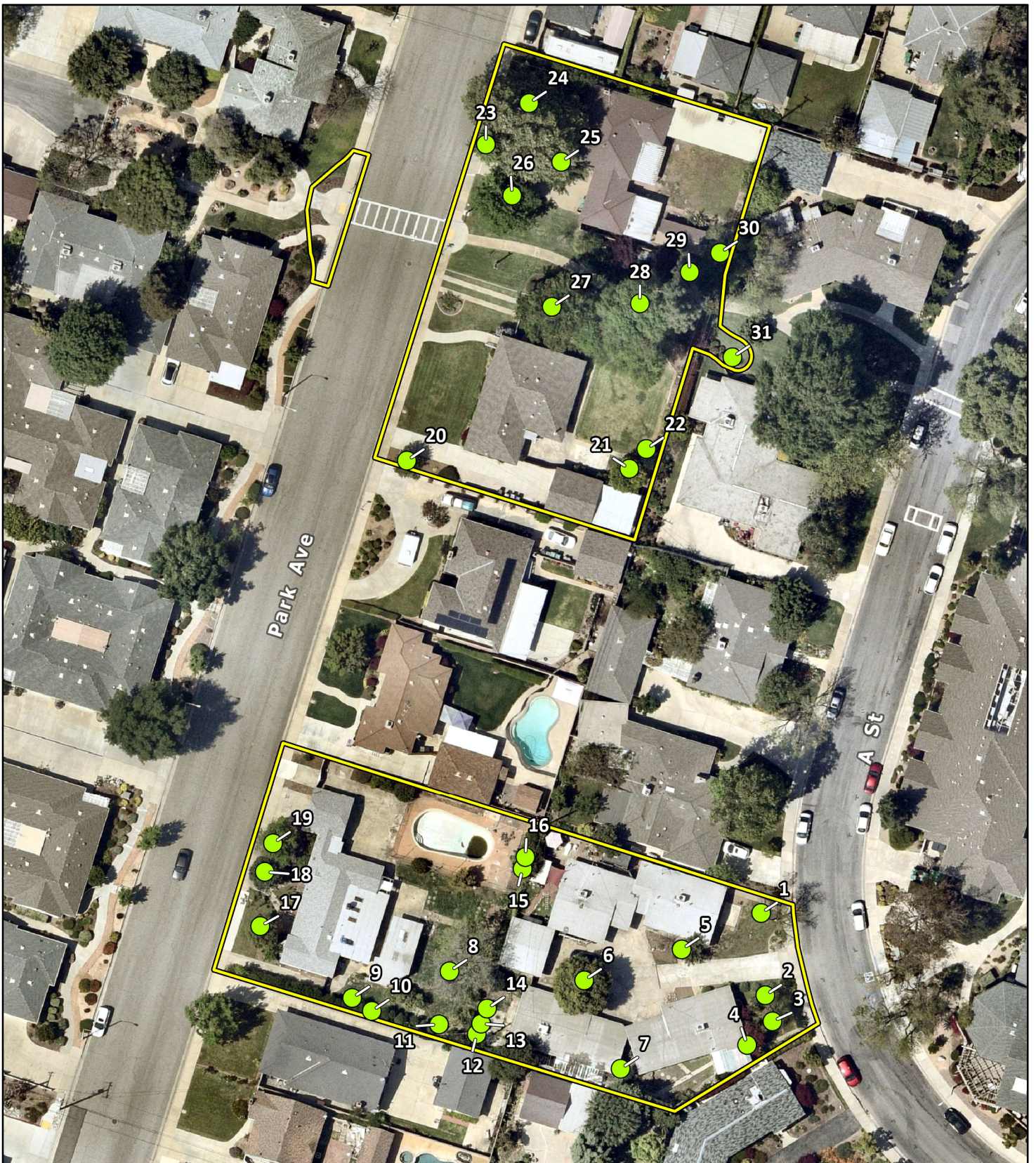


FIGURE 1

LSA

Project Location

Tree



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FEET

Hillcrest Gateway Project
Tree Locations

SOURCE: Nearmap Aerial Imagery (May 1, 2024)

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