

Exhibit E

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THOMPSON
WILDLAND MANAGEMENT

Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

January 12, 2026

Curtis Residence
3158 Don Lane
Pebble Beach, CA. 93953
APN: 008-361-024-000

Subject: Addendum to the original arborist report for 3158 Don Lane in Pebble Beach

Per the request of the *Monterey County Housing & Community Development Department-Planning Services* department, and as an addendum to the pre-construction tree impact assessment report dated May 10, 2025, the 3 declining and structurally deficient Monterey pines (*Pinus radiata*) identified as *Tree#s 1-3* will need to be removed due to their location within the construction footprint for the proposed parking improvement project. However, it should also be noted that per the *Tree Hazard Evaluation Forms* that were completed, it is true and accurate that these 3 aging and declining pines on their own, and regardless of construction related impacts, pose a hazard concern to the property and nearby home, as well as to nearby trees that will be retained.

The Monterey pine (*Pinus radiata*) identified as *Tree#1* has a DBH (diameter at breast height) of 28 inches (refer to *Figures 1-3*) and is planned for removal due to its location within the proposed construction footprint for the parking area. This large and senescing pine is in declining condition and the nearby *Tree#s 2 & 3* (located within 10 feet of *Tree#1*) that are also proposed for removal are in similar declining health and condition. Physiological and structural disorders for *Tree#1* include the following: 1) A notable lean towards the home with a majority of canopy weight on the leaning side of the tree; 2) Poor canopy balance and symmetry; 3) A structurally problematic bow and bend in the lower-mid section of the stem; and 4) The occurrence of pitch tube cankers and frass is evidence of wood boring beetle activity, which is adversely affecting tree health. This declining pine scored a hazard rating of 10 on the ISA Tree Hazard Evaluation Form, which meets the criteria of a hazard tree that should be removed. Per a County tree removal permit, it will be necessary to mitigate at a 2:1 replacement ratio with a

minimum 1-gallon container size trees in order to satisfy MCHCD tree removal permit requirements. It should be noted that County conditions require a 1:1 replacement ratio for native specie trees (e.g., pines, oaks and cypress) removed that are 6 to 23 inches DBH, and a 2:1 replacement ratio for protection status trees that are 24 inch DBH or larger.

The Monterey pine identified as *Tree#2* has a DBH of 25 inches and is also proposed for removal due to its location within the parking area construction footprint (refer to *Figures 1 & 2*). Similar to the nearby *Tree#1*, this large and senescing pine is also in declining health and condition. The most notable deficiency observed in this tree is a sparsely foliated and thinning canopy, which is a sign of declining health and condition. This declining pine also scored a hazard rating of 10 on the *ISA Tree Hazard Evaluation Form*, which meets the criteria of a hazard tree that should be removed. Per MCHCD tree removal permit conditions, this pine will also need to be replaced at a 2:1 replacement ration due to it being larger than 24 inch DBH.

The Monterey pine identified as *Tree#3* has a DBH of 19 inches and is proposed for removal due to its location within the parking area construction footprint (refer to *Figures 1 & 2*). Similar to the nearby *Tree#s 1 & 2*, this large and senescing pine is also in declining health and condition. The most notable deficiency observed in this tree is poor canopy balance and symmetry and a lean towards the occupied home, with a vast majority of canopy weight on the leaning side of the tree. This declining pine scored a hazard rating of 10 on the *ISA Tree Hazard Evaluation Form*, which meets the criteria of a hazard tree that should be removed. Per MCHCD tree removal permit conditions, this pine will need to be replaced at a 1:1 replacement ration due to it being in the 6-23 inch DBH size range.

Upon obtaining a County permit, tree removal should be performed by licensed and insured tree workers trained in accordance with ANSI Z133.1 safety regulations, as required by OSHA. Tree protection measures shall be installed to nearby trees that could be impacted by tree removal and/or construction operations. Additionally, if substantial soil disturbance occurs at the removal site it may be necessary to install erosion and sedimentation control measures to effectively stabilize exposed soil surfaces and contain sediment runoff. Furthermore, best management practices involved with tree removal, disposal, and the cleaning and sterilization of tools and equipment should be implemented to minimize the potential movement and spread of harmful biotic disorders that may be present.

Following tree removal, five (5) minimum 1-gallon container size Monterey pine seedlings or saplings of good physiological health and structural condition shall be planted on the subject property to replace the 3 removed pine trees, which will assist in sustaining and supporting the long-term health, viability and character of this mixed woodland environment. Alternatively, it should be acceptable to plant 2 young native

coast live oaks instead of 2 Monterey pines (resulting in 3 pines and 2 oaks, which should be acceptable to satisfy county mitigation requirements), since oaks are native to the region and are appropriate to this mixed woodland vegetation community. On this property, there are considerably fewer oaks compared to the more abundant and dominant pines, so planting more oaks will assist in improving native tree diversity and woodland habitat.

These 5 replacement plantings should be acquired from a local native plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or structural disorders. Furthermore, the young replacement trees should be planted during the appropriate time of year (i.e., fall or winter) using proper tree planting techniques and best management practices (e.g., adequate irrigation and tree protection from wildlife), and should be planted in suitable locations that will support healthy establishment and maturation. Successful completion of this MCHCD tree removal permit compliance action shall be achieved when the 5 replacement plantings survive a one-year monitoring period.

Best regards,

Rob Thompson
ISA Certified Arborist # WE-7468A
Resource Ecologist

1-12-26
Date

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