Exhibit F

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Tree Resource Assessment
Pebble Beach Lodge Post Office
Parking Lot Area

Prepared for:

Pebble Beach Company

Prepared by:

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June 5, 2017

Owner/ Project Manager:

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Forester and Arborist

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SUMMARY

Development is proposed for this site requiring excavation and removal of existing trees on site. The project proposes to construct a new parking area adjacent to the Pebble Beach Lodge Post Office. There are a number of ornamental and native trees which will be required to be removed to facilitate the project. Ten trees of sizes protected by ordinance will be affected by this project and are as follows;

- Seven oaks, two (2) -16" diameter, two (2) -14" diameter, two (2) -12" diameter, and one (1) 6" diameter
- Two (2) Monterey pines, one (1) -10" diameter and one (1) -24" diameter (in poor condition)
- One landmark size Monterey cypress (48" diameter) in fair health but poor structural condition

A tree assessment/arborist report has been prepared that identifies the trees affected by the proposed project.

INTRODUCTION

This tree assessment/arborist report is prepared for Pebble Beach, the owners of the property by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The Del Monte Forest Land Use Plan and Monterey County Zoning Ordinance Title 20 identify native Coast live oak and Monterey pine trees as species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

The property owner, Pebble Beach Company, has requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by L&S Engineering and Surveying Inc.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 20 Monterey County Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated May 24, 2017 by L&S Engineering and Surveying Inc. to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or for another's failure to complete the work in accordance with the plans and specifications.

PURPOSE AND GOAL

This Tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities located at the Lodge at Pebble Beach. The purpose of the assessment is to determine what trees will be affected by the proposed project. Oak trees, Monterey cypress and Monterey pine trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Zoning Ordinance unless otherwise proven to be an introduced or planted species.

The goal of this report is to protect and maintain the Del Monte Forest forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

1) Assessor's Parcel Number: 008-431-009-000.

2) Location: The Lodge at Pebble Beach, adjacent to the Post Office building.

3) Parcel size: N/A.

4) Existing Land Use: The parcel is zoned CGC-D (CZ).

5) Slope: The parcel slope varies and is terraced. Slopes range from 5% to 12%.

6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Narlon series soils 2-9%. The report states "This is a gently sloping and moderately sloping soil on dissected marine terraces. It has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75). The equipment limitation is moderate or severe".

7) Vegetation: The vegetation on site is composed primarily of a Monterey pines (*Pinus radiata*), Monterey cypress (*Hesperocyparis macrocarpa*), and Coast live oaks (*Quercus agrifolia*). The site is developed with additional planted ornamental planting.

8) Forest Condition and Health: The stand of trees and health are evaluated with the use of the residual trees combined with surrounding adjacent trees as a complete stand. The site is developed and surrounding forest canopy is fragmented. Residual vegetation is typical of closed cone pine forest that is now highly ornate. The area is surrounded by hedged cypresses and topiary planting, general health and condition is considered faire poor because of the amount of topiary cuts required in this urban setting, trees observed will never become full grown healthy trees.

BACKGROUND

Assessment focuses on incorporation of the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. Proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed and general aesthetic quality of the area while complying with Monterey County Codes. The study of individual trees determined treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent proposed development area were located, measured, inspected, flagged and recorded. The assessment of each tree concludes with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site, and summarizes details during this stage of the planning process.

- The site is vacant, adjacent to an existing structure and hardscaped areas.
- Several pines are located adjacent the proposed parking areas in poor condition.
    - Pine #118 (24” diameter) to be removed appears to be dying and has a thinning/dying crown.
    - Pine #119 (10” diameter) is to be retained located and within an existing planter area. It appears to be symptomatic of pine pitch canker with dying branch tips.
    - Pine #126 (10” diameter), appears in fair condition but is to be removed. It is growing at the edges of the pavement and judging by the surface roots, appears to be uprooting.
- The large Monterey cypress (#124) next to the Post Office Building will need removal due to its size and proximity to the building and required grading. It is a poor specimen structurally with multiple and weak stem attachments.
- Oaks to be removed vary in condition. They will need removal due to the amount of grading necessary for installation of the new parking and associated underground utilities. Oaks to be removed consist of:
    - Oak #114 (double 12” diameter) is located in the planter near parking entrance. The tree has a bleeding stem where stem are poorly attached; the tree will be affected by grading.
    - Oak #115 (double 14” diameter) is in overall fair condition but located within the parking footprint area.
    - Oak #120, #121, and #122 (ranging from 16” to 12” in diameter) are located along the western property line. These trees will be affected by grading.
    - Oak #125 and 127 are in fair or good condition but will be affected by grading.
- Additional planting to be removed but not listed include smaller planted ornamental plantings, bottle brush, and undersized Oak saplings less than 6” in diameter.

CONCLUSION/PROJECT ASSESSMENT

This proposal to construct a new parking area require removal of ten protected trees over 6" in diameter. Two are landmark size (one pine in poor dying condition and one Cypress that is structurally poor with multiple weak branch attachments). The trees are as follows;

- Seven oaks, two (2) - 16" diameter, two (2) - 14" diameter, two (2) - 12" diameter, and one (1) - 6" diameter
- Two (2) Monterey pines, one (1) - 10" diameter and one (1) - 24" diameter (in poor condition)
- One landmark size Monterey cypress (48" diameter) in fair health but poor structural condition

Short and Long Term Affects

Site disturbance will occur during building construction. Short term site affects are confined to the construction envelope and immediate surroundings some trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth and potential limb dieback. No significant long term affects to the forest ecosystem are anticipated as this is already a developed high use site. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long term as well. The greatest attempt has been made to identify for removal those trees likely to experience decline.

RECOMMENDATIONS

Trees to be removed

All trees indicated on the site map are within or adjacent the construction footprint and will be impacted by the proposed construction for grading. Trees measuring 6" in diameter or more area are as charted:

ID	Diameter	Species	Condition	Remove	Comments
114	12,12	CL Oak	Poor	x	Split crotch, Bleeding
115	14,14	CL Oak	Fair	x	Parking footprint
120	16	CL Oak	Fair	x	Parking footprint
121	16	CL Oak	Fair	x	Parking footprint
122	12,8	CL Oak	Fair	x	Parking footprint
125	14	CL Oak	Fair	x	Parking footprint
127	6	CL Oak	Good	x	Parking footprint
124	48	M. Cypress	Poor	x	Parking footprint
118	24	Pine	Poor	x	Parking footprint
126	10	Pine	Fair	x	Parking footprint

CL Oak = Coast live oak, *Quercus agrifolia*
Pines are Monterey pine, *Pinus radiata*
M. Cypress is Monterey cypress, *Hesperocyparis macrocarpa*

Tree Replacement

Trees may be replaced in accordance with an approved Landscape Plan as determined by the County and Pebble Beach Planning to include Pines, Oaks and Monterey cypress. Based on insufficient replanting space, trees should be replaced at a 1:2 ratio (one tree for every two trees removed) or on alternative replanting areas off site.

Tree Protection

Prior to the commencement of construction activities:

- Trees located adjacent to construction areas within 50 Feet of the construction shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing must not be to be attached to the tree. It shall be free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

A) Tree service Contractors will verify animal or bird nesting prior to tree work. If nesting activity of migratory birds are found, work must stop and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
B) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak rot fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
C) Pruning shall be conducted so as not to unnecessarily injure the tree. General- Principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
D) Native live trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
E) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
H) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:

Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 June 5, 2017 Date

PHOTOGRAPHS

Tree #114 split bleeding crotch

Tree #115

Tree #124

Pine #118

Trees #120-122

Tree #119