

# Exhibit E

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**Frank Ono**  
**International Society of Arboriculture**  
**Certified Arborist # 536**  
**Society of American Foresters Professional Member 48004**  
**1213 Miles Avenue**  
**Pacific Grove, CA 93950**  
Cellular (831) 594-2291

April 20, 2026

Sean Robertson AIA, Principal  
Robertson Fletcher Architects  
769 Pacific Street, Monterey, CA 93940

RE: 1451 Ondulado Road- Lot line Adjustment and Driveway Impacts to trees  
APN: 008-441-036

Mr. Robertson

You requested that I review the latest site plan, which indicates the lot line adjustment and proposed driveway placement, to determine whether trees will need removal. The following are my observations, discussion, and recommendations:

- There are five trees located within or adjacent to the driveway- prism that appear to be in fair or better health and condition (#404 and #405 diameters appear not to be correctly sized on the site map provided to me).
  - The following are the correct sizes:
  - #401- 14" diameter coast live oak
  - #402- 14" diameter coast live oak
  - #403- 16" diameter Monterey pine
  - #404- 16" diameter Monterey cypress (#404 and #405 are reversed on the site map)
  - #405- 12" diameter Monterey cypress
- A triangular area, located to the East of the proposed driveway, contains several oak trees planted as part of the restoration.

Grading appears minimal around the established trees (#401-#405); these trees are healthy and of moderate size and should not be affected by cut-and-fill. A concern is that the restoration planting area may become an obstruction. There may be some overlap where the restoration planting is located; however, these trees are smaller in size and may be readily moved should they become an obstruction. Trees will need standard protection from the impacts of grading and construction equipment.

Line

Sincerely,



Frank Ono

Certified Arborist # 536

Society of American Foresters # 048004

Lot Line Adjustment and Driveway Impacts on Trees

April 20, 2026

Not an Official County Document

**PHOTOGRAPHS**

Site of proposed driveway configuration



Trees #401 and #402

Tree #403 (Pine) and #404 (12" Cypress)



Trees # 403 (Pine, #404 12" Cypress), and #405 (16" Cypress)



**SITE**  
**VICINITY MAP**

**OWNER**

DAVID W. WELLS  
1345 S. GARDEN ROAD  
PEBBLE BEACH, CA 93953

**APPLICANT**

MARK W. WELLS  
MARK WELLS & ASSOCIATES  
CONSULTANT  
PEBBLE BEACH, CA 93953

**PROJECT DATA**

**SITE ADDRESS:**  
1451 ONOLAGO ROAD  
PEBBLE BEACH, CA 93953

**EXISTING A.P.N. NUMBER:** 008-441-026  
**TOTAL GROSS AREA IN SUBDIVISION:** 5.07 ACRES  
**EXISTING NUMBER OF RESIDENTIAL LOTS:** 3  
**PROPOSED NUMBER OF RESIDENTIAL LOTS:** 3  
**LOT SIZES:**  
1.386 ACRES (LOT 1)  
1.386 ACRES (LOT 2)  
2.285 ACRES (REMAINDER PARCEL)

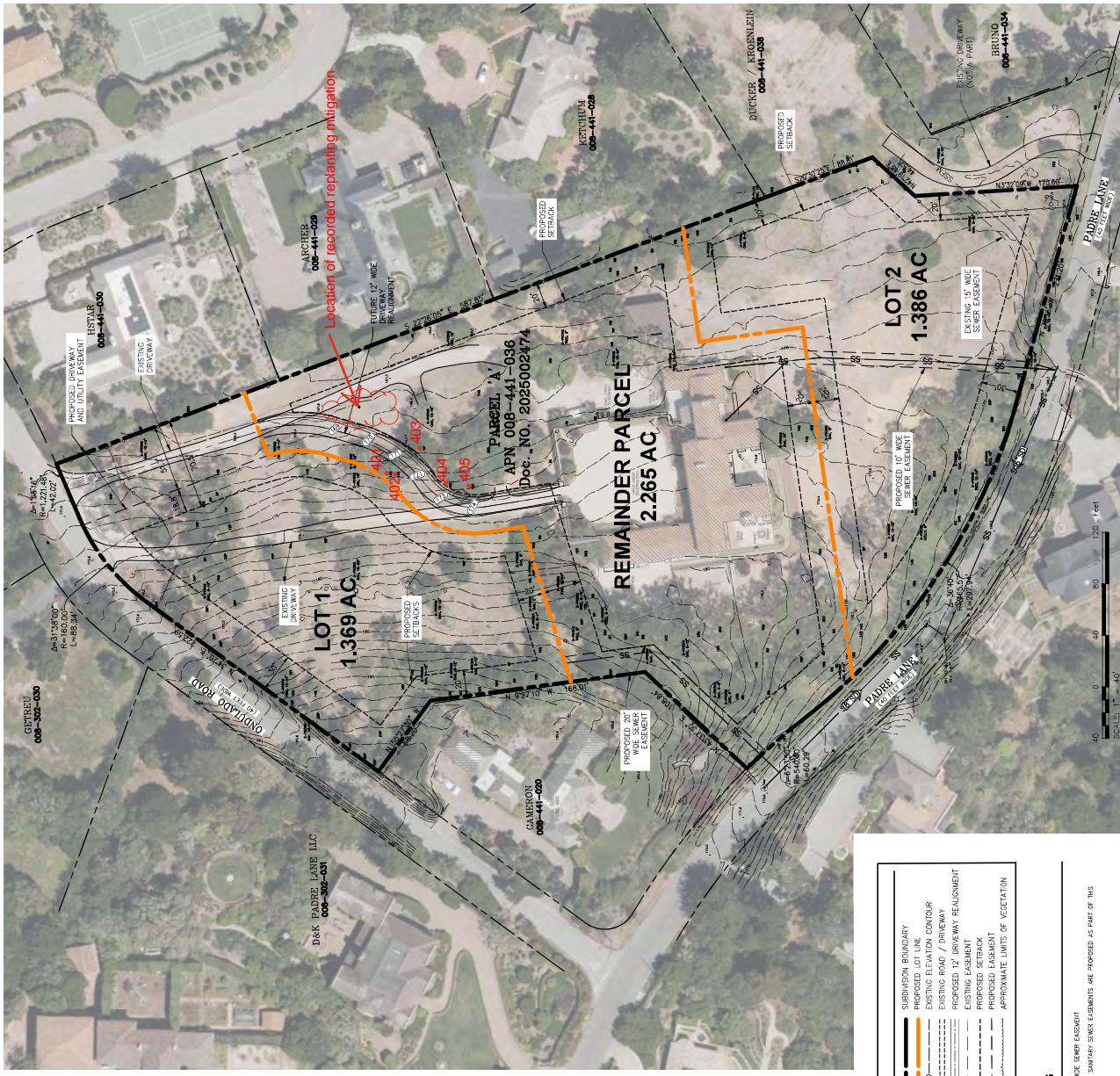
**AVERAGE LOT SIZE:** 1.673 ACRES

**SUBDIVIDER'S STATEMENT**

- A. EXISTING AND PROPOSED ZONING: LUR/1.5-2(C2)
- B. USES OF THE LAND: RESIDENTIAL SUBDIVISION
- C. IMPROVEMENTS PROPOSED WITH SUBDIVISION: NONE
- D. WATER SUPPLY: CALIFORNIA AMERICAN WATER CO.
- E. SEWAGE COLLECTION: PEBBLE BEACH COMMUNITY SERVICES DISTRICT
- F. PROPOSED TREE REMOVAL: NONE
- G. PUBLIC AREAS TO BE DEDICATED: NONE
- H. COMMON AREAS PROPOSED: NONE
- I. FEMA FLOOD ZONE DESIGNATION: ZONE X
- J. EROSION CONTROL SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS.
- K. THE REMAINDER PARCEL HAS AN EXISTING RESIDENCE. LOTS 1 AND 2 SHALL BE WITHIN THE DESIGNATED BUILDING SETBACKS, AS SHOWN HEREON.
- L. DRIVEWAYS AND UTILITY EXTENSIONS TO LOTS 1 AND 2 TO BE INSTALLED BY OTHERS.
- M. EXISTING SECONDARY ENTRY DRIVEWAY TO REMAINDER PARCEL MAY BE RE-ALIGNED TO ACCOMMODATE PROPOSED SUBDIVISION. WORK CONSISTS OF A 200' LONG BY 15' FOOT WIDE DRIVEWAY. DRIVEWAY SHALL BE LESS THAN 100' OF GRADING AND TREES TO BE IMPACTED.



**PLAN 240321**  
**VESTING TENTATIVE PARCEL MAP**  
**PROPOSED MAJOR SUBDIVISION OF**  
**APN 008-441-026**  
**MONTEREY COUNTY, CALIFORNIA**



**LEGEND**

---	SUBDIVISION BOUNDARY
---	PROPOSED LOT LINE
---	EXISTING ELEVATION CONTOUR
---	EXISTING ROAD / DRIVEWAY
---	PROPOSED 12' DRIVEWAY REALIGNMENT
---	EXISTING EASEMENT
---	PROPOSED SETBACK
---	APPROXIMATE LIMITS OF VEGETATION

**EASEMENTS**

1. ONE EXISTING 15' WIDE SERVIC EASEMENT
2. SUBDIVISION

