Exhibit B

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1573 Riata Road
Tree Resource Assessment
and
Construction Impact Assessment

Prepared for:

Horvitz Fam Special Needs Gift Trust

Prepared by:

Frank Ono
Forester
Society of American Foresters I.D. # 48004
Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

May 18, 2023

Owner:

Horvitz Fam Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679

Architect:

Forest Studio
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Laguna Beach CA 92651

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
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SUMMARY

Development has been proposed for this site located at 1573 Riata Road, Pebble Beach, CA. Several owners have occurred over time the design was altered each time with trees declining or failing, thus reducing the number of trees to be removed.

The new property owner, Horvitz Fam Special Needs Gift Trust, has submitted an altered design and as a result, requested a revised tree resource assessment/construction impact assessment to be prepared that identifies and addresses potential effects the project may have on the existing tree resources adjacent to the construction project.

ASSIGNMENT/SCOPE OF PROJECT

Development of this parcel will require tree removal and construction adjacent to the remaining trees will have varied effects from the proposed construction. To ensure that the tree resources on site are protected, the property owner, Horvitz Fam Special Needs Gift Trust, has requested an assessment of the tree resources that are within and/or close to the proposed development areas. To fulfill this assignment, the following tasks have been performed;

- Evaluate health, structure, and preservation suitability for protected trees within or adjacent (15 feet or less) to the proposed development of trees six inches in diameter or greater measured at 24 inches above average grade.
- Review the proposed building site footprint plan as provided by Forest Studio Architects, for the project dated March 14, 2023.
- Make recommendations for preconstruction treatments and/or alternative methods for tree retention.
- Create preservation specifications, as it relates to the included tree location map.
- Determine the number of trees affected by construction including those that meet the "Landmark" criteria (defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance); as well as recommend mitigation requirements for those trees identified as affected by the project.
- Document tree resource assessment findings in the form of a report as required by the County of Monterey Planning Department to be used as part of the development application.

LIMITATIONS

This assignment is limited to the most review of a site plan/staking overlay submitted to me supplied by Forest Studio and is limited to effects from potential construction to protected trees six inches in diameter or greater measured at 24 inches above average grade located within or adjacent to construction activities as identified on the submitted site plan. Only minor grading and erosion details are discussed in this report as it relates to tree health. This report is created due to potential development and is not intended to be used for hazard tree assessment; which requires a different report and methodology.

PURPOSE AND GOAL

The purpose of this tree resource assessment/construction impact assessment is to evaluate the health, structure, and retention suitability of protected trees that are within or adjacent to the proposed development. In this case, protected trees, defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance, include Monterey pine (*Pinus radiata*) and coast live oak (*Quercus agrifolia*) trees.

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

INTRODUCTION

This tree resource and impact assessment is prepared for Horvitz Fam Special Needs Gift Trust, owners of the property located at 1573 Riata Road, Pebble Beach, CA by Frank Ono, ISA Certified Arborist #536 and Urban Forester, due to proposed construction within or adjacent to a stand of protected native trees. This report may be used as a forest management plan if this design is approved. Monterey County's Coastal Implementation Plan for the Del Monte Forest, Chapter 20.147sec. 20.147.050 requires a forest management plan for when removal is necessary of protected native trees regardless of size or amount to preserve and maintain the forest and its beneficial uses.

SITE DESCRIPTION

1) Assessor's Parcel Number: 008-341-019-000

2) Location: 1573 Riata Road, Pebble Beach, CA

3) Parcel size: 2.41 Acres

4) Existing Land Use: The parcel is undeveloped land zoned LDR/1.5-D (CZ).

5) Slope: The parcel is on a southwest-facing slope. Slopes range from 10% to over 30%.

6) Soils: Soils on site are classified by the Monterey soils report as Sheridan coarse sandy loam, with 5 to 15 percent slopes. The Sheridan series consists of well-drained soils on hills and mountains formed in material underlain by granitic and schistose rock. This is moderately sloping to strongly sloping soil on the lower side slopes of granitic uplands or small rounded ridge tops. Runoff is medium, and the erosion hazard is slight.

7) Vegetation: The vegetation is of the Monterey Pine Forest type. It is a mixture of Monterey Pine (*Pinus radiata*) with coastal live oak (*Quercus agrifolia*) as an understory. Other plants observed on site are Acacia (*Acacia melanoxylon*) and Manzanita (*Arctostaphylos ssp*), Coyote bush, (*Baccharis pilularis*), Jubata/Pampas grass (*Jubata cordera*),

8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. The property is forested by Monterey pine overstory and Coast live oak understory. Field observations of the building site and surrounding area reveal that a range of diameter size classes is present (6"- 30" in diameter). Canopy cover is 60% closed with the highest density in the north and west portions of the property. The tree canopy cover consists of a Monterey pine forested area throughout with suppressed oak as an understory. The overall stand of Pine is considered primarily even aged even though different size classes are observed. Monterey pine and oak have been maintained for fire suppression but in a natural state. Areas starting from the center of the lot toward the north and west appear with their canopy intact; however, pine trees along the roadway (Palmero Way) and its adjacent areas

have been repeatedly pruned (topped) to contain height, resulting in poor canopy structure especially noticeable within the center of the lot and moving toward the east. Tree stems spacing averages 10 feet apart in the west and northern sections of the property increasing to over 25 feet or more in the south and east portions of the property. Overall, the stand is in fair condition and health, however, fragmentation due to storm activity and old age is observed with several trees failing due to wind throw.

Mortality on the site is moderate. Biotic stressors, such as insects and disease are obvious on site. Pines display different levels of decline due to both pine pitch canker disease *(Fusarium circinatum)*, and infestations of bark beetles, both red turpentine *(Dendroctonus valens)* and engraver beetles *(Ips sp.)* Oaks on the property have been defoliated by a recent oak worm *(Phryganidia californica)* activity but appear to be re-foliating.

Pine trees with Western gall rust (*peridermium harknessii*) were observed in this section of the forest. This fungus appears as a small swelling in the bark of a limb or stems becoming visibly larger a year after infection occurs. The swelling divides wood cells rapidly, resulting in soft, woody, globulus, or ball-shaped galls. Trunk galls on young trees usually prove fatal. Limb galls do minor damage as they kill only the limb they are on. This infection is observed in concert with Western dwarf mistletoe (*Arceuthobium littorum*), an evergreen parasitic plant growing on the stems of trees. The shoots are non-woody, segmented, and have small-scale-like leaves. The seeds are spread mostly by their discharge from the fruit. After the seed germinates it grows through the bark and into the xylem and phloem (water and nutrient-conducting tissues) of the tree. Healthy trees can tolerate a few infections while heavily infested trees reduce vigor and are prone to other, more lethal insects or diseases.

BACKGROUND/PROJECT DESCRIPTION

The Horvitz Fam Special Needs Gift Trust, through Forest Studio, requested an assessment of trees adjacent to or within proposed construction areas located at 1573 Riata Road, Pebble Beach, CA. Findings from the review and assessment of the trees within and adjacent to the proposed design development are requested to be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application.

a design was approved (Permit PLN130370) for 31 trees, however, that permit was extended over several years and I have now been requested by Forest Studio to revisit the site and make changes to the report because of the passage of time and the updated design.

OBSERVATIONS

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

- The site is forested mainly with Monterey pine (*Pinus radiata*) upper canopy and coast live oak (*Quercus agrifolia*) understory.
- Most of the pine trees on the property are of moderate size (less than 24" in diameter" diameter) and compose the majority of the stand of trees.
- The condition of the stand is fair to moderate with a suppressed oak tree understory. Oaks observed on the property have large rootstock with smaller diameter stems (6"-9"). Oaks with larger diameter stem (10" or greater) have deficit weakness such as significant hollows or decay.
- Several mature pine trees have lifted tree roots and appear to be in the failure process or have failed. The canopy is open and fragmented in the area where construction is proposed.
- Pruning for major crown reduction has occurred on site in the past (topping) contributing to the decline of a number of the trees in the development area which has seriously compromised the structure and composition of trees within this portion of the stand.
- Trees surviving the topping are growing erratically creating poorly growing trees; the heavy lateral limbs and large woody stem create stem decay opportunities. Poor conditions below them will be created when tree limb failure occurs. It appears that oaks below the pines have had canopy damage from falling debris from several of the over-story pines.
- Smaller diameter trees in abundant numbers are located on the property to the north and west of the proposed development. The area where the development is proposed has larger diameter trees in fair or lesser condition.
- Declining trees are interspersed throughout the property; a number are concentrated where the proposed development is to be located.
- Most of the trees proposed for removal are within the stand or on the edges of existing openings, therefore having trees adjacent to or behind them, or are in poor or fair condition.
- Many of the trees in poor condition are damaged by pruning and growing stunted and erratically. Proactive management is warranted to preserve forested resources.
- Alternate building sites will require removing more trees that are in healthier condition. The result of analyzing alternatives is to leave the home in its approximate drawn location, as this would likely have less impact on the visual resources of the property and the neighborhood.

DISCUSSION

The design as presented requires soil cut and soil fill. These are necessary to accomplish grading and building construction as the plan is presented (I am not clear as to what some of the amenities are, but looking at the rendering they appear to be walkways, staircases retaining walls, outdoor recreation, or meeting areas affected by grading and/or excavation through soil cuts or soil fills).

The soil cuts and fills required are to lower or raise the natural grade to obtain desired elevations:

Soil cuts within the trees' Critical Root Zone (CRZ) will remove both support and absorption roots. These non-woody or absorption roots are instrumental for moisture and nutrient transport and woody or support roots are necessary to provide structural support. The woody roots are responsible for a tree's security and ability to stand upright.

Soil fills (addition of soil) increase natural grade requiring cutting and mixing of additional imported soil material to parent soils. Fill soil is often compacted in the construction process and is susceptible to the creation of anaerobic conditions within the soil. Anaerobic conditions promote decay when roots suffocate through a lack of oxygen in moist conditions. Structural roots are often compromised in both the long term as well as short term as a result of decay.

PROJECT ASSESSMENT/CONCLUSION

Site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed, and root systems reduced. The pruning of tree crowns above 30% and reduction of root area have an impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to identify those trees likely to experience severe decline and death as a result of planned activities for this project as proposed.

The location of the proposed structure and driveway as presented will impact 56 trees consisting of 38 Pines (8 are landmark-sized) and 18 Oaks as follows:

- Structure -15 (4 oaks and 11 pines (4 pines are landmark size) will be impacted for the proposed structure. This is necessary due to the placement of the proposed structure. Two oaks are considered poor and two out of 4 landmark size pines are poor.
- Driveway and parking -18 trees (7 oaks and 11 pines) will be impacted due to the driveway and the parking area's proposed location within the driveway footprint. One landmark tree pine is affected, one oak is poor, and one pine is poor.
- Grading - 23 (7 oaks and 16 pines (4 pines are landmark size)) trees will be impacted due to grading for slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. 2 oaks are poor, 2 pines are poor. No landmark size pines are poor.

RECOMMENDATIONS

Section 20.147.050.D.3 of the Del Monte Forest Coastal Implementation Plan requires all proposed developments to be designed to minimize the removal of vegetation cover. This plan requires at least 60 trees to be removed, therefore 56 trees need to be replaced. The Monterey County Coastal Implementation Plan (CIP) states that where removal of native trees is allowed for development, such removal shall be mitigated through replanting or forest preservation either on- or off-site, whichever is better overall for forest resources. Mitigation may include but is not limited to:

- Replacement on-site equating to an equal number of trees of the same variety, provided such replacement will not result in an overcrowded, unhealthy forest environment;
- Tree planting of an equal number of trees of the same variety and/or preservation of an equal area of forest off-site in the Del Monte Forest; payment of a fee to the Del Monte Forest Foundation for tree planting and/or forest preservation in the Del Monte Forest, commensurate with the number and type of trees and/or area of forest to be removed;
- Other similar tree replacement or forest preservation strategies within the Del Monte Forest; or a combination of any of the above strategies.
- Replacement trees shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree(s), may be performed consistent with the terms and conditions of the approved coastal development permit and the Forest Management Plan

Tree Planting

Replacement of all protected trees (native trees 6 inches in diameter or greater) to be removed is required unless shown to be a hardship or detrimental to the long-term health of the remaining habitat. There does not appear to be sufficient room to plant replacement trees with the long-term objective of one-for-one replacement. The site is overcrowded in the northern areas but there appears to be enough light and room to plant and successfully regenerate at least 35 trees on the remainder of the parcel.

Other options may be necessary for the remaining 21 trees such as approaching the Del Monte Forest Conservancy (DMFC) that utilizes donations to fulfill the mission of open space conservation and preservation. Another option is to over-plant the site to simulate natural recruitment, allowing the small plants to compete for light and space, then after 3 years surviving planted trees may be thinned and spaced to allow for growth. Careful consideration must be made to this option as it will increase fuel load.

Success Criteria for Plant Re-establishment

Implementation of the success criteria is recommended to be a condition of project approval to ensure the survivability and proper growth of the replacement or relocation of trees. Replant success criteria will be defined to meet a 100% survival rate and implemented as follows:

A qualified professional shall monitor newly planted trees for at least three (3) years for the following:

- Tree health and growth rates of new planting must be assessed by a qualified forester or certified arborist.
- Trees suffering poor growth rates or declining health are to be identified and documented as to the reason it was not successful.
- Invigoration treatments if feasible will be recommended and implemented.
- Dead trees or trees identified in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or certified arborist identifying the type and location of the new replacement. Trees found that need replacement will be replaced on a 1:1 ratio. Replant material shall be minimum container grown five gallon-size with a tree stem caliper greater than 1/2" in diameter measured just above the root collar.
- Near the end of the three-year monitoring period, the status of the new plantings will be again assessed to make certain that success criteria have been met and all mitigation trees planted are performing well.
- At three years a report shall be prepared by a qualified forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities, success rates, and adjustments for previous failures or unsuccessful transplanting.

Pre-construction Meeting

To aid successful tree retention trees, all construction managers, heavy equipment operators, and tree service operators must be trained in tree protection procedures before the start of construction. Training is to be conducted by a certified professional such as a qualified forester or arborist consisting of the following protection standards to be implemented.

Tree Protection

The health of retained trees will greatly be assisted if the following best management practices are implemented and adhered to:

A) 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 dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles 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.

C) Native live oaks 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.

D) 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 from February through May.

E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

F) 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.

G) If trees 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.

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and by wrapping trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).

- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- 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 trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree should be done by hand where practical and any roots greater than 2 inches in 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 effects, such as hand digging, bridging or tunneling under roots, etc.

Tree Pruning

It is understood that the pruning of retained trees will be expected for this site. Pruning will also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that may require pruning and possible monitoring are the closest to the proposed structure improvements. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning.

- In general, the trees will be pruned first for safety, next for health, and finally for aesthetics.
- The type of pruning is determined by the size of the branches to be removed. General guidelines for branch removal are:
    1. Fine Detail pruning- limbs under 2-inch diameter are removed.
    2. Medium Detail Pruning – Limbs between 2 and 4-inch diameter
    3. Structural Enhancement – limbs greater than 4-inch diameter.
    4. Broken and cracked limbs-removed will be removed in high-traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low-vigor branches from a tree crown.

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases, trimmers will not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown-raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary to remove the entire branch.

Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified forester/arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1.000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major tree roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

A) Maintain a spark arrester screen atop each chimney.
B) Maintain spark arresters on gasoline-powered equipment.
C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, according to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods that will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice.

10. Irrigation: To avoid further depletion of groundwater resources, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering around trees.

11. Exotic Plants: Care will be taken to eradicate and avoid the introduction of the following pest species:

A) Pampas grass
B) Genista (Scotch broom, French broom)
C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon the sale of the property.

Report Prepared By:

Frank Ono, Urban Forester, Certified Arborist #536, May 18, 2023 Date

Recommendations Agreed to by the landowner:

_____ _____
Landowner Date

Forest Management Plan approved by:

_____ _____
Director of Planning Date

Tree Chart
The following chart is of trees field located adjacent to the area of development.
Key= CLO- Coast live oak, MP- Monterey pine,

Tree #	Species	DBH	DBH2	Health	Impacted	Area	Removed	Comments
180	MP	15		Fair	x	Grading		
181	MP	9		Fair				
182	CLO	7		Fair				
183	MP	19		Fair	x	Grading		
184	MP	10		Fair				
185	MP	10		Fair	x	Driveway		
186	CLO	8		Dead	x	Driveway		
187	CLO	6		Poor	x	Driveway		Thinning Crown
1215	MP	21		Fair	x	Driveway		
1216	CLO	6	6	Fair	x	Driveway		
1217	MP	22		Failed				
1218	CLO	6	6	Fair				
1219	CLO	11		Fair				
1221	MP	12		Fair				
1222	MP	21		Fair	x	Grading		
1223	CLO	8	7	Poor				Thinning Crown
1224	MP	21		Dead				
1254	MP	24		Fair				
1255	CLO	7		Fair				
1256	MP	21		Fair				
1257	CLO	11		Fair				
1258	MP	18		Fair				
1270	MP	23		Fair	x	Grading		
1271	MP	22		Fair	x	Grading		
1272	MP	11		Fair				
1273	MP	21		Fair				
1274	CLO	11		Poor	x	Grading		Thinning Crown
1275	MP	15		Fair	x	Grading		
1276	MP	18		Poor	x	Grading		Thinning Crown
1277	MP	24		Poor				Thinning Crown
1279	MP	12		Dead	x	Grading		
1280	CLO	7		Fair	x	Grading		
1281	MP	26		Fair	x	Grading		Canker
1282	MP	24		Dead				
1283	MP	17		Dead	x	Grading		
1284	CLO	7	7	Fair				
1285	CLO	7		Fair				

Tree #	Species	DBH	DBH2	Health	Impacted	Area	Removed	Comments
1287	MP	16		Fair				
1288	CLO	8	8	Fair	x	Grading		
1289	CLO	8	8	Fair	x	Grading		6" Stem Removed
1290	CLO	9		Poor				Stem Decay
1291	MP	16		Fair				
1293	MP	17		Fair	x	Grading		
1294	CLO	7		Fair	x	Grading		
1295	MP	17		Poor	x	Grading		Thinning Crown
1296	MP	20		Fair	x	Building		
1297	MP	21		Fair	x	Building		
1298	CLO	6		Poor	x	Building		Thinning Crown
1299	MP	20		Fair	x	Building		
1300	MP	17		Fair				
1301	MP	15		Fair				
1302	CLO	8	8	Fair				
1308	MP	18		Dead	x	Driveway		
1314	MP	17		Fair				
1316	MP	18		Fair				
1317	MP	20		Fair	x	Driveway		
1319	MP	24		Poor	x	Building		Thinning Crown
1321	MP	20		Fair	x	Building		
1322	CLO	8	8	Fair	x	Building		
1323	MP	18		Fair	x	Building		
1324	CLO	8		Fair	x	Building		
1325	MP	27		Fair	x	Building		
1326	MP	18		Poor	x	Driveway		Thinning Crown
1327	MP	25		Fair	x	Driveway		
1328	CLO	7	6	Fair	x	Driveway		
1329	MP	30		Poor	x	Building		Dying Crown
1330	CLO	7	6	Fair	x	Driveway		
1331	MP	16		Poor	x	Building		Dying Crown
1332	CLO	9		Poor	x	Building		Thinning Crown
1333	MP	24		Fair	x	Building		
1334	MP	17		Fair	x	Building		
1335	MP	12		Fair	x	Driveway		
1336	MP	20		Fair	x	Driveway		

Tree #	Species	DBH	DBH2	Health	Impacted	Area	Removed	Comments
1338	MP	18		Fair	x	Driveway		
1339	CLO	6	6	Fair	x	Driveway		
1340	MP	23		Fair	x	Driveway		
1341	MP	16		Poor	x	Grading		Lean
1342	MP	19		Fair	x	Grading		
1343	CLO	10		Fair	x	Grading		
1344	MP	11		Fair				
1345	MP	29		Fair				
1346	MP	11		Fair				
1347	MP	27		Fair				
1348	MP	14		Fair				
1349	MP	30		Fair	x	Grading		
1350	MP	10		Fair				
1351	CLO	8		Fair	x	Grading		
1352	CLO	10	9	Fair				
1353	MP	16		Fair				
1354	MP	7		Fair				
1355	CLO	10		Fair				
1356	CLO	10		Fair				
1357	CLO	6		Fair				
1358	MP	11		Fair	x	Grading		
1359	CLO	8	7	Fair	x	Driveway		
1361	CLO	7	6	Fair	x	Driveway		
1362	MP	14		Fair	x	Driveway		
1363	CLO	8	8	Fair				
1365	MP	30		Fair	x	Grading		
1366	MP	26		Fair	x	Grading		
1369	CLO	10	8	Fair				
1370	MP	7		Fair				
1371	MP	8		Fair				
1372	CLO	8	6	Fair				
1373	CLO	7		Fair				
1374	CLO	9	8	Fair				
1375	MP	21		Fair				
1376	CLO	6		Fair				

Frank Ono

International Society of Arboriculture
Certified Arborist # 536
Society of American Foresters Professional Member 48004
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086
Cellular (831) 594-2291

September 19, 2024

EPT Design
Amber Au – Landscape Architect
Via email - aau@eptdesign.com

RE: Horvitz Residence Amendment

Ms. Amber Au;

The document prepared as an amendment to the Horvitz Residence dated September 16, 2024, has been reviewed and appears acceptable. This design change saves more trees and increases replacement planting. Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,

Frank Ono
Certified Arborist # 536
Society of American Foresters # 048004

EPTDESIGN

AMENDMENT- ARBORIST REPORT

18 September 2024

PROJECT	1573 Riata Road Pebble Beach, CA 93953	PROJECT #	
OWNER/CLIENT		SUBMITTAL #	
TO	Zoe Zepp (Monterey County Planner)	FAX	
CC	Frank Ono (Forester)		
FROM	Amber Au – EPTDESIGN (Landscape Architect)		
REGARDING	Arborist Report Amendment		

Hello,

Per the Monterey County Development Application, applicants are required to provide a Tree Assessment Report to determine if the location of the proposed development is suitable for long term maintenance and minimize tree removals. Per the original arborist report (April 2023), the arborist recommended at least 60 trees to be removed and 56 trees to be replaced. In the most previous report (June 2024), the proposed design impacted 90 trees to be removed consisting of 54 pines (11 landmark sized) and 36 oaks as follows:

- Design conflicts: 54 trees, 30 Pines (7 landmark sized), 24 Oaks
- Grading: 27 trees, 15 Pines (3 landmark sized), 12 Oaks
- Dead or serious decline: 9 Pines

The proposed design included 103 trees replacement trees, which exceeded the required replacement trees by 47 trees.

Since then, the design has undergone additional changes to reduce development and preserve more of the natural landscape. This latest proposed design impacts 80 trees to be removed consisting of 46 pines (9 landmark sized) and 34 oaks as follows:

- Design conflicts: 46 trees, 24 Pines (6 landmark sized), 22 Oak
- Grading: 24 trees, 13 Pines (3 landmark sized), 11 Oaks
- Dead or serious decline: 9 Pines, 1 Oak

The latest proposed design included 107 trees replacement trees, which exceeded the required replacement trees by 51 trees.

Please treat this summary as an amendment to the last report (June 2024) to comply with the requirements for the current resubmittal.

Thank you,

Amber Au
EPTDESIGN