

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901



Meeting Agenda - Final

Wednesday, October 15, 2025

8:00 AM

**Government Center
1441 Schilling Place
Salinas, CA 93901**

Administrative Permit

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on October 15, 2025 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, October 14, 2025. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS**1. PLN240367 - SCUDDER PETER H & KAREN A TRS**

Consider restoration of approximately 12,000 square feet of Environmentally Sensitive Habitat Areas to clear Code Enforcement Case No. 24CE00521.

Project Location: 531 Paradise Rd, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15333 and no exceptions apply pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

2. PLN250018 - STUBBLEFIELD CHRIS & CONNIE JO

Administrative hearing to consider replanting of five Coast live oak trees to clear Code Enforcement Case No. 24CE00147.

Project Location: 243 Walker Valley Road, Castroville

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15333 and no exceptions under Guidelines section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

3. PLN250040 - GILL JAGROOP S TR

Administrative hearing to consider modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements. The project also includes reducing the front setback by 3 feet or 10 percent.

Project Location: 1483 Padre Lane, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

4. PLN240281-ZIEMANN EARL J & ZIEMANN CHRISTINA N AND JACOBS ROBERT D

Administrative hearing to consider a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres), Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2).

Project Location: 70211 Jolon Road, Bradley, South County Area Plan

Proposed CEQA action: Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 25-055

October 15, 2025

Introduced: 9/29/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240367 - SCUDDER PETER H & KAREN A TRS

Consider restoration of approximately 12,000 square feet of Environmentally Sensitive Habitat Areas to clear Code Enforcement Case No. 24CE00521.

Project Location: 531 Paradise Rd, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15333 and no exceptions apply pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- Find the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- Approve a Restoration Permit to clear Code Enforcement violation (24CE00521) to allow restoration of approximately 12,000 square feet of Environmentally Sensitive Habitat Areas.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Sheryl Fox

Property Owner: Scudder Peter H & Karen A Trs

APN: 129-091-082-000

Parcel Size: 11.76

Zoning: Low Density Residential, 2.5 acres per unit in the coastal zone, or "LDR/2.5 (CZ)"

Plan Area: North County Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 15, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 14, 2025.

The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

North County Fire Protection District

Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Jordan Evans-Pollockow, Assistant Planner; Kellie Morgantini, Senior Planner, Jacquelyn M. Nickerson, Principal Planner; Michael Braasch, Code Compliance Inspector; Scudder Peter H & Karen A Trs, Property Owners; Sheryl Fox, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240367



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Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15333 and no exceptions apply pursuant to Section 15300.2.

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It is recommended that the HCD Chief of Planning adopt a resolution to:

- Find the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

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Agent: Sheryl Fox

Property Owner: Scudder Peter H & Karen A Trs

APN: 129-091-082-000

Parcel Size: 11.76

Zoning: Low Density Residential, 2.5 acres per unit in the coastal zone, or "LDR/2.5 (CZ)"

Plan Area: North County Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 15, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 14, 2025.

The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

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The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Planning

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Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065

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- Recommended Conditions of Approval
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Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

SCUDDER PETER H & KAREN A TRS (PLN240367)

RESOLUTION NO. 25-051

Resolution by the County of Monterey Chief of Planning:

- 1) Finding the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Restoration Permit to clear Code Enforcement Case No. 24CE00521 and allow restoration of approximately 12,000 square feet of Environmentally Sensitive Habitat Areas.

[PLN240367, Scudder Peter H & Karen A Trs, 531 Paradise Rd, Salinas, North County Land Use Plan (APN: 129-091-082-000)]

The SCUDDER PETER H & KAREN A TRS application (PLN240367) came on for an administrative hearing before the County of Monterey Chief of Planning on October 15, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies, is feasible, and does not have the potential to endanger the public health, safety and welfare.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan;
 - North County Land Use Plan (North County LUP);
 - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
 - Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan Area (North County CIP).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Existing Condition. The subject parcel is approximately 11.76 acres and is located along Paradise Road in Salinas. The northern portion of the lot contains environmentally sensitive plants, including Hooker's manzanita, Pajaro manzanita, and brittle leaf manzanita. The

Applicant/Owner removed approximately 12,000 square feet of environmentally sensitive habitat area (ESHA) to create two 450-foot to 500-foot long, 30-foot-wide fire breaks, which were also used as a private equestrian trail. These areas were cleared by removing the sensitive manzanita species; no grading was conducted. Since the manzanita roots were left intact, the plants have already started resprouting. The southern portion of the property is developed with a single-family dwelling and detached accessory structures.

- c) Project Scope. The project consists of restoring an unpermitted vegetation removal that impacted environmentally sensitive habitat to its pre-violation condition. As previously mentioned, the manzanita root balls are still intact, and the Project Biologist has confirmed that the manzanita plants have started growing back on their own, with the exception of the northeast corner of the cleared area. Therefore, replanting through seed propagation and cuttings is recommended within this section of the property by the Project Biologist. The Project Biologist recommended monitoring of the replanted area and the regenerating areas to ensure the success criteria have been met and periodically removing any invasive species that may be introduced. As proposed and conditioned, the Restoration Plan (attached) includes a three-year monitoring program that includes success criteria to outline the expectations of regrowth noted within the annual monitoring reports prepared by the Project Biologist. The success criteria also address the percentage of expected vegetation cover, as well as the remedial actions to support regrowth aligned with the contingency measures. These reports shall be submitted to HCD-Planning for review and approval. At the end of the third year, the Project Biologist shall prepare and submit a Final Monitoring Report detailing the results of the annual monitoring and establish whether the success criteria detailed in the Restoration Plan have been met. If the success criteria are not met, the project biologist shall pursue the recommended appropriate measures addressed in the contingency measures to bring the project into compliance. See Condition No. 4.
- d) Allowed Use. The property is located at 531 Paradise Rd, Salinas (Assessor's Parcel Number APN: 129-091-082-000), within the North County Land Use Plan. The parcel is zoned Low Density Residential, 2.5 acres per unit in the coastal zone, or "LDR/2.5 (CZ)." The property is currently developed with a single-family dwelling and detached accessory structures. The granting of this Restoration Permit would restore the impacted environmentally sensitive habitat to its pre-violation condition. In accordance with Title 20 section 20.90.130, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 20, including ordering restoration of a site to its pre-violation state.
- e) Lot Legality. The subject property (11.76 acres) underwent a lot line adjustment in 1992. This adjustment was approved by the County under permit number LL 90092. The property is shown in its current size and configuration as the 11.76-acre lot on the Record of Survey found in Vol 17 of surveys, Page 127, filed on July 28, 1992, with the Monterey County Recorder's office. Therefore, the County recognizes the subject

property as a legal lot of record.

- f) Environmentally Sensitive Habitat Area (ESHA). As defined in the North County LUP, chaparral is an evergreen plant community of drought-adapted shrubs usually found on dry slopes and ridges. Chamise, toyon, scrub oak, ceonothus, and manzanita are characteristic species. The ESHA on the subject property is maritime chaparral made up of different manzanita species. The maritime chaparral along the north portion of this property is specified in the North County LUP Chapter 2.3, Policy 2.3.3A.2, as an uncommon, highly localized, and variable plant community that has been reduced in North County. The LUP requires that all chaparral on land exceeding 25 percent slope should be left undisturbed to prevent potential erosion impacts as well as to protect the habitat itself. In accordance with North County CIP section 20.144.040, a biological survey was prepared for this project (County of Monterey Library No. LIB250022). This survey identified three rare and sensitive manzanita species within the area of vegetation removal. The manzanita species combined create a sensitive maritime chaparral habitat. Successful implementation of the Restoration Plan will allow restoration of the manzanita habitat to its pre-violation state and ensure its long-term maintenance (North County LUP Policy 2.3.2.4).
- g) Staff conducted a site inspection on July 30th, 2025, to verify that the project on the subject parcel conforms to the plans, policies, and regulations discussed above.
- h) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240367.

- 2. FINDING: SITE SUITABILITY** – Following the restoration of the project site, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning and the North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication that the site is not suitable for the proposed restoration. Recommended conditions of approval have been incorporated.
 - b) Maritime Chaparral has been impacted by previous unpermitted activities. The following report has been prepared to fully restore the property and address this impact:
 - Restoration Plan (County of Monterey Library No. LIB250022) prepared by Pat Regan, Salinas, CA, September 2, 2025.The above-mentioned technical report was prepared by an outside consultant indicate that there are no physical or environmental constraints that would indicate that the site is not suitable for the proposed restoration. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site inspection on July 30th, 2025, to verify that the

site is suitable for this use.

- d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240367.

3. FINDING: HEALTH AND SAFETY - The establishment, maintenance, or operation of the Restoration Plan will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed activity or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning and North County Fire Protection District. The respective agency has recommended conditions where appropriate to ensure the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The site is currently developed with an existing single-family dwelling and detached accessory structure. The proposed restoration project will not alter the existing utility connections and does not include any structural development.
 - c) Staff conducted a site inspection on July 30th, 2025, to verify that the site is suitable for this use.
 - d) A separate Coastal Development Permit or authorization from the State shall first be obtained to allow for future intensive fuel management activities that impact the properties' maritime chaparral.
 - e) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240367.

4. FINDING: VIOLATIONS - The subject property currently has a code enforcement violation. As a result of this action to restore the property to its pre-violation state, the subject property shall be partially considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 20. Zoning violation abatement costs, if any, will be paid as a condition of approval within 30 days of this action.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of violations existing on the subject property.
 - b) This Restoration Plan has been reviewed and approved by the HCD Chief of Planning. The project consists of restoring approximately 12,000 square feet of removed sensitive manzanita species. The species are regrowing on their own, with the exception of the northeast corner of the cleared area, and therefore, replanting through seed propagation and cuttings is solely recommended within this section of the property by the Project Biologist. The report also mentions that, if necessary, 75-100 plants of each of the obligate manzanita species will be needed to restore this area. Subsequent monitoring efforts were recommended and

have been applied as Condition No. 4. Implementation of the prepared Restoration Plan will fully abate the existing Code Enforcement Case No. 24CE00521.

- c) Staff conducted a site inspection and researched County records to assess the violations on the subject property and how proposed activities would address them.
- d) The application, restoration plan, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240367.

5. FINDING: CEQA (Exempt) - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15333 categorically exempts small habitat restoration projects less than 5 acres in size that restore and enhance protected plant species, provided the restoration does not result in significant impacts on protected species or their habitat, and there are no hazardous materials at or around the project site that need to be disturbed.
 - b) The proposed project includes the restoration of less than 5 acres of maritime chaparral habitat (protected plant species). As conditioned and proposed, the restoration project does not pose any significant impacts to endangered, rare, or threatened species or their habitat. No hazardous materials are known to exist at, or around, the project site, and no earth movement is proposed that could disturb such materials. The project will restore the chaparral habitat to its pre-violation state and will enhance the habitat value. Therefore, the project meets the Class 33 Categorical Exemption requirements.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. Restoration of the project site to its pre-violation condition would not contribute to any potentially significant cumulative impact and will restore previously disturbed sensitive habitat. There are no unusual circumstances affecting the property or the proposed project that would create a reasonable possibility that implementation would have a significant effect on the property. The restoration project would not damage any scenic resources or resources of critical concern. The site is not known to be included on a list compiled pursuant to Section 65962.5, and there are no identified historical resources on the property that would be impacted by the execution of the project.
 - d) See Finding Nos. 1 and 2 and supporting evidence.
 - e) Staff did not identify any potential adverse impacts staff review of the development application.
 - f) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN240367.

6. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and

- does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project, as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 4, Public Access and Recreation, in the Moss Landing Community Plan, and Figure 6, Shoreline Access/Trails, in the North County Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240367.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Planning Commission. Title 20 section 21.80.040(A) states that the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080, the project is not appealable to the California Coastal Commission because the subject property is not located within 100 feet of a wetland or stream, 300 feet within a coastal bluff, or between the sea and first public road, and the project does not involve a condition use or constitute a major public works project.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

- 1) Find that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333; and
- 2) Approving a Restoration Permit to clear Code Enforcement Case No. 24CE00521 and allow restoration of approximately 12,000 square feet of Environmentally Sensitive Habitat Areas.

PASSED AND ADOPTED this 15th day of October 2025.

Jacquelyn Nickerson, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240367

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN240367) allows restorations of an unpermitted fire break that impacted environmentally sensitive habitat. The property is located at 531 Paradise Rd, Salinas (Assessor's Parcel Number 129-091-082-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Restoration Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 129-091-082-000 on March 5, 2025. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PDSP001 - MONITORING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant/Owner shall enter into an agreement with a qualified biologist to ensure that all restoration goals and objectives, maintenance, and recommendations of LIB250022 are adhered to. The first annual monitoring even will occur at the end of the first growing season following plan installation with annual monitoring visits conducted for two additional years. An Annual Monitoring Report will be submitted to the permitting agencies each following monitoring year. Monitoring Reports will present the findings of the annual field surveys relative to the performance standards in the monitoring plan. At the end of the three -year monitoring period, the Project Biologist will prepare a report that describes the results of the monitoring, initial and ongoing maintenance activities, evaluates the results of the qualitative sampling, and provides recommendations for on-going management of the area. The success criteria are as follows: 20% manzanita cover by the end of year 1, 40% manzanita cover by the end of year 2 and 90% manzanita cover by the end of year 3. If during the monitoring period installed native plants do not survive, the Project Biologist shall document such occurrence and replace the species appropriately within the next rainy season. If success criteria are met, the monitoring and maintenance period will be concluded, and ongoing maintenance recommendations are encouraged. If success criteria are not met, the Project biologist will contact HCD-Planning and recommend appropriate measures to the Applicant/Owner. The Applicant/Owner shall adhere to additional remediation measures.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall submit to HCD-Planning a copy of a signed contract between the Owner/Applicant and a qualified biologist (Project Biologist) indicating that the Project Biologist will provide on-going monitoring and maintenance for three years.

At the end of the first growing season following plant installation, the Project Biologist shall prepare and submit the 1st year Monitoring Report to HCD-Planning for review and approval. This report shall include evidence of monitoring/site visits by the Project Biologist and detail the qualitative and quantitative data that has been collected to track the progress of the restoration efforts. The Applicant/Owner shall adhere to any maintenance recommendations/remediation of the 1st year Monitoring Report.

The 2 year report shall be submitted one year after the 1st report, the Project Biologist shall prepare and submit the 2nd year Monitoring Report to HCD-Planning for review and approval. The Applicant/Owner shall adhere to any maintenance recommendations/remediation of the 2nd year Monitoring Report.

The Project Biologist shall prepare and submit a Final Monitoring Report to HCD-Planning for review and approval 3 years. This Final Report shall detail the results of the annual monitoring, determines the health and vigor of installed plants, and describes the regeneration of invasive species, initial and ongoing maintenance activities, as well as the remediation activities which may need to occur. The Final Report shall establish whether the success criteria detailed in LIB250022 have been met.

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Sheryl Fox Attorney

May 19, 2025

Anthony Lombardo & Associates

144 W. Gabilan Street

Salinas, CA 93901

RE: Update and Spring regrowth monitoring on Scudder Administrative Citation Case # 24CEOO521

Violation Grading on slopes greater than 25%. Grading affecting sensitive habitat/removal of and damage to Maritime chaparral.

Sheryl,

I visited the Scudder property on May 5, 2025, to monitor the vegetation conditions on the slope above the Scudder home where vegetation was cut down in 2024. My primary purpose was to establish photo-points to establish a baseline for conditions on site that would be used on a quarterly basis to take updated photographs for the next several years. I chose fourteen separate locations to take photos from that provided opportunities to look (generally) North, South, East and West along the openings where vegetation was cut down on the site in 2024.

A secondary purpose for the May visit was to search for species that could potentially occur on site that would not have been in flower or above ground during my original October 29, 2024, survey. Those species are the federally threatened Monterey Spineflower (*Chorizanthe pungens* var. *pungens*) and the federally endangered Yadon's rein orchid (*Piperia yadonii*) as well as the California Rare plant rank list 1B.1 Eastwood's goldenbush (*Ericameria fasciculata*). *Chorizanthe pungens* variety *pungens* is a small spreading annual that occurs in sandy openings in the maritime chaparral and flowers from March to August with its peak bloom in May. I did not any *Chorizanthe* anywhere on the property. *Piperia yadonii* is a true orchid that expresses strap-like foliage as early as December and blooms from early May into August. I did not find any *Piperia* anywhere on the property. *Ericameria fasciculata* is a small shrub with fine needle-like leaves that can have some flowers on it almost every month of the year but reach full bloom in July and August. Oddly it was not a plant I expected to find in flower on May 5 but stumbled over a few plants of it as I wandered uphill away from the masticated areas while simply taking in the views. The foliage is unique among maritime chaparral plants and provided confirmation



Figure 1: Eastwood's goldenbush with Pajaro manzanita in upper NW corner of property.

of the species. The three small plants are uphill of the highest masticated area in the NW corner of the property and were not impacted by the mastication project.

Regrowth survey results

The cleared path from the House starts at about 335 feet and runs NW uphill along the west side of the property to the top NW corner at about 440-foot elevation. Photo points 1,2,3, and 4, from south to North are along this axis. A side path running east NE turns off from the main path at about 410 feet and angles eventually up to the NE corner at about 470-foot elevation. Photo points 5, 6 7 and 10 are along this section. From this corner it drops down along the eastern property line to the SE where it terminates at about 430 feet along the property line. Photo points 8 and 9 are found on this side. Lastly, a parallel path continues to the west SW on a level pitch until dropping off to the south near the west end. Photo points 11, 12, 13 and 14 are located along this stretch.

My general findings were that revegetation of the cut down or cleared area is occurring naturally in all but an area in the NE portion of the property. A variety of evergreen shrubs are crown spouting from burls or root crowns including *Arctostaphylos crustacea* ssp. *crustacea* (Brittle leaf manzanita), *Frangula californica* (California coffee berry), *Heteromeles arbutifolia* (Toyon), *Garrya elliptica* (Coast silk tassel), *Lepechinia calycina* (Pitcher sage) and *Salvia mellifera* (Black sage), throughout the rest of the property. Seedlings of (in descending order of abundance) *Anaphilis margaritacea* (Pearly everlasting), *Diplacus aurantiacus* (Sticky monkeyflower), *Salvia mellifera*, *Ceanothus rigidus* (Monterey ceanothus), *Arctostaphylos pajaroensis* (Pajaro manzanita- see photo on page 7) and *Arctostaphylos hookeri* ssp *hookeri* (Hooker's manzanita) were observed in the remaining openings as well.

Figure 2: Small seedling of Pajaro manzanita (or hybrid) in middle of cleared area at NE corner.



The remaining vegetation surrounding the area in the upper NE portion where revegetation was sparse is dominated by two of the three species of manzanita found on the property, Hooker's manzanita, and Pajaro manzanita. These species do not form burls and if they are cut low enough, do not resprout from ground level. They are "obligate seeders" that drop a lot of seed that lays dormant for years and typically only germinates in significant quantities after fire or other major soil disruption. I found two small seedlings of Pajaro manzanita (or a hybrid between the Pajaro and the brittle leaf manzanita) in this area but very little else. It is my theory that this area was so thoroughly dominated by the non-burl



Figure 3: View looking West from upper NE corner of property at least vegetated area within mastication zone.

forming manzanitas that it will take longer for the revegetation to occur, whether by seedlings of the Hooker's and Pajaro manzanita's or by migration of other plants from seed or root suckers into the now open soil. You can see in the photo above that the natural grade was unchanged and clearly not graded and that finely ground woody plant material is densely covering the sandy soil. This creates perfect nooks and crannies for seeds to get down in and be protected from birds and desiccation by wind and sun. I believe it will hasten the recovery of this area if we collect and spread seeds of some of the other woody shrubs on the property into this area in the fall of 2025 and 2026.

During my first visit to the site last fall I did not notice that there appeared to be a short section of the pathway that was graded at some time in the past to create a level area running horizontally across the slope. It is about 50-70 feet long and downhill to the west from the area in the photo above. It does not appear to be anywhere close to one-hundred cubic yards, so would not have required a grading permit, but it did have minor impacts on the maritime chaparral. This area is revegetating on its own with a variety of annual, perennial, and woody shrubs from seed and crown sprouting. Based on my careful observation of the entire pathway up and down the west and east boundaries and horizontally through the middle and upper portion of the site, I will revise my plan to include more introduction seeds into areas like that shown in Figure #2 during the months of October and November of 2025 and in 2026 and continue to monitor the natural regeneration from root systems and recruitment of species already existing in the seedbank.

Figure 4: View looking West NW at an area that had some grading prior to vegetation mastication in 2024.



The following are photos taken from each of the fourteen photo points on the property.

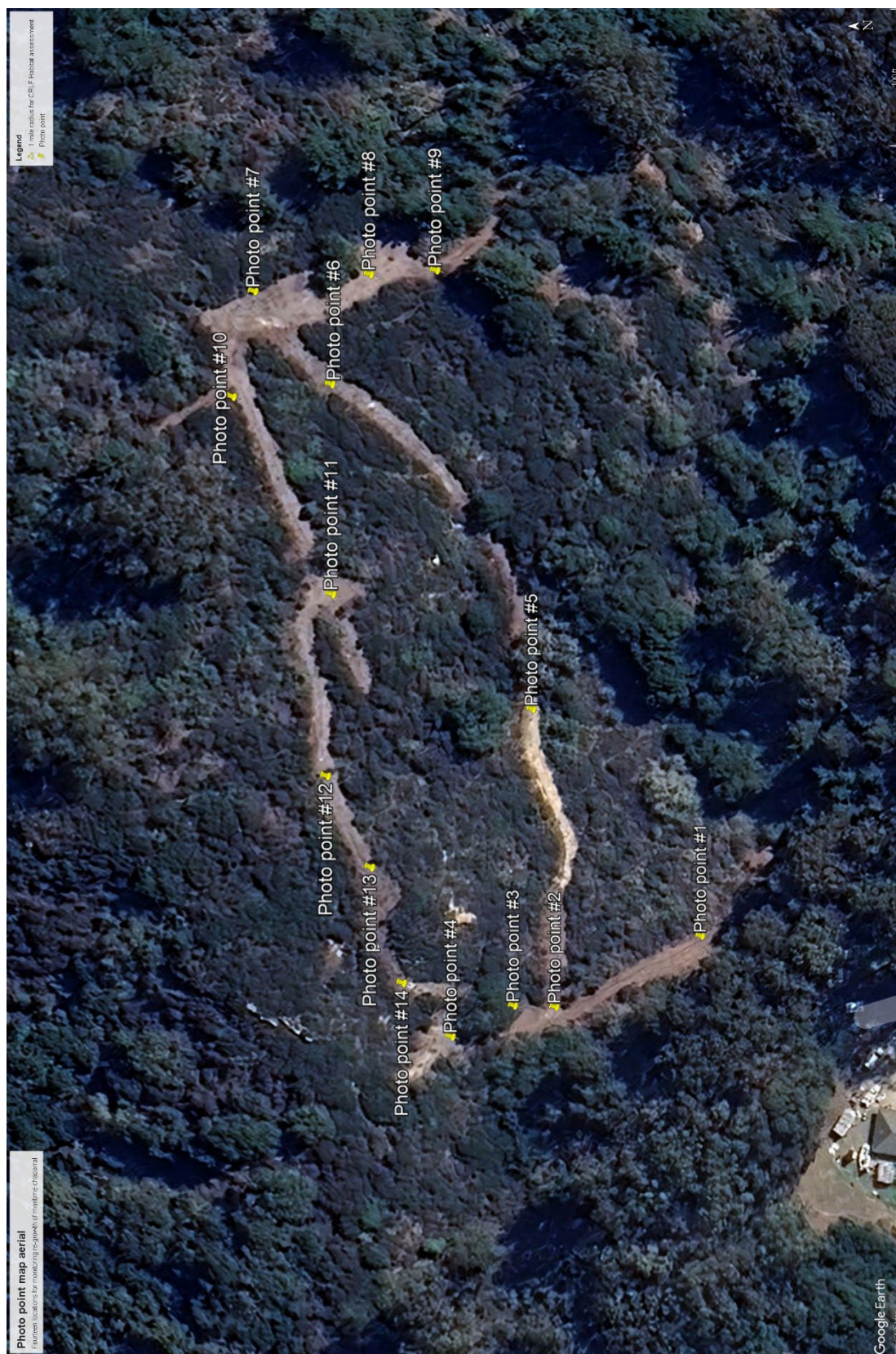




Figure 5: **Photo point #1** looking south down pathway between eucalyptus grove on right and oak/pine/chaparral on left.

Figure 6: **Photo point #1** looking north uphill into mostly chaparral. large *Arctostaphylos crustacea* crown sprouting in trail.





Figure 7: **Photo point #2** looking east at pathway running horizontal across slope. *Eucalyptus* seedling in middle.

Figure 8: **Photo point #2** Looking South SE down slope toward *Eucalyptus* grove.





Figure 9: **Photo point #3** Looking South from open area occupied by many seedlings of chaparral species.

Figure 10: Two seedlings of *Arctostaphylos pajaricensis* in shredded manzanita wood at **Photo point #3**.





Figure 11: **Photo point #4** looking north near top of property where shrub mastication stopped. Many seedlings of diverse group of species present.

Figure 12: **Photo point #4** looking NW at termination point of mastication work. new seedlings blending in to mature and senescent.





Figure 13: **Photo point #5** looking East NE through area that received light grading sometime prior to mastication work.

Figure 14: **Photo point #5** looking west toward Eucalyptus grove. many shrub and perennial seedlings in openings.





Figure 15: **Photo point #6** looking downslope to the west. Only a few seedlings and few suckers found here.

Figure 16: **Photo point #6** Looking up slope to the east through area dominated by *Arctostaphylos hookeri* on left and *Arctostaphylos pajaricensis* on right. Only two seedlings found in this area so far.





Figure 17: **Photo point #7** looking South along eastern property line. Some crown sprouting *A. crustacea* and a couple *A. pajaroensis* in this area, but lots of open space.

Figure 18: **Photo point #7** looking west NW to high point of property. Few seedlings or suckers here.





Figure 19: **Photo Point #8** looking north along eastern edge of mastication work. Some good germination and crown sprouting.

Figure 20: **Photo Point #8** looking east at property boundary line. Good mix of crown sprouting and seed germination.





Figure 21: **Photo point #9.** View looking south down slope near eastern property line. Chaparral transitioning to Pine and Oak woodland.

Figure 22: Near **Photo point #9** *Rosa spithamea* (Coast ground rose) in understory of Pine Woodland.





Figure 23: **Photo point #10** Looking north toward property highpoint. Area dominated by *A. hookeri* on left and *A. pajaroensis* on right with *Frangula californica* (California coffeeberry) and *Garrya elliptica*. (Coast silk tassel)

Figure 24: **Photo point #10** looking west across upper slope. Crown sprouting *Lepechinia calycina* and *Arctostaphylos crustacea* and seedlings of *Salvia mellifera* (Black sage) and *Diplacus aurantiacus* (Sticky monkeyflower)





Figure 25: **Photo point #11** looking SW on upper portion of ridge. Good crown sprouting

Figure 26: **Photo point #12** Looking west along high point of mastication trail. Scattered seedlings and several crown sprouting shrubs.





Figure 27: **Photo point #13** looking west along upper ridge. Crown sprouting *Arctostaphylos crustacea*, *Lepechinia calycina*, *Acmispon glaber* (Deerweed) and *Crocanthemum scoparium* (rush rose)

Figure 28. **Photo point #14** looking downslope to the west. lots of crown sprouting.



Sheryl Fox Attorney
Anthony Lombardo & Associates
144 W. Gabilan Street
Salinas, CA 93901

September 2, 2025

RE: Scudder Administrative Citation Case # 24CEOO521

Violation

Grading on slopes greater than 25%

Grading affecting sensitive habitat/removal of and damage to Maritime chaparral.

Sheryl,

Thank you for meeting and showing me around the Scudder property on October 28. As discussed on site, Monterey County has red-tagged Mr. Scudder for several violations. My purpose for visiting the site and walking it with you was to assess the veracity or extent of the accusation that he graded a roadway through the upper area of his property that is primarily vegetated with central maritime chaparral. It is my understanding that Mr. Scudder contracted with Mike Bleck of Bleck Fire prevention to clear a fire break through the upper slopes of his property utilizing a masticator to chip and shred plant material in a swath through the dense vegetation. Mastication is a tool being used in increasing frequency to temporarily clear overgrown shrublands and forest understory, thus reducing flammable fuel “ladders” and creating temporary gaps in the vegetative cover. One of its primary advantages is that it reduces fuel loads while maintaining healthy, fully intact root systems. This mastication project cut a temporary linear gap through the vegetation that was intended to serve as a fuel break, even though it “looks” from the aerial image like a graded road.

As the violation citation describes, Maritime chaparral is an uncommon, highly localized, and variable plant community. Invariably it is dominated by one or more species of manzanita or Ceanothus. Specifically, here in Monterey County it is called Central maritime chaparral and is further defined and named by the specific dominant plant species, typically the primary manzanita species. On the Scudder property we are looking at Pajaro manzanita chaparral. This plant community is dominated by *Arctostaphylos pajaroensis* with Chamise (*Adenostoma fasciculatum*), brittle leaf manzanita (*Arctostaphylos crustacea* ssp. *crustacea*), Hooker’s manzanita (*Arctostaphylos hookeri* ssp. *hookeri*), Coyote brush (*Baccharis pilularis*), Monterey ceanothus (*Ceanothus rigidus*), pitcher sage (*Lepechinia calycina*), Sticky monkeyflower (*Diplacus aurantiacus*), California coffee berry (*Frangula californica*), Toyon (*Heteromeles arbutifolia*), Deerweed (*Acmispon glaber*), Silver bush lupine (*Lupinus chamissonis*), Black sage (*Salvia mellifera*), Eastwoods golden bush (*Ericameria fasciculata*) and the ever present poison oak (*Toxicodendron diversilobum*). Several groups of Coast Live oaks (*Quercus agrifolia* var. *agrifolia*) near the bottom of the slope are signs of the advance and slow transition to oak woodland.

The three manzanita species on site are evenly distributed, each dominating in different locations based on slope. The upper part of the property is primarily Hooker’s manzanita on the old sandstone

ridge, whereas Pajaro manzanita mixes in there and becomes dominant in the midlevel and gives way to more of the brittle leaf manzanita near the bottom. The Hooker's and Pajaro manzanita are considered rare and while neither is protected by the US or California Endangered species act, they are given the highest rating of rarity other than state or federal listing, by the California Rare Plant Inventory. The Monterey ceanothus (*Ceanothus rigidus*) is also considered rare by the Inventory, but not to the level of automatic protection under the California Native Plant Act. Several plants which *could* be in this plant community but were not seen during my visit¹, are covered by one or the other ESA's including two federally listed ones; Monterey Spineflower (*Chorizanthe pungens* var. *pungens*) is federally listed as threatened, and Yadon's rein orchid (*Piperia yadonii*) is listed as endangered. Eastwoods goldenbush (*Ericameria fasciculata*) is another rare species that could occur on site and would possibly have still been in flower. I did not find any on site.

Interestingly, despite the invasion of Blue Gum Eucalyptus trees along the west side of the property, the remainder was surprisingly "clean" with few nonnative species in the "fire break." This is significant because it means there has been little disturbance or introduction of nonnative seed which is most frequently brought in by machinery tires or blades. North Monterey County maritime chaparral stands are notoriously easily invaded by Pampas grass and ice plant and Genista. This site will heal quicker because of not having those species already present in the soil.



conducted as part of a regrowth monitoring survey and conformed absence of all but the *Ericameria fasciculata*. See May 19, 2025: Update and Spring regrowth monitoring on Scudder Administrative Citation Case # 24CEO0521

Regarding the specific Violations cited – Grading on a slope greater than 25% and grading affecting sensitive habitat/removal of and damage to Maritime chaparral, I walked every section of the cleared areas that are plainly visible in the aerial on page 2, and while I saw cut branches and the tops of root crowns in the “firebreak” I did not see evidence of root systems (root balls) being removed from the ground and I did not see piles of sand or soil resulting from grading and moving. There was no grade change between the “firebreak” and the dense shrubbery on either side of it. It appears that the work that was done cut off top growth at the ground level and root systems were left intact in the ground. While technically it was “removal” of maritime chaparral top growth, it was a disturbance that the species in maritime chaparral positively respond to quickly and assertively. This plant community is adapted to a long sporadic fire regime and when burned responds in two different ways depending on the species. Some plants like the brittle leaf manzanita and Chamise, coffeeberry, Toyon and Pitcher sage will rapidly send up new shoots from a thick burl or root mass that has stored energy in the root system for just such an occurrence. Others, like Hooker’s manzanita and Pajaro manzanita which we refer to as obligate seeders, only increase from seedling germination. Other smaller shrubs and perennials like sticky monkeyflower and smaller annuals like the Monterey spineflower respond by germinating hundreds or even thousands of seeds that have been laying in dormancy in the leaf litter for years or decades waiting for exposure to the light.

The cutting down of these plants without removing the root systems causes some of these plants to respond as if they had burned by fire. The removal of the canopy cover and exposure of the root crowns has already begun the sprouting of new shoots from a broad



range of species on site. Missing from the equation for the two

obligate seeding manzanita species and ceanothus species is the intense heat and smoke from brush fire that stimulates the germination of their seed. When

rains are abundant in the winter following fire events it will typically yield a carpet of new seedlings from Shrubs, perennials, and annuals in the subsequent spring. The rainy season of 2024-2025 (October 24 to September 25) has proven to be a lower-than-average rainfall year and many early germinating plants have either gone dormant early or did not survive their first summer. In lieu of intense heat and smoke, several seasons of movement in the sandy soil even as subtle as wind or moistening and drying during foggy days, or erosion and movement downslope can soften the seed coat and eventually stimulate the germination of these “obligate seeder” species, but not to the same level of density as fire would.

If left alone this “firebreak” would fill back in with a healthy mix of maritime chaparral species over several years and the firebreak could be unrecognizable in as little as 5 years. There is one caveat, while the exposure of the seed bank of the Hooker’s and the Pajaro manzanita will likely cause some sporadic germination, these two species are best stimulated by the heat and smoke of brush fire to soften the seed coat and stimulate germination. It is likely that the areas where the Hookers and Pajaro manzanita plants were cut to the ground will become dominated by other shrubs including the brittle leaf manzanita and toyon and pitcher sage until such a time as any seedlings that do sprout can compete for light and space in the plant mix. These two species are abundant along both sides of the cleared “firebreak” so there will be no significant reduction of their coverage on the site, but their survival technique in absence of fire will not be as abundant and widespread at those species that quickly respond by crown sprouting. The Brittle leaf manzanita is already crown sprouting in the firebreak in many locations like the photo at left here.

To reiterate my observations: the site where the vegetation was cut down is highly sensitive, rare Pajaro manzanita chaparral. The work that was done to cut down the various shrubs to create the network of fire breaks on the property does not appear to have included grading or soil movement. Many plants that were cut down have already started to crown sprout and begin the recovery of the Maritime chaparral plant community in these cut down areas. No doubt, more plants will sprout from seed in the next several years after sufficient rainy seasons. Far from permanently damaging or harming the Pajaro manzanita chaparral, the cut down is a benefit that will invigorate the plant community and stimulate new growth and diversity of species in the overall canopy cover. As stated previously, this site, if left alone and unmanipulated for the next 3-5 years will restore itself to a complete canopy cover of native plant species. It bears watching and monitoring through the next couple years year,

but I do not think that a restoration plan consisting of seeding or planting new plants² will be as effective in restoring the vegetative cover as leaving things alone will do.

There is one area in the far NE corner of the property that has not shown much in the way of seedling recruitment or crown sprouting in the first year after the mastication. It is an area that foot trails have passed through consistently for at least 50 years which would explain some of the lack of regeneration, but the two primary reasons that the area has not yet started significant revegetation are the dominant species that were/are in the area and to a lesser extent the less than average rainfall of the last year. Surrounding the open area in the top NE corner the dominant species is *Arctostaphylos hookeri* which forms almost pure large swaths over a large area in the upper portion of the property. In the early summer of 2025, two seedlings of *A. hookeri* were observed in the masticated area near the top of the most barren area. Virtually no other plants – not annuals or perennials or shrubs were found with them. Downslope to SW there are patches of crown sprouters like the chamise and the pitcher sage but few and far between.

Restoring the masticated areas to pre-violation state

As previously mentioned, the one primary area that may require supplemental -man-aided restoration is in the upper northeastern corner of the lot. (See aerial of site on Page 10 with low to non-vegetated area indicated in red boundary) This section of the report is primarily addressing that area.

To ensure the successful natural regrowth of the masticated firebreak, the site should receive no further manmade manipulation or maintenance activity for a minimum of three years, (except for the occasional removal of nonnative seedlings). A minimum impact foot path (much like those seen in aerial imagery from the last 50 plus years) can be maintained through the area to monitor and gain access to all points of observation of the re-growth, but no motorized vehicles should be used. No additional native vegetation will be removed, but maintaining the access footpath by repeated use will be a necessary compromise.

Monitoring of regrowth

A Monterey County Approved Biologist/Botanist should visit in February, May, August, and November of each year to inspect the fire break, take photos from established photo points, (see attached aerial with photo-point locations) and take notes on species diversity, growth rate and canopy cover. During these monitoring visits, one active remedial measure to take will be to carefully remove any weed seedlings that have germinated in the open areas of the

² Nursery grown plants, even if planted at the ideal time in late fall or early winter will still require a minimum of 18 months of supplemental irrigation and protection from herbivory. Getting water to new plants will be at best very difficult and labor intensive.

firebreak pathway. This will best be done by the biologist as they are discovered during monitoring and will keep weed invasion from getting established in the still open soil between the native shrubs.

At the end of each calendar year, the Biologist will prepare and submit a report to the Monterey County Housing and Community Development Planning Services department. This report will summarize the year's monitoring visits and include an estimate of the overall vegetative cover, including percentage that is native, within 8 different locations chosen for the reference photos, an estimate of overall growth through the year and recommendations for remedial activities such as weed maintenance, and the potential need for additional planting. Because the regrowth, particularly seedling recruitment, is entirely dependent on sufficient rainfall, the annual report will include rainfall amounts for the year and analysis of the impact on the crown sprouting and seedling growth on site. Based on all these factors, the biologist *may* recommend supplemental water, planting and or seeding of several of the native species found on site.

Monitoring visits and reporting	2025	2026	2027	2028
February		X	X	X
May		X	X	X
August		X	X	
November	X	X	X	
Annual report	December	December	December	

Success Criteria

Year 1 - 25% total vegetative cover in the areas that were masticated and a minimum 90% native species within that cover.

Year 2 - 30% vegetative cover of the areas that were masticated and 90% of the total cover being native species.

Year 3 - 50% total vegetative cover in the areas that were masticated with a minimum of 95% native species cover.

If Success criteria for year 3 are met, the site will be considered successfully restored and no further monitoring will be necessary.

If success criteria are not met after year one or in subsequent years, the biologist will recommend remedial actions to increase the cover of native species and/or reduce the cover of nonnative species.

Contingency measures in case of not achieving success criteria

If after the second full year since the mastication (late 2026) there is still less than 30% overall vegetative cover, the biologist will begin a propagation plan offsite to increase the number of the two obligate seeding manzanita species³. Seed propagation of these two species is challenging, unpredictable and slow in nursery culture. To produce additional plants for revegetating the most barren areas in the upper NE portion of site and provide fillers in other low cover areas, cuttings of the two rare manzanita species (*Arctostaphylos hookeri* ssp. *hookeri* and *Arctostaphylos pajaroensis*) will be taken between late November and mid-January and grown out in a nursery into 6" leach tube containers and planted out on site in the remaining open spaces in the following November. Cuttings will be taken from many plants throughout the property to increase the level of genetic variation in the clones that root and survive.

If necessary, the maximum quantity needed for the whole of the firebreak pathway would be 75-100 plants of each of the obligate seeding manzanita species. This is more than is actually needed but the inevitable loss in the nursery or from herbivory or desiccation in the ground requires planning for over planting initially. They should be planted with no more than 8' clearance between them and existing plants or other newly planted plants. The Hookers manzanita is primarily found in the upper (Northerly) reaches of the slope and would be best planted primarily in that northeastern area. The Pajaro manzanita is more widespread on the whole slope and can be planted randomly throughout the masticated area wherever there are large gaps. The plants grown in the 6" leach tubes will be small at planting time but will have root systems that will be at least 6 inches long and if planted properly and irrigated appropriately prior and subsequent to planting, should have excellent potential for survival. Plant installation will occur after the first rain has fallen early in the season and when more rain is projected. The Leach tubes or stubby cells are easily planted out using a dibble designed to create a hole that is the same size of the container - [Grower Supplies - PD7 - Stubby Cell Dibble - Stuewe & Sons](#) - . Seedling planting locations and spacing will be determined in the field by the Project Biologist, but will be done in a natural looking "random" pattern

After planting, small basins 6-8 inches wide by 3-4 inches high, should be created around each plant to trap and hold and let rainfall and supplemental irrigation penetrate deeply into the root zone. The entire root mass of the new plant should be kept covered but no soil placed against the stem or trunk of the plant. The plants should be monitored and watered (if no rainfall has occurred within the last 7 days) on a weekly basis through the first 5 months after planting. For the second half of the first year, watering can be reduced to a one time a month basis to retain vigor. To minimize impacts and avoid having to run a long-distance

³ *Arctostaphylos hookeri* and *A. pajaroensis* were represented by a total of 3 seedlings in the entire masticated area on the Scudder property in May of 2025. See May 19, 2025, report on regrowth and photopoint establishment

water line, water can be carried in buckets or watering cans and applied in small amounts into the basins around each plant.

Survivors after year one (project year 3) will be mulched in late Autumn with shredded manzanita wood and leaf litter in a ring much like a Christmas tree blanket in a circle 12-18' around each plant and no less than 3" deep. Again, covering the root mass entirely but not making contact with the trunk of the plant.

Monitoring the survival of the new plants will continue on a monthly basis through the rainy season into May and then every other month through the next two years. Success criteria will focus on survival for the first year and overall vegetative cover of each plant through years two and three.

Table 2 Restoration plants for filling barren areas of mastication impacts

Species	Common name	Container size	Quantity	Planting area
<i>Arctostaphylos hookeri</i> <i>ssp. hookeri</i>	Hookers' manzanita	6" stubby leach cone	100	Upper East side
<i>Arctostaphylos pajaricensis</i>	Pajaro manzanita	6" stubby leach cone	100	Upper East side and throughout

Success criteria for entire period Natural regrowth and restoration planting period

Overall vegetative cover

Year 1 – 25% of restoration area occupied by vegetation

Year 2 – 30% of restoration area occupied by vegetation

Final – 50% of restoration area occupied by vegetation

Native Plant cover (including both planted and “volunteer” native plants)

Year 1 – 90% of total vegetative cover from native species

Year 2 – 90% of vegetative cover from native species.

Final - 95% of vegetative cover from native species

Survival of container grown plants (if success criteria above are not met)

Year 1 (project year 3) - 75% survival of container grown plants

Year 2 (project year 4) – 70% survival of container grown plants

Final (project year 5) - 60% survival of container grown plants (It is assumed that “survivors in year 3 will have gained in canopy cover significantly to offset any mortality losses)

Failure to meet criteria for success in the first or second year will trigger the requirement for additional planting as specified in Contingency measures above and/or weed eradication in the subsequent year. Failure to meet Final success criteria will trigger a requirement for additional planting and/or weed eradication and an additional year of monitoring or until all success criteria are met.

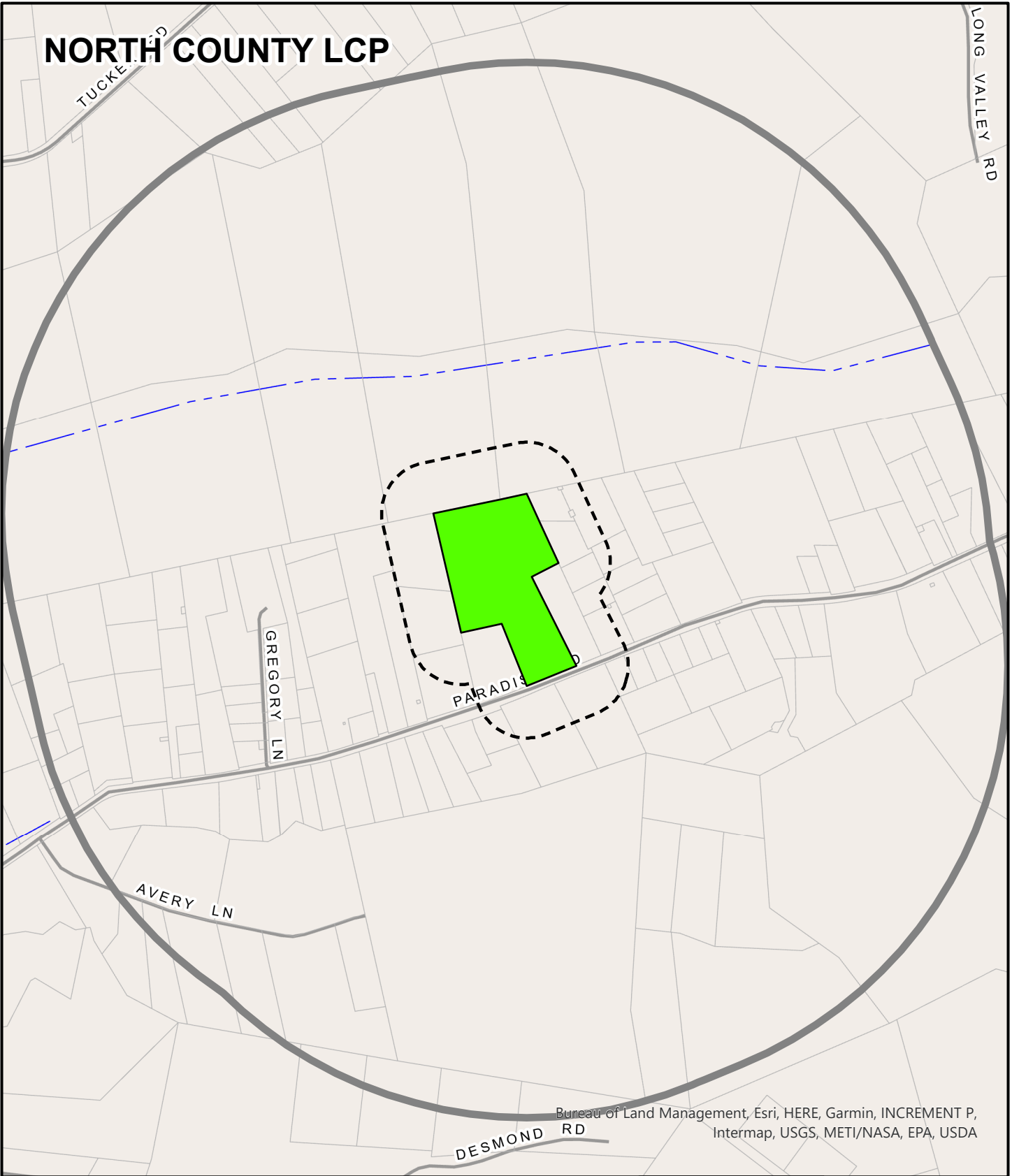


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Exhibit B

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NORTH COUNTY LCP



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA


APPLICANT: SCUDDER PETER H & KAREN A TRS

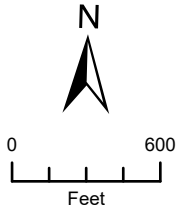
APN: 129091082000

FILE # PLN240367

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 25-056

October 15, 2025

Introduced: 10/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250018 - STUBBLEFIELD CHRIS & CONNIE JO

Administrative hearing to consider replanting of five Coast live oak trees to clear Code Enforcement Case No. 24CE00147.

Project Location: 243 Walker Valley Road, Castroville

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15333 and no exceptions under Guidelines section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

- a. Find that the protection of the environment qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333 and that none of the exceptions from Section 15300.2 apply; and
- b. Approve a Restoration Permit to clear Code Enforcement Case No. 24CE00147 to allow the replanting of five Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to four conditions of approval.

PROJECT INFORMATION

Property Owners: Connie and Chris Stubblefield

APN: 131-093-003-000

Parcel Size: 12 acres (522,720 square feet)

Zoning: Low Density Residential with 2.5 acres per unit in the Coastal Zone or "LDR/2.5(CZ)"

Plan Area: North County Land Use Plan, Coastal Zone

Flagged and Staked: No

Project Planner: Kayla Nelson, (831) 796-6408
nelsonk@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 15, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 14, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services

Environmental Health Bureau

HCD-Environmental Services

North County Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration and Forest Management Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Connie and Chris Stubblefield, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250018



County of Monterey

Item No.2

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Project Location: 243 Walker Valley Road, Castroville

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It is recommended that the Chief of Planning adopt a resolution to:

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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to four conditions of approval.

PROJECT INFORMATION

Property Owners: Connie and Chris Stubblefield

APN: 131-093-003-000

Parcel Size: 12 acres (522,720 square feet)

Zoning: Low Density Residential with 2.5 acres per unit in the Coastal Zone or "LDR/2.5(CZ)"

Plan Area: North County Land Use Plan, Coastal Zone

Flagged and Staked: No

Project Planner: Kayla Nelson, (831) 796-6408
nelsonk@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Restoration Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 15, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 14, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services

Environmental Health Bureau

HCD-Environmental Services

North County Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration and Forest Management Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Connie and Chris Stubblefield, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250018

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

STUBBLEFIELD CHRIS & CONNIE JO (PLN240018)

RESOLUTION NO. 25-052

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Restoration Permit to clear Code Enforcement Case No. 24CE00147 to allow the replanting of five Coast live oak trees.

[PLN250018, Connie and Chris Stubblefield, 243 Walker Valley Road, Castroville, North County Land Use Plan, Coastal Zone (Assessor's Parcel Number: 131-093-003-000)]

The STUBBLEFIELD application (PLN250018) came on for an administrative decision before the County of Monterey Chief of Planning on October 15, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan (General Plan);
 - North County Land Use Plan (NCLUP);
 - Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan (CIP); and
 - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Allowed Use. The property is located at 243 Walker Valley Road, Castroville, North County Land Use Plan, Coastal Zone (Assessor's Parcel Number: 131-093-003-000). The parcel is zoned Low Density

Residential with 2.5 acres per unit in the Coastal Zone or “LDR/2.5(CZ).” The proposal to restore the property back to its natural state is consistent with the residential use for this site. Therefore, the project is an allowed land use.

- c) Lot Legality. The subject property is shown as Lot 33 on Map of R.D. Walker’s Del Monte Farms Subdivision No. 2 filed May 11, 1915 in Volume 2 of Maps, “Outside Lands” at Page 9 with the Monterey County Recorder’s Office. Therefore, this property is recognized as a legal lot of record.
- d) Restoration Activities. A violation involving unpermitted tree removal was reported to the County on September 3, 2024 (24CE00147). The unpermitted tree removal consisted of five Coast live oak trees and the trimming of over a third of the tree canopy.
 - On October 4, 2024, HCD-Building Services issued an Administrative Citation Letter requiring that the property owner apply for and obtain approval of a Restoration Plan to abate the removal of protected Coast live oak trees.
 - On June 30, 2025, the property owner applied for a Restoration Permit to clear the code violation. A Restoration and Forest Management Plan (HCD-Planning Document No. LIB250212) was prepared for the unpermitted tree removal, which included a tree replacement plan. The report stated that 13 trees were found affected by past and recent tree treatments that included severe pruning of eight trees and the removal of five trees. The eight severely pruned trees were found to have regenerating foliage. These eight stumps and tree boles were recommended not to be removed, but the property owner must retain the health of those trees as part of the restoration plan. These eight trees are expected to fully regenerate and thus do not require supplemental replanting at this time. The five tree stumps that were found to have little or no foliage regeneration shall be replaced with new tree plantings to restore the lost canopy. This combination of tree remnant retention and new plantings will restore the area to pre-existing conditions, which allows the forest to regenerate over time.
 - Pursuant to Title 20 section 20.06.320.8, the removal or harvesting of major vegetation, including land clearing and removal of natural vegetation specified in applicable ordinances, requires a tree removal permit. Oak trees greater than 6 inches in diameter are protected within the NC LUP area. The County requires a 1:1 replacement ratio for the removal of protected trees measuring, unless replacement at these ratios would overcrowd the forest. The five oak trees that were removed without the granting of a tree removal permit measured 7, 8, 13, 14, and 18 inches in diameter.
 - The Restoration Plan recommended onsite restoration with a 1:1

replacement ratio of five five-gallon or larger stock for the loss of five Coast live oak trees, planted in or as close to the locations of the removed trees as possible. The newly replanted trees will need to be watered thoroughly once per week for the first six months and twice per month for one year to establish the tree roots. Monitoring of the replanted oak trees would be conducted by the project arborist annually for three years. After each calendar year, an annual report would be prepared and submitted to HCD-Planning for review and approval. The report would include an evaluation of the success criteria and any remedial measures. At the end of the three-year monitoring period, the success criteria would be a 100 percent survival rate. Additionally, the property owner is required to submit a monitoring report of the eight trees that are regenerating on-site. If those trees are in declining health and/or are not properly growing, these trees must be replanted with five-gallon Coast live oak trees (Condition No. 4). The project has been conditioned to record a notice of report to ensure that restoration is conducted in accordance with the approved restoration plan (Condition No. 5).

- e) Fuel Management. The subject property is identified as being in a high fire hazard area as mapped by the Monterey County Geographic Information System. As demonstrated in Finding 3, evidence “b”, the project, as proposed and conditioned, is consistent with all the fuel management requirements for such areas.
- f) Public Access. The project will not conflict with an existing access point to the coastline and does not require new access pursuant to standards in the North County Coastal Land Use Plan and Coastal Implementation Plan, Part 2. See Finding No. 6.
- g) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project is for restoration and does not propose to build any new structures at this time.
- h) Staff reviewed street view and aerial imagery (Google Maps and Monterey County GIS) to verify that the project is consistent with the applicable plans and regulations.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250018.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no

indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to forest resources. The following report has been prepared:
 - “Restoration and Forest Management Plan Report” (LIB250212) prepared by Frank Ono, Pacific Grove, CA, April 29, 2025.County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
- c) Staff reviewed aerial imagery (Monterey County GIS) to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250018.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The property is located within an area identified as a high fire hazardous area as mapped by the Monterey County Geographic Information System. The Restoration and Forest Management Plan (HCD-Planning Document No. LIB250212) provided recommendations for fuel management of the heavily forested property. Recommendations include the following:
 - 1. Maintain a spark arrester screen atop each chimney.
 - 2. Maintain spark arresters on gasoline-powered equipment.
 - 3. Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 100 feet around the house.
 - 4. Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.
 - c) Staff reviewed aerial imagery (Monterey County GIS) to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250018.

4. **FINDING:** **VIOLATION** – The subject property had an open investigation for unpermitted tree removal within the Coastal Zone which resulted in the application of a Restoration Permit. As a result of this action to restore the property to its pre-violation state, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and were aware of an open investigation (24CE00147) on the subject property. The investigation was for substandard living conditions and the unpermitted removal of five protected Coast live oak trees. On October 4, 2024, HCD-Building Services issued an Administrative Citation Letter requiring that the property owner apply for and gain approval of a Restoration Plan for the removal of protected Coast live oak trees, and obtain Construction Permits to bring the living conditions back up to code. The property owner has applied for construction permits to remediate the substandard living conditions and all permits have been finalized by HCD-Building Services. The approval of the proposed Restoration Plan will satisfy the remaining violation, and the code case will be closed.
 - b) On September 3, 2024, a code enforcement complaint was received regarding the violations described in the above Recitals.
 - c) A Restoration Plan (PLN250018) has been reviewed by the Director of HCD-Planning, and the project is conditioned to include onsite restoration and tree replanting. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250018.
5. **FINDING:** **CEQA (Exempt)** – The restoration project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15333 categorically exempts actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of natural resources where the regulatory process involves procedures for protection of the environment.
 - b) This Restoration Plan includes restoration activities onsite to remedy the unpermitted removal of five Coast live oak trees. Therefore, the restoration qualifies for a categorical exemption as a restoration activity pursuant to Section 15333 of the CEQA guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a state-designated scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact. The unpermitted removal of protected trees negatively impacts forest resources, resulting in the application for

a Restoration Permit. As proposed and conditioned, the Restoration Plan would provide a 1:1 replanting of those Coast live oak trees that have not regenerated (five trees) and will ensure the long-term growth of the seven trees that are regenerating. The overall restoration would result in an increase in protected forest resources.

- d) No adverse environmental effects were identified during staff review of Monterey County GIS information.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250018.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in North County Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250018.
7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to section 20.86.080.A, of the Monterey County Zoning Ordinance (Title 20), the project is not subject to appeal by/to the California Coastal Commission because it does not involve development between the sea and the first through public road paralleling the sea, development within 300 feet of the mean high tide line of the sea where there is no beach, or development within 300 feet of the top of the seaward face of any coastal bluff (i.e.; development within 100 feet of environmentally sensitive habitat and development within an area of positive archaeological reports).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Restoration Permit to clear Code Enforcement Case No. 24CE00147 to allow the replanting of five Coast live oak trees.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of October 2025.

Jacquelyn Nickerson
Principal Planner

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

_____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250018

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN250018) allows restoration to clear Code Enforcement violation (24CE00147) to restore the removal of 5 Coast live oak trees with a 1:1 replacement ratio. The property is located at 243 Walker Valley Road, Castroville (Assessor's Parcel Number 131-093-003-000), North County Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Restoration Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 131-093-003-000 on October 15, 2025. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1 replacement ratio of five-gallon or larger stock for the loss of 5 Coast live oak trees, planted in or as close to the locations of the removed trees as possible.
- Other: Monitoring of the replanted oak trees would be conducted by the project arborist annually for 3 years. After each calendar year, an annual report would be prepared and submitted to HCD-Planning for review and approval. The report would include an evaluation of the success criteria and any remedial measures. At the end of the 3 year monitoring period, the success criteria shall be 100 percent survival rate. The eight replanted trees shall also be evaluated annually and determined if replanted is needed at the final three year monitoring. If remediation is needed, the Applicant/Owner shall follow the recommendations of the arborist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

Annually for 3 year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the five replacement tree(s), eight regenerating trees, and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required. If the eight regenerating trees are in declining health and/or are not properly growing, these trees shall be replanted with five-gallon Coast live oak trees and monitored for an additional three years.

Stubblefield Residence Restoration Plan
243 Walker Valley Road
Prunedale, CA

Prepared for:

Connie and Chris Stubblefield

Prepared by:

Frank Ono
Urban Forester
Member of the Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

April 29, 2025

Owner:

Connie and Chris Stubblefield
243 Walker Valley Road
Salinas, CA 93907

Responsible Party:

Melanie Dangzalan
Margie Langemak
7430 Leafwood Dr.
Salinas, Ca 93907

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Unpermitted tree removal of native oak trees on this site by the responsible party has occurred, resulting in a code enforcement action 24CE00147. The County has administered an enforcement action to address the removal of approximately five protected oak trees, including trimming of over a third of the foliage. It is understood that Melanie Dangzalan And Margie Langemak of 7430 Leafwood Dr., Salinas, CA, 93907, has taken full responsibility for the tree removal actions. It is determined that the damaged trees were in good health and structural condition after observations of surrounding trees and historical overhead Google images. This arborist report is prepared to indicate areas where major tree vegetation was removed, and restoration planting is to occur. The report also recommends a maintenance program for the newly planted trees.

INTRODUCTION

This arborist report is prepared for Connie and Chris Stubblefield, the owners of the property located at 243 Walker Valley Road, Salinas, CA, by Frank Ono, Urban-Forester, and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536), due to unauthorized tree removal. The North County Land Use Plan, Coastal Implementation Plan, and Monterey County Zoning Title 20 identify native Coast live oak trees as a species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure proper restoration and protection of the tree resources on site, the property owners, Connie and Chris Stubblefield, have requested an assessment of the site area where trees were either cut down or pruned severely. The findings and recommendations are to be documented in a restoration arborist report to work in conjunction with other conditions to satisfy the conditions of the code enforcement action. To accomplish this assignment, the following tasks have been completed;

- Site visit to observe the site damage
- Create a simple planting plan with specifications on planting
- Address the watering schedule
- Pruning schedule, if necessary
- Monitoring schedule
- Document findings and restoration recommendations as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to site visits, review of documents submitted by Connie and Chris Stubblefield, and Google images to assess the effects on trees within or adjacent to tree treatment activities. The report is informational and not to be used for litigation purposes, only as a blueprint for site restoration. The minor grading and erosion details discussed in this report relate to tree health. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to the inspection of the property, Ono Consulting relied on information provided to me by the property owner in the preparation of this report (i.e., surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. Ono 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 following the plans and specifications.

PURPOSE AND GOAL

This restoration arborist report is prepared as a forest management plan for this parcel due to a code enforcement action regarding tree removal activities located at 243 Walker Valley Road, Salinas, CA. The purpose of the assessment is to determine what trees were affected by the site disturbance and what mitigations are necessary to restore the tree removal site to its pre-existing condition.

The goal of this restoration plan is to protect and maintain the North County Land Use Plan forested resources through the adherence to development standards, which allow the protection and maintenance of its forest resources. Furthermore, it is the intended goal of this report and plan 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: 131-093-003-000.
- 2) Location: 243 Walker Valley Road, Salinas, CA.
- 3) Parcel size: Approximately 12 acres.
- 4) Existing Land Use: The parcel is residential, low-density zoned LDR/2.5(CZ).
- 5) Slope: The parcel is mildly to steeply sloped. The parcel report states there are slopes over 25%.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Arnold soils. The Arnold series consists of somewhat excessively drained soils that formed on hills and uplands in old marine dunes or materials weathered from soft sandstone. Arnold soils are used for range, wildlife habitat, and watersheds. Soil permeability is rapid, and the available water capacity is 3 to 5 inches. Roots penetrate to a depth of more than 60 inches.
- 7) Forest Condition and Health: The vegetation on site is composed primarily of native Coast live oak (*Quercus agrifolia*). The site is developed, and the surrounding forest canopy, which is all coast live oak, occupies approximately 3/5 of the property. The canopy has open spaces within the overall canopy. Trees are spaced approximately 10-15 feet apart or more and located along the east portion of the property and on the northern half of the property. Several large landmark-sized trees are located on the north corner of the property. No significant insect activity or diseases were observed at the time of inspection.

BACKGROUND

The property owners, Connie and Chris Stubblefield, contacted me regarding unauthorized tree removal and pruning on this property. I am told that the parties responsible for the unauthorized tree removal and pruning (Melanie Dangzalan and Margie Langemak 7430 Leafwood Dr., Salinas, CA 93907) treated the trees, which are downslope from their property, to enhance the view from the upslope property, and has resulted in a code enforcement action 24CE00147. To comply with the administrative citation issued by Monterey County, the county has requested that the property owner apply and obtain a restoration plan for the removal and damage of approximately five protected oak trees.

A study of the site and individual trees determined the treatments necessary to complete the goals of the County and the landowner. Damaged trees or remnants within and immediately adjacent to the area of disturbance were located, measured, inspected, flagged, and recorded, and a restoration plan was devised to assist in restoring the area over time to pre-existing conditions.

OBSERVATIONS/DISCUSSION

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

- The area of the site that is disturbed is located on the northeast portion of the property near the property line.
- Thirteen trees and stumps were found severely pruned or damaged below the fence line of the responsible party's property. Several stumps are cut level or nearly level to the grade. Approximately three trees remain as standing boles, and one is a large multiple-stemmed oak that has undergone extensive heading cuts.
- Almost all the stumps or boles are regenerating new foliage, indicating that the trees with regeneration will likely survive.

TREE DAMAGE CHART

Below are trees and/ remnants that were found in the disturbance area during the site visit

Number	Tag ID	Diameter	Remnant Ht.	DSC	Topped	Regenerating	Replace
1	930	10	18"	5613		x	
2	920	16	20"	5601		x	
3	919	12	10"	5602		x	
4	921	7	Flush Cut	5603			x
5	923	16	10"	5604		x	
6	922	13	Flush Cut	5606			x
7	924	30	54"	5605	x	x	
8	925	14	8"	5607			x
9	926	13	60"	5608	x		
10	932	8	10"	5609		x	x
11	927	23		5610, 5611	x	x	
12	928	18	9"	5612			x
13	929	10	54"	5614	x	x	

RESTORATION ASSESSMENT AND RECOMMENDATIONS

The administrative citation 24CE00147 states that approximately five trees were removed without proper authorization. The five trees removed and/or illegally pruned are located on the northeast portion of a heavily wooded 12-acre parcel. A study of this area revealed that 13 trees were found affected by past and recent tree treatments that included severe pruning or removal. A number of the standing tree remnants are found to have regenerating foliage; these stumps and tree boles should not be removed but allowed to continue to regenerate new foliage. Of the 13 trees, five tree stumps are found to have little or no foliage regeneration, therefore, they shall be replaced with new tree plantings to restore the lost canopy. This combination of tree remnant retention and new plantings will restore the area to pre-existing conditions, thus allowing the forest to continue to exist and regenerate over time. The remainder of the property contains tree cover, which will remain undisturbed.

Tree Planting

Replacement of five protected trees (native trees 6 inches in diameter or greater) is required unless shown to be a hardship or detrimental to the long-term health of the remaining habitat. Many of the tree remnants are regenerating new foliage, however, it is recommended to plant five additional replacement trees with the long-term objective of one for one replacement. Coast live oaks are to be used as replacement trees. Trees shall be planted within the disturbed stand area that allows for a minimum of competition and maximum sunlight.

Replacement trees shall be five-gallon or larger stock as indicated on the site plan and also identified in the field (planting areas are indicated on the site with red flags). New plantings will need to be hand-watered during the spring and summer months after planting. Additional watering may be needed, particularly if dry conditions prevail. Temporary drip irrigation on an automatic timer is highly advised. Soils should be damp at the time of planting and during the initial establishment period for new oak trees. Invasive annual grasses and other non-native vegetation should be removed from the planting areas directly adjacent (within five to six feet) to newly planted plants. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps onsite is not permissible due to erosion potential.

Pruning /Crown Restoration Pruning of Topped Trees

Crown restoration pruning improves the structure and appearance of trees that have been topped or severely pruned. This involves allowing new sprouts to grow, then selecting one of three sprouts on branch stubs to form a natural crown. Vigorous sprouts may need thinning for proper attachment. Restoration can and will take years. Native oaks require minimal pruning, though mature oaks benefit from removing dead, diseased, or weakened branches.

Maintenance Watering of Established Trees

Native oak trees are adapted to the long, dry summers of California and normally do not need supplemental irrigation. Newly planted trees should be at minimum watered thoroughly once per week for the first six months and twice per month for one year after that until established. Many species of native oaks (i.e. coast live oak) are susceptible to root

disease when they are subjected to summer irrigation with the most vulnerable portion of the oak root zone extending out six to ten feet from the trunk of the tree, therefore summer irrigation should be avoided within the inner third (one third of the distance from the trunk to canopy drip line) of the root zone of undisturbed oaks. Planting plants with high water requirements beneath the canopy of native oaks should be avoided. Supplemental watering during drought periods may help maintain tree vigor and resistance to insect attack. Watering should be restricted to the outer two-thirds of the root zone.

Fertilizing

Undisturbed native oaks should not require supplemental fertilization, as they receive natural fertilizer from detritus and leaf litter. Newly planted trees or trees under stress due to disease, root pruning, or lack of natural fertilizer may benefit from annual fertilizer application. Nitrogen is the nutrient most often found to be deficient in trees and should be applied only in the outer two-thirds of the root zone where feeding roots exist. Nitrogen application typically should be at a rate of two to four pounds of actual nitrogen per one thousand square feet

Monitoring

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

- Tree health and growth rates of new planting must be assessed by a qualified forester or certified arborist.
- Poor growth rates or declining health are to be identified and documented as to the reason they were 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 that need replacement will be replaced on a 1:1 ratio.
- At three years, a report shall be prepared by a qualified forester or arborist and submitted to the Planning Department for review and approval by the Director of Planning, describing reforestation activities, success rates, and adjustments for previous failures or unsuccessful transplanting

Success Criteria for Plant Re-establishment

Implementation of the success criteria is recommended to be a condition of restoration approval to ensure the survivability and proper growth of the replacement or relocation of trees. Replant success criteria will be defined to achieve a 100% survival rate.

AGREEMENT BY LANDOWNER

The restoration plan is considered to be a forest management plan; the following are standard conditions 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 fires.
4. Preserve scenic forest canopy as located within the Critical Viewshed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No County-protected 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. Proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removals that are not necessary for any proposed development will be limited to those 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. Smaller dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of owner.
5. Thinning: Trees less than six inches in diameter at 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 a construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major 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 100 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, established native plants on 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 to 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 falls 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, if proposed.


Compliance

It is further understood that failure to comply with this Plan will be considered as 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 sale of the property.

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

April 29, 2025

Date

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

PHOTOGRAPHS (not all trees are photographed)

Area for restoration, (trees topped are indicated with red arrows)



Areas where tree replanting is to occur are indicated on site with red flags

Topped trees and stumps








Area of most tree disturbance

243 Walker Valley Road

Legend

-  243 Walker Valley Rd
-  Replacement Tree Area
-  Topped tree or stump

- 0001
- 0002
- 0003 R1
- 0004
- 0005 R3
- 0006 R2
- 0007
- 0008
- 0009
- 0010
- R5
- R4




0013

0011

0012

243 Walker Valley Road

Legend

-  243 Walker Valley Rd
-  Replacement Tree Area
-  Topped tree or stump

Replant oaks shown with blue flagged area
(will be marked with red flags on-site)

R1

R2

R3

R4

R5

Google Earth




Image © 2025 Maxar Technologies

200 ft




243 Walker Valley Road

Legend

-  243 Walker Valley Rd
-  Replacement Tree Area
-  Topped tree or stump

- 0001
- 0002
- 0003
- 0004
- 0005
- 0006
- 0007
- 0008
- 0009
- 0010
- 0011
- 0012
- 0013

Red dots indicate where trees were found damaged or removed


N
86


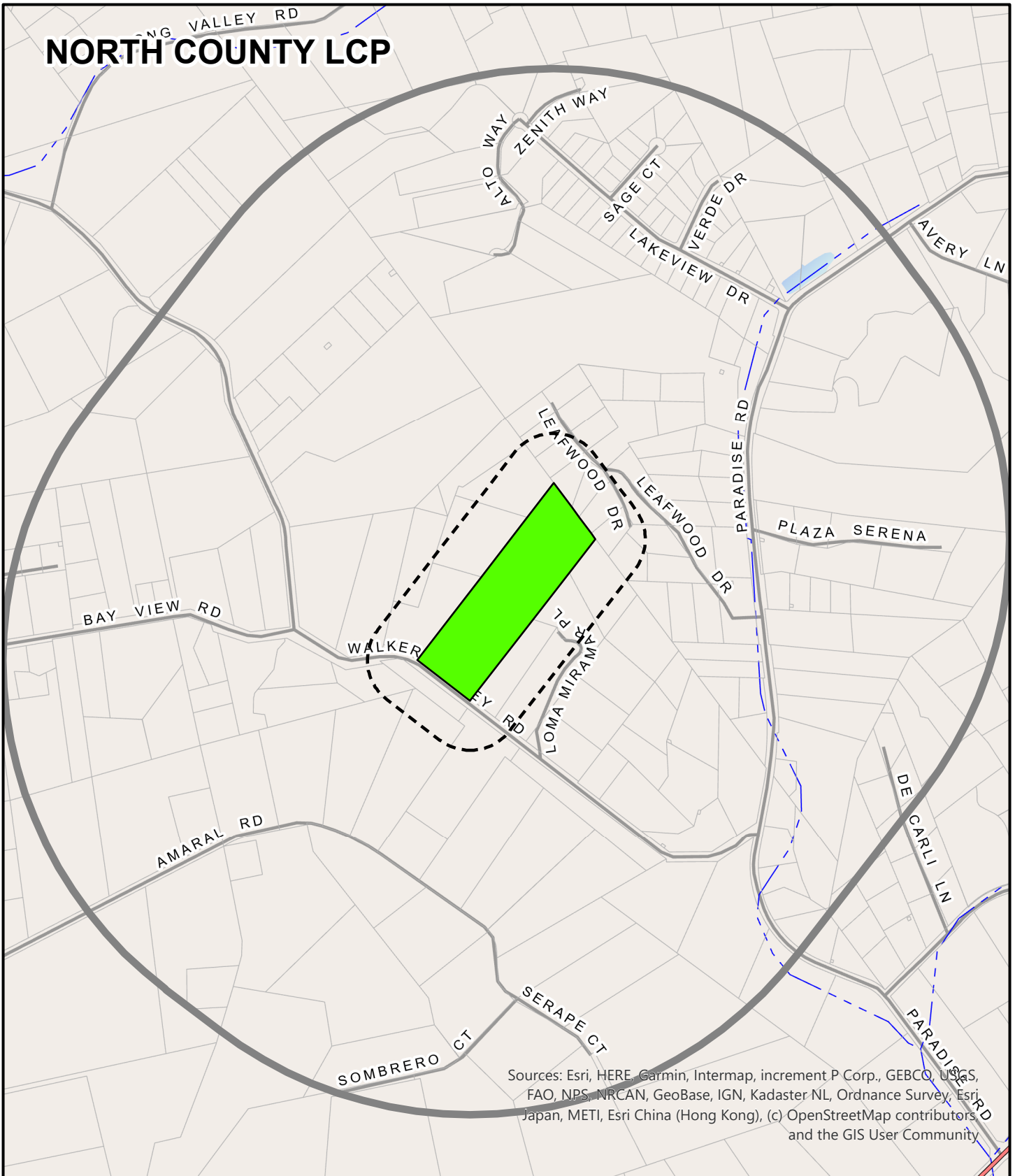
 100 ft

Exhibit B

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NORTH COUNTY LCP





APPLICANT: STUBBLEFIELD CHRIS & CONNIE JO

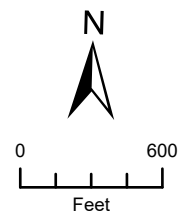
APN: 131093003000

FILE # PLN250018

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.3

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 25-057

October 15, 2025

Introduced: 10/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250040 - GILL JAGROOP S TR

Administrative hearing to consider modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements. The project also includes reducing the front setback by 3 feet or 10 percent.

Project Location: 1483 Padre Lane, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Jason Diaz

Property Owner: Jay Gill

APN: 008-441-017-000

Parcel Size: 0.42 acres (18,517 square feet)

Zoning: Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: Kayla Nelson, Associate Planner

nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 1, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Pebble Beach Community Services District

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans and Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Jay Gill, Property Owners; Jason Diaz, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250040



County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-057

October 15, 2025

Introduced: 10/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250040 - GILL JAGROOP S TR

Administrative hearing to consider modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements. The project also includes reducing the front setback by 3 feet or 10 percent.

Project Location: 1483 Padre Lane, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Jason Diaz

Property Owner: Jay Gill

APN: 008-441-017-000

Parcel Size: 0.42 acres (18,517 square feet)

Zoning: Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: Kayla Nelson, Associate Planner

nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 1, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 30, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Pebble Beach Community Services District

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans and Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Jay Gill, Property Owners; Jason Diaz, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250040

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

GILL JAGROOP S TR (PLN250040)

RESOLUTION NO. 25-053

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

[PLN250040, Jay Gill, 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Accessor's Parcel Number: 008-441-017-000)]

The GILL JAGROOP S TR application (PLN250040) came on for an administrative decision before the County of Monterey Chief of Planning on October 15, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan; (General Plan)
 - Del Monte Forest Land Use Plan (DMF LUP);

- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan (CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan (Accessor's Parcel Number: 008-441-017-000). The parcel is zoned Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)", which allows the first single-family dwelling on a legal lot of record as principally allowed use subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A). Additionally, all development requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The project involves the construction of a 357 square foot second-story addition to an existing 2,884 square foot single-family dwelling, and minor other modifications to the residence, including the construction of a 179 square foot second story "view deck", 184 square foot second story "private terrace", a 140 square foot stone entry porch, and 35 square feet of exterior wood stairs. Site improvements include reconfiguration of the entry steps and decomposed gravel walkways, and construction of a rear outdoor living area (480 square feet) consisting of permeable stone pavers and a barbecue. The project also proposes to reduce the front setback from the private driveway easement (south) by 10 percent, subject to the granting of a Coastal Administrative Permit (Title 20 section 20.14.040.U; see Finding No. 1, Evidence "e"). Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property is shown in its current configuration as Lot 102 on the map entitled Amended Map of Pebble Beach filed October 13, 1911 (Book 2, Cities and Towns, Pages 31, 31a, and 31b) with the Monterey County Recorder's Office. Therefore, the property is recognized by the County as a legal lot of record.
- d) Design and Visual Resources. The property is subject to the Visual Resources protection policies of the DMF LUP, the applicable implementing regulations of those policies in the CIP, and the Design Control regulations outlined in Title 20 section 20.44.030, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The exterior colors and materials of the existing residence consist of beige stucco siding with black metal-clad wood exterior doors and windows. The two-story addition will match the existing home, but the roof will change from a grey composite shingled roof to a beige/taupe standing seam metal roof. The second story will also include a glass railing around the proposed terraces. Exterior stairs will be wood, and the rear outdoor living area will consist of natural colored stone pavers. The project, as designed, will be consistent with the surrounding residential neighborhood character.

The property is located in the unincorporated community of Pebble Beach, approximately a quarter mile east of the Pacific Ocean and two and a quarter mile west of Highway 1. The project site is developed and located within a visually sensitive area. As depicted on DMF LUP Figure 3, the subject property is not located within a visually sensitive area, nor within the viewshed of 17 Mile Drive and Point Lobos. However, staking and flagging was required to be installed pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on July 21, 2025, and confirmed that the subject property and staking and flagging were not visible from Point Lobos, Highway 1, or any other public common viewing areas due to topography, distance, and existing mature vegetation. The proposed project involves a second-story addition to the main residence. The project was not found to have any new significant impacts on the public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- e) Development Standards. The development standards of the LDR zoning district are found in Title 20 section 20.14.060. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The subject property has two front setbacks (Padre Lane [east] and a Private Driveway Easement [south]). The existing single-family dwelling has a 52-foot-4-inch front setback from Padre Lane and a non-conforming 9-foot-3-inch front setback from the Private Driveway Easement. Pursuant to Title 20 section 20.68.040, the enlargement, extension, reconstruction, or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, may be permitted if the enlargement, extension, reconstruction, or structural alteration conforms to all the regulations of the district in which they are located. Accordingly, the proposed second-story addition and private terrace comply with the required 30-foot front setbacks. However, the proposed view deck encroaches into the front setback from the Private Driveway Easement by 3 feet. This is allowed pursuant to Title 20 section 20.14.040.U, which authorizes the reduction of required setbacks by no more than 10 percent, subject to the granting of a Coastal Administrative Permit. In this case, 10 percent of the required 30-foot front setback is 3 feet, and thus the view deck may be constructed 27 feet from the south property line, adjacent to the Private Driveway Easement. Although interior improvements are being made within the portion of the residence that is non-conforming to one of the required front setbacks, exterior walls will remain intact, and no enlargement or extension of this area is proposed.

	<i>Max Allowable</i>	<i>Proposed</i>
Building Site Coverage:	15% (2,883.4 sf)	15.5% (2,883.75 sf)
Floor Area Ratio:	15.5% (2,883.75 sf)	17.5% (3,240.5 sf)
Maximum Height:	30 ft	30 ft

The existing single-family dwelling has a legal non-conforming site coverage of 15.5 percent. There will be no expansion of site coverage that will result from this project. Additionally, due to the proposed maximum height of 30 feet, the project has been conditioned to

include height verification after construction to ensure (Condition No. 7).

- f) Cultural Resources. The property is in an area that is mapped as having a high sensitivity to the presence of archaeological resources. A Phase I Archaeological Report (County of Monterey Library No. LIB250174) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report included archival research and a pedestrian survey of the property and concluded that the site did not contain evidence of archaeological resources. Results of the reconnaissance were negative, and the siting and design of the project were found not to have any potential impacts on known archaeological resources because the site was previously developed. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3).
- g) Historical Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. On September 14, 2024, Kent Seavey performed a site visit to analyze the potential historical significance of the existing one-story single-family dwelling (Finding 2, Evidence “b”). The property was developed in 1964 with a California Ranch Style home. The characteristics of the home include wood-framed and stucco exterior wall cladding with a low-pitched hipped roof system and full-height glazing windows. According to the 2013 Pebble Beach Historic Context Statement, due to the number of California Ranch Style homes built after World War II and the Korean conflicts, this residential design does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.
- h) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250175), this site is suitable for the residential addition this project proposes; there are no geological or seismic hazards that would preclude this property from being developed, and the proposed development is adequately setback from the known fault trace. Therefore, the project complies with Policy 38 of the DMF LUP, which requires that new development be sited and designed to minimize risk from geologic hazards, assure stability and structural integrity, does not threaten the stability of a site or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. See Finding 3, evidence “d”.
- i) Pescadero Watershed. The DMF LUP Policy 77 requires that new residential development, including accessory structures, be limited to 9,000 square feet of structural and other impervious coverage within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance. The existing residence and impervious development are currently at 6,476 square feet. The proposed site improvements would include the addition of permeable coverage, which results in a 142 square foot decrease of impervious coverage. The

proposed site improvements consist of a 140 square foot stone entry walkway and 307 square feet of decomposed granite walkways, which are considered permeable materials allowing groundwater percolation. The overall proposed impervious coverage will be 6,334 square feet. Therefore, the property will conform to the 9,000 square foot limitation of structural and impervious coverage.

- j) Public Access. The project is consistent with applicable public access policies as demonstrated in Finding No. 6 and supporting evidence.
- k) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.
- l) The project planner conducted a site inspection on July 21, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological, historical, and soil resources. The following reports have been prepared:
 - “Geotechnical Report” (County of Monterey Library No.LIB250175) prepared by Greg Bloom with Butano Geotechnical Engineers, Inc., Watsonville, CA, April 25, 2025.
 - “Phase I Archaeological Assessment” (County of Monterey Library No.LIB250174) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, April 10, 2025.
 - “Phase I Historic Report” (County of Monterey Library No.LIB250176) prepared by Kent L. Seavey, Pacific Grove, CA, September 14, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on July 21, 2025, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

3. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are provided and have existed on the project site. Water and sewer are provided to the parcel through the public water system by CalAm and the Carmel Wastewater District (CAWD) via the Pebble Beach Community Services District. The project, as proposed, will continue to use these same connections.
 - c) The property is located in an area mapped as having a high fire hazard according to the Monterey County Geographic Information System. Pursuant to DMF LUP Policy 38, new development shall be sited and designed to minimize risk from fire hazards. The proposed second-story addition to the existing single-family dwelling is sited in a previously developed area, and the existing materials used for the home are fire-resistant.
 - d) The project is located within 1/8 mile of the Cypress Point fault according to Monterey County GIS information. A geotechnical and geological hazards report was prepared to assess geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault-induced features or other hazards and research of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use, given that the recommendations in it were followed. Compliance with Title 18 section 16.08.110 will ensure that the geotechnical engineer's recommendations are adhered to and implemented into the final construction plans.
 - e) Staff conducted a site inspection on July 21, 2025, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.
4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

- b) Staff conducted a site inspection on July 21, 2025, and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

5. FINDING: CEQA (Exempt) – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

- a) The project is categorically exempt from environmental review pursuant to section 15301 of the CEQA Guidelines involving existing facilities. This exemption applies to whether the project involves a negligible or no expansion of use. Section 15301(e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the existing structure or 2,500 square feet, whichever is less. The project consists of a 357 square foot second-story addition with 363 square feet of second-story terraces to an existing 2,884 square foot single-family dwelling and associated site improvements. The additions total 720 square feet, or less than 50% of the existing floor area of the residence. Therefore, the project was found to meet the CEQA Guideline requirements for this exemption.
- b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource as demonstrated in Finding No. 1, Evidence “h”. The project is also not located near a hazardous waste site or within view of a scenic highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. However, the project site is located within an area of high archaeological sensitivity. Subject to CEQA Guidelines section 15300.2(c), a field reconnaissance survey was required to be performed for the proposed project. On April 10, 2025, Susan Morley and Brenna Wheelis with Achasta Archaeological Services conducted a survey to determine if resources were present on site. The result of that survey was negative. Therefore, a standard condition of approval (Condition No. 3) has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 21, 2025.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

6. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project PLN250040.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) In accordance with Title 20 Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) In accordance with Title 20 Section 20.86.080.A, this project is appealable to the California Coastal Commission as it is between the sea and the first through public road paralleling the sea; for the Del Monte Forest, this would be Highway 68.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of October 2025.

Jacquelyn Nickerson,
Principal Planner

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

_____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250040

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Coastal Administrative Permit and Design Approval (PLN250040) allows modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent; and a Coastal Administrative Permit to reduce the front setback by 10 percent; and a Coastal Administrative Permit to reduce the front setback by 10 percent. The property is located at 1483 Padre Land, Pebble Beach (Assessor's Parcel Number 008-441-017-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-441-017-000 on October 15, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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PLANNING INFO.

- PROPERTY OWNER:
JAY GILL
1483 PADRE LANE
PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
1483 PADRE LANE
PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
RECONFIGURE ENTRY STEPS; NEW OUTDOOR STONE
TERRACE; NEW DECOMPOSED GRANITE WALKWAYS;
NEW UPPER LEVEL PRIMARY BEDROOM;BATHROOM;
AND VIEW DECK, INTERIOR REMODEL
- OCCUPANCY: R-3, U
■ CONST. TYPE: V-B
■ A.P.N. 008-441-017
■ LEGAL DESC.: LOT: 5 BLOCK:142A
■ ZONE: LDR/15-D(CZ)
■ STORIES: 2
■ MAX BLDG. HT: 30 FT
■ GRADING: N/A
■ TREE REMOVAL: N/A
■ TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE:
2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL
CODE, CALIFORNIA GREEN BUILDING CODE & 2023
CALIFORNIA ENERGY CODE

■ LOT AREA: 18,517.36 S.F. (0.4251 Ac.)				
■ F.A.R. CALCULATIONS				
MAIN BUILDING	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	2,415.75	0	0	2,415.75
UPPER FLOOR	0	0	356.75	356.75
GARAGE	468.00	0	0	468
TOTAL	2,883.75	0	356.75	3,240.5

■ EXISTING F.A.R. :	2,883.75 SF	(15.5%)
■ F.A.R. ALLOWED:	3,240.5 SF	(17.5%)
■ F.A.R. PROPOSED:	3,240.5 SF	(17.5%)

■ COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):			
EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	TOTAL
2,883.75	0	0	2,883.75
854	-177	35	712
10	0	0	10
0	0	140	140
219	0	0	219
0	0	480	480
293	0	307	600
2,509	0	0	2,509

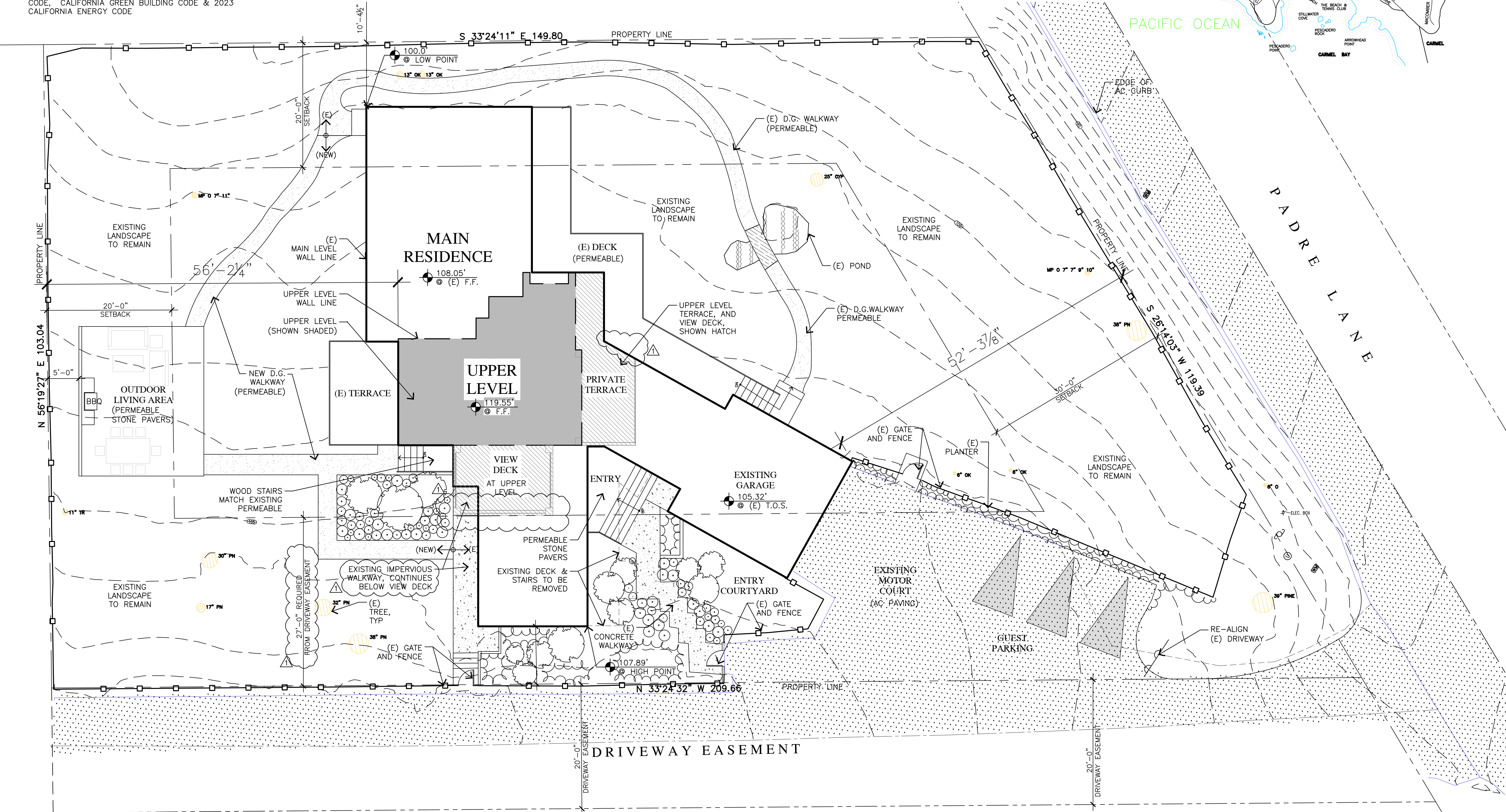
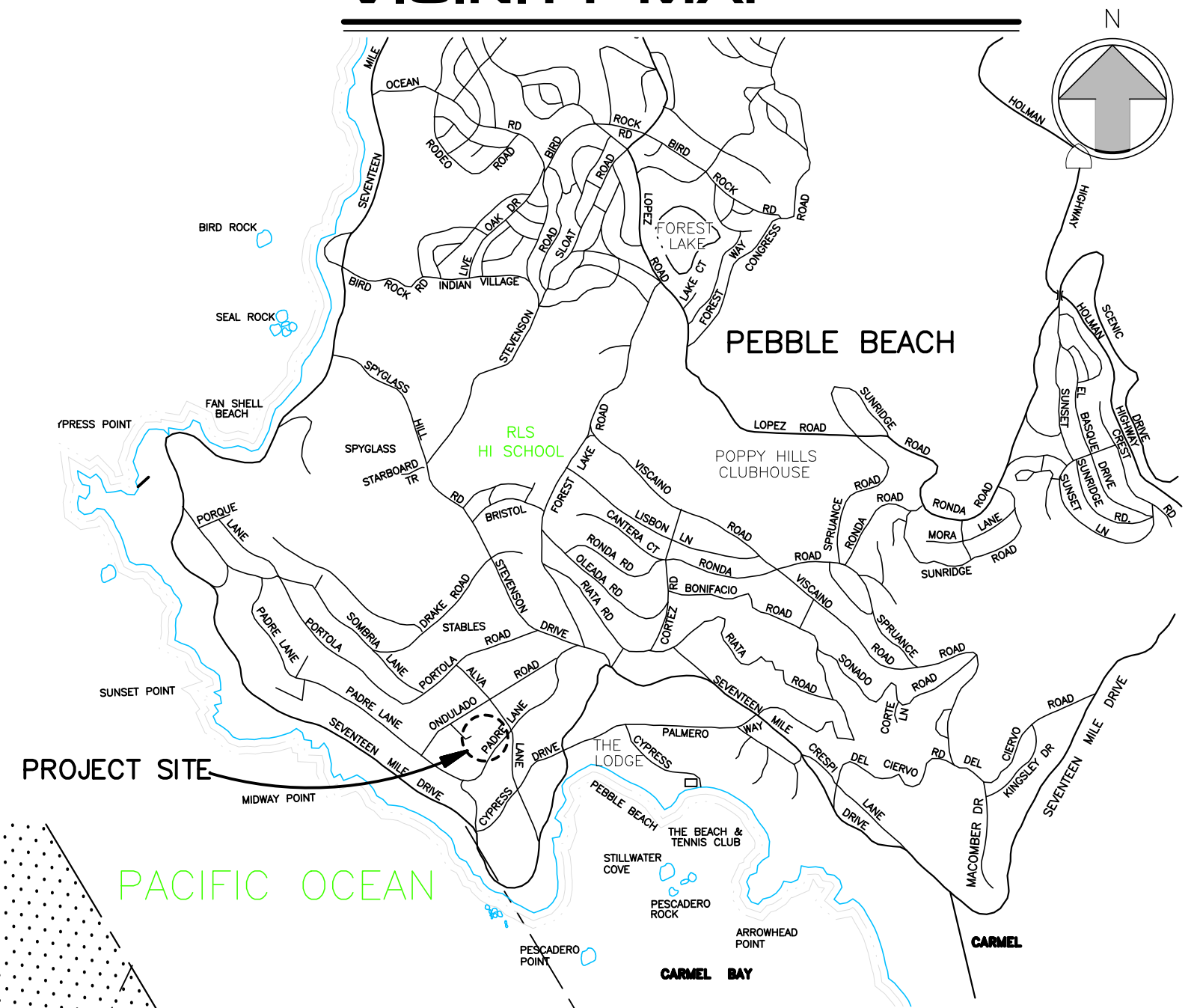
MAIN RESIDENCE *
WOOD TERRACES/ STAIRS
CONCRETE LANDING
STONE ENTRY PORCH
CONCRETE WALKWAYS
OUTDOOR TERRACE
DG WALKWAY
AC DRIVEWAY

IMPERVIOUS
PERMEABLE
IMPERVIOUS
PERMEABLE
IMPERVIOUS
PERMEABLE
IMPERVIOUS

- *BUILDING COVERAGE
- EXISTING BUILDING SITE COVERAGE: 2,883.75 SF (15.5%)
■ BUILDING SITE COVERAGE PROPOSED: 2,883.75 SF (15.5%)

- PESCADERO COVERAGE CALCULATIONS
- EXISTING IMPERVIOUS COVERAGE: 5,621.75 SF IMPERVIOUS
■ IMPERVIOUS COVERAGE PROPOSED: 5,621.75 SF IMPERVIOUS
■ IMPERVIOUS COVERAGE ALLOWED: 9,000 SF IMPERVIOUS

VICINITY MAP



SITE PLAN

1/8"=1'-0"

JUN A. SILLANO, AIA



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PACIFIC GROVE CA.
93950

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THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE
DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE
RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE
JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION
FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE
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PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

REVISIONS:

SEPTEMBER 28, 2025
CLARIFICATION

SITE

PLAN

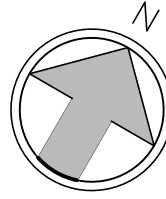
SHEET NO.

A1.0



PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

REVISIONS:

- SEPTEMBER 28, 2025
CLARIFICATION
-
-
-
-
-

MAIN LEVEL
PLAN

SHEET NO.

A2.0

JUN A. SILLANO, AIA



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JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025
PLANNING SUBMITTAL

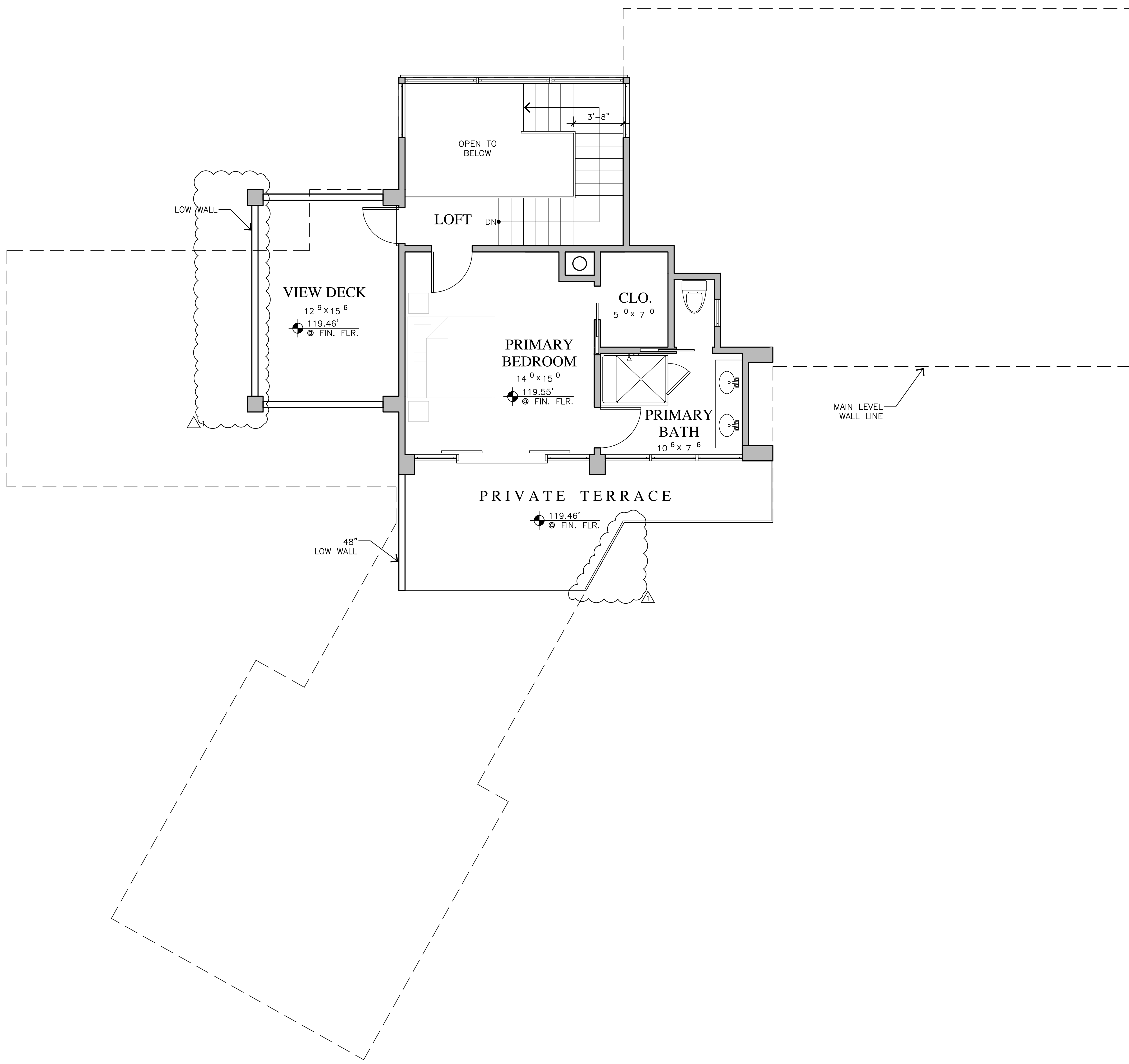
REVISIONS:

△	SEPTEMBER 28, 2025
△	CLARIFICATION
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UPPER LEVEL
PLAN

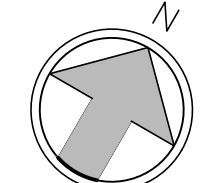
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A3.0



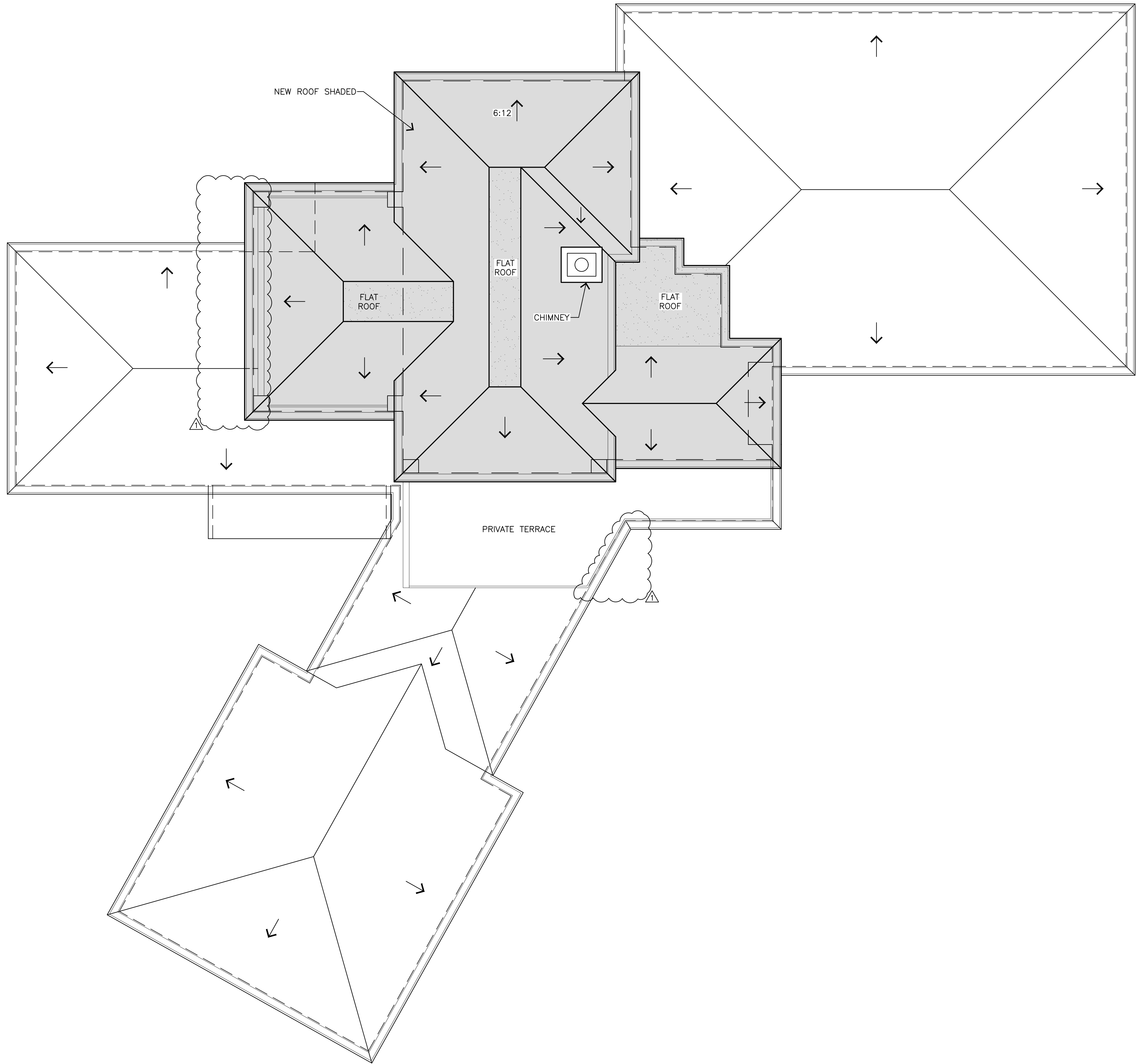
PROPOSED UPPER LEVEL PLAN

1/4"=1'-0"



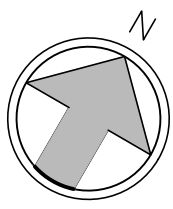
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



ROOF PLAN

1/8"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

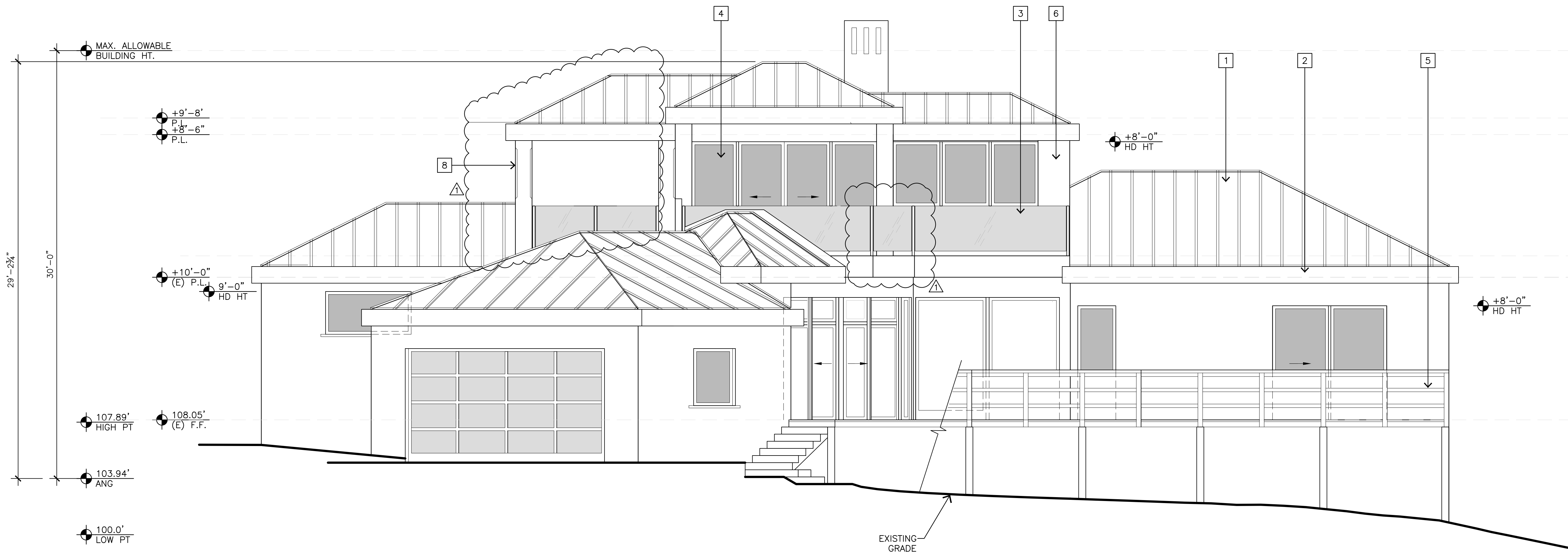
REVISIONS:

- | | |
|---|--------------------|
| △ | SEPTEMBER 28, 2025 |
| △ | CLARIFICATION |
| △ | |
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ROOF
PLAN

SHEET NO.

A5.0

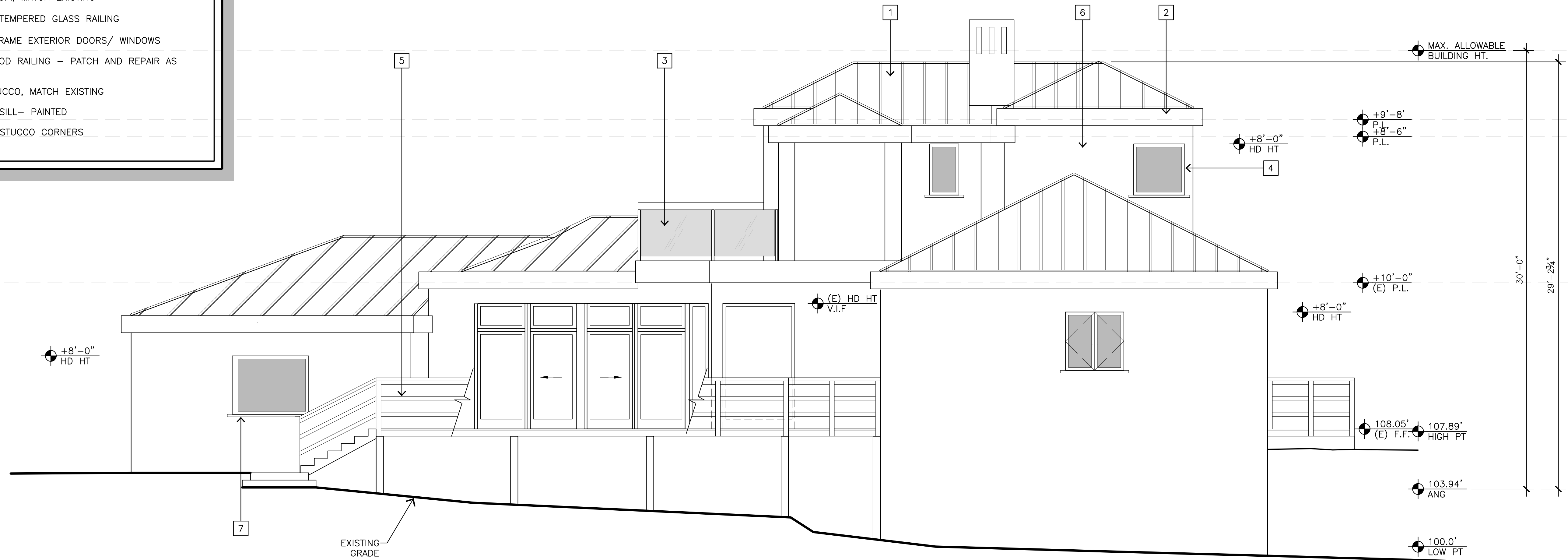


SOUTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
- 2 STUCCO FASCIA, MATCH EXISTING
- 3 1/2" THICK TEMPERED GLASS RAILING
- 4 ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
- 5 EXISTING WOOD RAILING - PATCH AND REPAIR AS NECESSARY
- 6 EXISTING STUCCO, MATCH EXISTING
- 7 3X3 CEDAR SILL- PAINTED
- 8 CHAMFERED STUCCO CORNERS



EAST ELEVATION - PROPOSED

1/4"=1'-0"

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STAMPS:

PROJECT/CLIENT:

**JAY GILL
RESIDENCE**

PROJECT ADDRESS:

**1483 PADRE LANE
PEBBLE BEACH
CA 93953**

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

REVISIONS:

- SEPTEMBER 28, 2025
CLARIFICATION
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**PROPOSED
ELEVATIONS**

SHEET NO.

A6.0

JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

REVISIONS:

- SEPTEMBER 28, 2025
CLARIFICATION
-
-
-
-
-

PROPOSED
ELEVATIONS

SHEET NO.

A6.1

+9'-0"
AT TRANSOM

MAX. ALLOWABLE
BUILDING HT.

+9'-8"
P.L.
+8'-6"
P.L.

+8'-0"
HD HT

+10'-0"
P.L.

+8'-0"
HD HT

108.05'
(E) F.F.

107.89'
HIGH PT

103.94'
ANG

100.0'
LOW PT

NORTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
- 2 STUCCO FASCIA, MATCH EXISTING
- 3 1/2" THICK TEMPERED GLASS RAILING
- 4 ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
- 5 EXISTING WOOD RAILING - PATCH AND REPAIR AS NECESSARY
- 6 EXISTING STUCCO, MATCH EXISTING
- 7 3X3 CEDAR SILL- PAINTED
- 8 CHAMFERED STUCCO CORNERS

MAX. ALLOWABLE
BUILDING HT.

+9'-8"
P.L.
+8'-6"
P.L.

+8'-0"
HD HT

+10'-0"
(E) P.L.

108.05'
(E) F.F.

107.89'
HIGH PT

103.94'
ANG

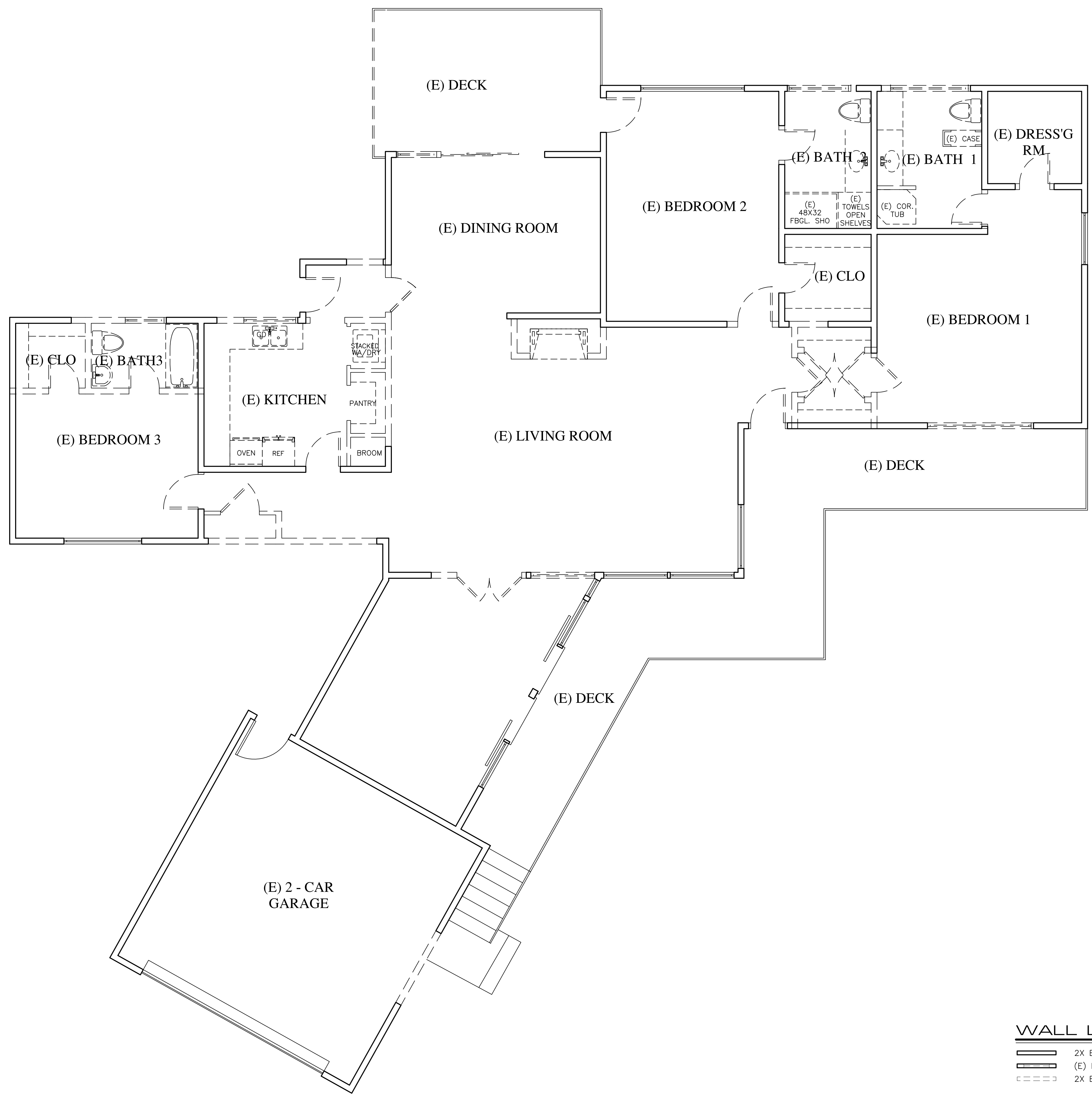
100.0'
LOW PT

SOUTH ELEVATION - PARTIAL PROPOSED

1/4"=1'-0"

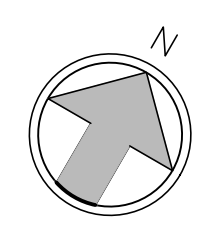
WEST ELEVATION - PROPOSED

1/4"=1'-0"



MAIN LEVEL DEMO PLAN

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:
**JAY GILL
RESIDENCE**
PROJECT ADDRESS:
**1483 PADRE LANE
PEBBLE BEACH
CA 93953**
APN: 008-441-017



DATE: MAY 9, 2025
PLANNING SUBMITTAL

REVISIONS:

△	SEPTEMBER 28, 2025
△	CLARIFICATION
△	
△	
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MAIN LEVEL
DEMO PLAN

SHEET NO.
D2.0

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**COLOR AND MATERIAL SAMPLES FOR
GILL RESIDENCE
1483 PADRE LANE, PEBBLE BEACH, CA 93953
APN: 008-441-017**

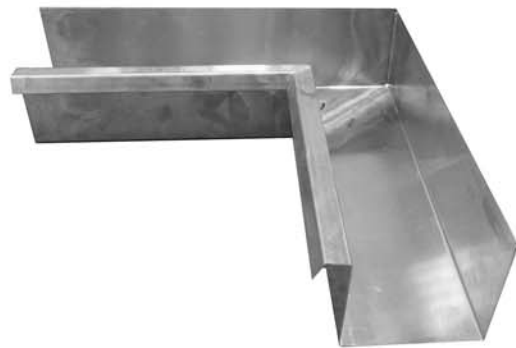
STANDING SEAM METAL ROOF



**EXTERIOR STUCCO -
MATCH EXISTING**



**HIDDEN ALUMINUM
GUTTERS**



**GLASS & STAINLESS
STEEL RAILINGS**



**METAL CLAD WOOD EXTERIOR DOORS
& WINDOWS LOEWEN OR EQUAL, MATCH EXISTING**

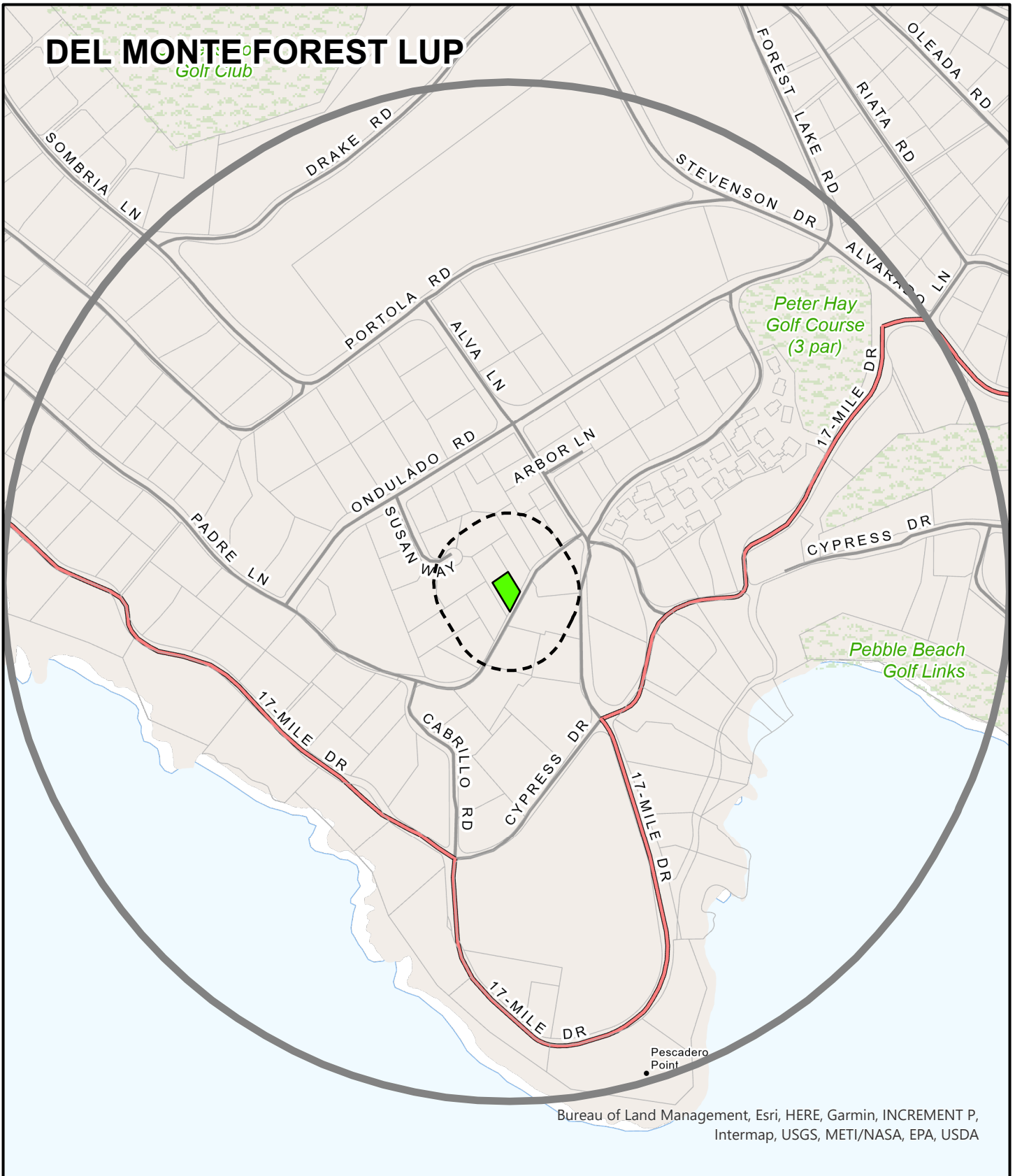


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Exhibit B

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DEL MONTE FOREST LUP




APPLICANT: GILL JAGROOP S TR

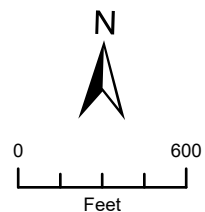
APN: 008441017000

FILE # PLN250040

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.4

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 25-058

October 15, 2025

Introduced: 10/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240281-ZIEMANN EARL J & ZIEMANN CHRISTINA N AND JACOBS ROBERT D

Administrative hearing to consider a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres), Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2).

Project Location: 70211 Jolon Road, Bradley, South County Area Plan

Proposed CEQA action: Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and that no exceptions pursuant to section 15300.2; and
- b. Approve an Administrative Permit to allow a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres), Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: None

Property Owner: Christina Ziemann

APN: Parcel 1: 423-251-006-000; Parcel 2: 423-251-005-000; Parcel 3: 423-251-007-000

Parcel Size: Parcel 1: 5 acres; Parcel 2: 1 acre; Parcel 3: 31.3 acres

Zoning: Rural Grazing with a density of 40 acres per unit, or "RG/40"

Plan Area: South County Area Plan

Flagged and Staked: No

Project Planner: Joseph Alameda, Associate Planner

alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY

Staff is recommending approval of an Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions.

Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 15, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 14, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD - Engineering Services

Environmental Health Bureau

HCD - Environmental Services

HCD - Public Works

South County Fire Protection District

Prepared by: Joseph Alameda, Associate Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Christina Ziemann, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240281



County of Monterey

Item No.4

Administrative Permit

Registrar File Number: AP 25-058

October 15, 2025

Introduced: 10/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240281-ZIEMANN EARL J & ZIEMANN CHRISTINA N AND JACOBS ROBERT D

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Project Planner: Joseph Alameda, Associate Planner

alamedaj@countyofmonterey.gov, (831)783-7079

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The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD - Engineering Services

Environmental Health Bureau

HCD - Environmental Services

HCD - Public Works

South County Fire Protection District

Prepared by: Joseph Alameda, Associate Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Christina Ziemann, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240281

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning in and
for the County of Monterey, State of California**

In the matter of the application of:

**ZIEMANN EARL J & ZIEMANN CHRISTINA N AND JACOBS ROBERT D
(PLN240281)**

RESOLUTION NO. 25-054

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding the project qualifies for a Class 5
Categorical Exemption pursuant to CEQA
Guidelines section 15305, and there are no
exceptions pursuant to section 15300.2; and
- 2) Approving a Administrative Permit to allow
a Lot Line Adjustment and Merger between
three lots of record: Parcel 1 (5 acres), Parcel
2 (1 acre), and Parcel 3 (31.3 acres),
resulting in two parcels containing 6 acres
(Adjusted Parcel 1) and 31.3 acres (Adjusted
Parcel 2).

[PLN240281, Ziemann Earl J & Ziemann
Christina N and Jacobs Robert D, 70211 Jolon
Road, Bradley, Sout County Area Plan (APN:
423-251-006-000, 423-251-005-000, and 423-
251-007-000)]

**The ZIEMANN EARL J & ZIEMANN CHRISTINA N AND JACOBS ROBERT D
application (PLN240281) came on for administrative decision before the County of
Monterey Chief of Planning on October 15, 2025. Having considered all the written and
documentary evidence, the administrative record, the staff report, oral testimony, and
other evidence presented, the Chief of Planning finds and decides as follows:**

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the
applicable plans and policies which designate this area as appropriate
for development.
EVIDENCE: a) During the course of review of this application, the project has been
reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - South County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);
 - Monterey County Subdivision Ordinance (Title 19);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. Parcel 2 is located at 70211 Jolon Road (Assessor's Parcel Number 423-251-005-000), and Parcels 1 and 3 have no assigned addresses (Assessor's Parcel Numbers: 423-251-007-000 [Parcel 1] and 423-251-007-000 [Parcel 3]), South County Area Plan. The parcels are all zoned Rural Grazing with a density of 40 acres per unit, or "RG/40", which allows Lot Line Adjustments subject to the granting of an Administrative Permit. The project involves a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres); Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2). No development is proposed at this time. Therefore, the project is an allowed land use for this site.
- c) Development Standards – Minimum Building Site. Pursuant to Title 21, section 21.32.060.A, the minimum building site required for the RG zoning district is 10 acres. Parcel 3 (31.3 acres) will remain unchanged in its total size and will continue to conform to the minimum building site. Parcel 1 (5 acres) and Parcel 2 (1 acre) do not currently meet the minimum building site of 10 acres. These lots will be merged but will continue to be nonconforming as to this requirement. Pursuant to 2010 General Plan Policy LU-1.16, lot line adjustments among lots that do not conform to minimum parcel size standards may be allowed if consistent with all other requirements and the lot line adjustment would not reduce the non-conformity of the lots. In this case, the adjusted Parcel 1 will become more conforming to the 10-acre minimum building site (one lot containing 6 acres versus two lots containing 5 acres and 1 acre) and provides a superior lot configuration by placing contiguous land area under the same ownership. No development is proposed at this time.
- d) Development Standards – Density. Pursuant to Title 21, section 21.32.060.B, the maximum gross development density shall not exceed the acres/unit shown on the specific "RG" District as shown on the zoning map. The subject parcels are zoned RG/40, which requires that a residential unit occupy a property that contains at least 40 acres of land. No reconfiguration would allow all three parcels to contain at least 40 acres, as all three lots only total 37.3 acres. Parcels 1 and 3 are currently undeveloped, and Parcel 2 is developed with a single-family dwelling and a wine processing facility. Although the existing and adjusted parcels are less than 40 acres, the existing residence on Parcel 2 does not conflict with the zoning districts' density standards, as the first single-family dwelling is a principally allowed use. However, the existing and adjusted parcel sizes do restrict the development of a second single-family dwelling on any of the lots. Therefore, the maximum development potential and overall density would not change with implementation of this project.
- e) Development Standards – Structural Coverage/Setbacks. The site development standards for the RG zoning district are outlined in Title

21, section 21.32.060.C. The required setbacks for main structures are 30 feet (front), 20 feet (side and rear), and the maximum building site coverage is 5%. With implementation of this LLA, the existing development on Parcel 2 will continue to conform to these requirements. Parcels 1 and 3 are vacant, and no new development is proposed at this time.

- f) Lot Legality. Parcel 1 (Assessor's Parcel Number 423-251-006-000; 5 acres) transferred ownership prior to 1972 (transferred in 1957 via Doc. No. 195718190282) and has been transferred since then under separate ownership with the same legal description. Parcel 2 (Assessor's Parcel Number 423-251-005-000; 1 acre) is identified in the northwest ¼ of Section 27, Township 23 South, Range 9 East of a certain 1-acre parcel of land described in Document 2001102798 and Volume 184 of deed at Page 194. Separately, Parcel 2 is developed with a single-family dwelling (Building Permit No. BP983306S). Parcel 3 (Assessor's Parcel Number 423-251-007-000; 32 acres) transferred ownership prior to 1972 (transferred in 1967 via Doc. No. 1967R5030449) and has been transferred since then under separate ownership with the same legal description. Therefore, the County recognizes the subject properties as legal lots of record.
- g) Land Use Advisory Committee (LUAC) Review. The project was not referred to the South County Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance.
- h) Subdivision Map Act Consistency. Pursuant to Section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See Finding No. 6 and supporting evidence.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240281.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, South County Fire Protection District, HCD-Engineering Services HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff did not identify any potential impacts on the environment and no technical reports were required.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240281.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD- Planning, South County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. Parcel 2 currently contains a septic tank and well to serve existing development, which were reviewed by the Environmental Health Bureau and will not be affected by the lot line adjustment. Parcels 1 and 3 contain no development, and their potential for future development will not be affected by the Lot Line Adjustment. No development is proposed with this application for a Lot Line Adjustment.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240281.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240281.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor alterations in land use limitations which do not change land use or density, including minor lot line adjustments not resulting in the creation of any new parcel.
 - b) As proposed, the project involves a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres); Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2). No new parcels will be created by the Lot Line Adjustment and therefore the project is consistent with CEQA Guidelines section 15305.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The properties are not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency trees are proposed for removal. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. The project does not have the potential to affect any historical resources substantially adversely.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240281.

6. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
- 3. The parcel resulting from the proposed lot line adjustment conforms to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

- EVIDENCE:**
- a) All three parcels are zoned Rural Grazing with a maximum density of 40 acres per unit or “RG/40”.
 - b) The Lot Line Adjustment is between four (or fewer) existing adjoining parcels. The three existing legal lots of record have a total combined area of approximately 37.3 acres. After the Lot Line Adjustment, there will be two lots of record containing 6 acres (Adjusted Parcel A) and 31.3 acres (Adjusted Parcel B), respectively.
 - c) The Lot Line Adjustment will not create a greater number of parcels than originally existed. Three (3) contiguous separate legal parcels of record will be adjusted, and two (2) contiguous separate legal parcels of record will result from the adjustment. No new parcels will be created.
 - d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property and that no violations exist on the property.
 - e) All parcels are currently zoned Rural Grazing with a density of 40 acres per unit. Parcel 2 is currently developed with a single-family dwelling and a wine processing facility; Parcels 1 and 3 are vacant. No development is proposed with this application for a Lot Line Adjustment.

- f) Neither property is under a Williamson Act contract. The LLA will not affect any existing agricultural activity or the property's rural grazing viability.
- g) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for the resulting lots is required per a standard condition of approval. (Condition No. 4)
- h) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240281.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Section 19.16.020.A of the Monterey County Subdivision Ordinance (Title 19) states that the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres), Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2).

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of October 2025:

Jackquelyn Nickerson,
Principal Planner

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240281

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This administrative permit (PLN240281) allows a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres), Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2). The property is located at 70211 Jolon Road, Bradley (Assessor's Parcel Number 423-251-006-000, 423-251-005-000, and 423-251-007-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Numbers 423-251-006-000, 423-251-005-000, and 423-251-007-000 on October 15, 2025. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN240281. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

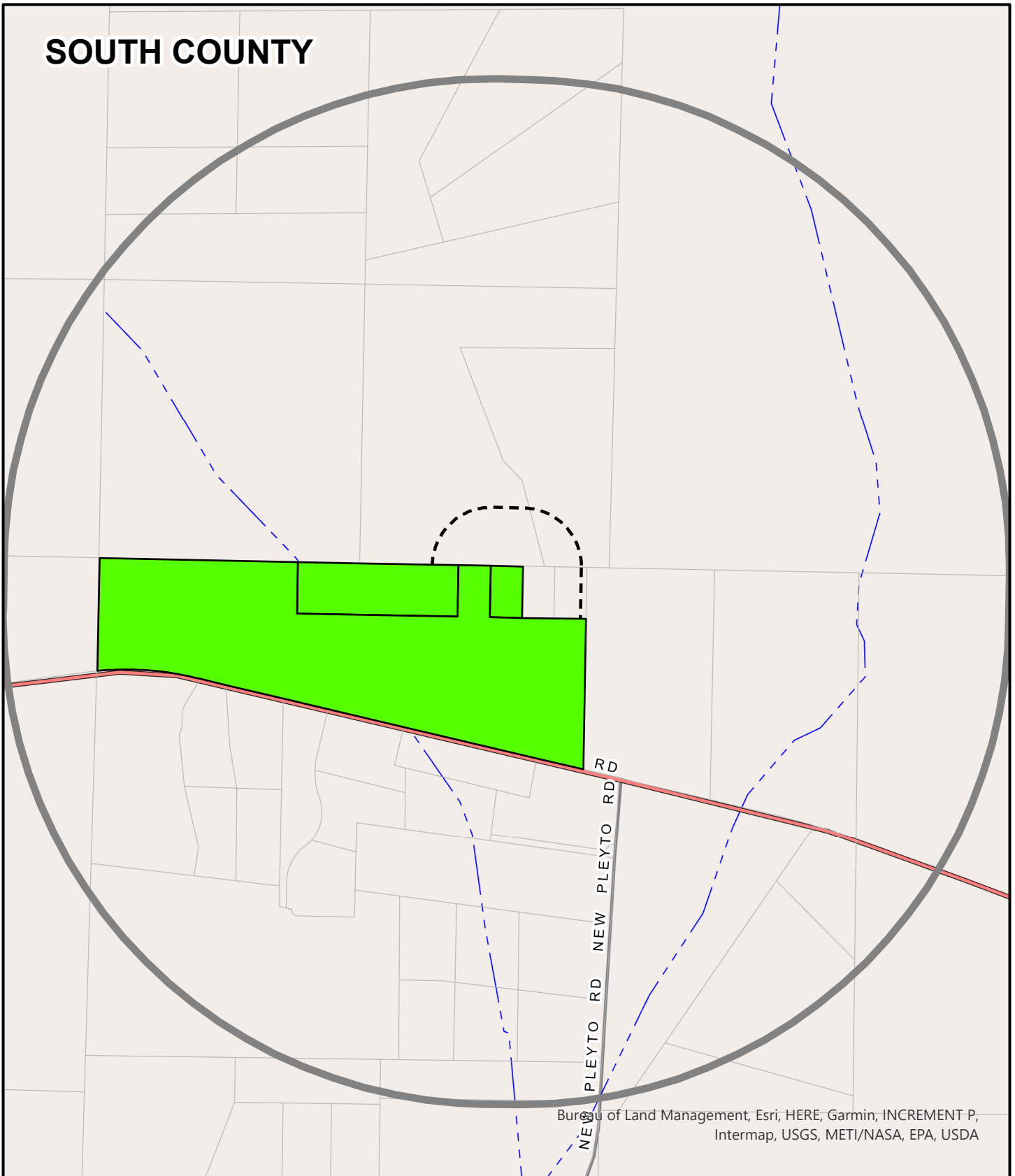
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Exhibit B

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SOUTH COUNTY





APPLICANT: ZIEMANN

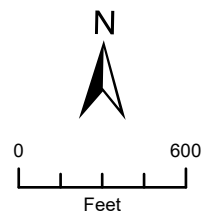
APN: 423251006000, 423251005000,

FILE # PLN240281

 Project Site

 300 FT Buffer

 2500 FT Buffer



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