

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

In the matter of the application of:

KNOOP MICHAEL & MICHELLE (PLN200047-AMD1)

RESOLUTION NO. 25-037

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2; and
- 2) Approving an Amendment to a previously approved Combined Development Permit (PLN200047) that allowed a lot line adjustment between two legal lots of record, construction of a single-family dwelling, a detached accessory structure, guesthouse, and associated site improvements, including ridgeline development and development on slopes in excess of 25 percent. This Amendment proposes the removal of six Coast live oak trees.

PLN200047-AMD1, Michael and Michelle Knoop, 120 Country Club Heights Road, Carmel Valley, Carmel Valley Master Plan, (Assessor's Parcel Number 187-021-042-000).

The KNOOP MICHAEL & MICHELLE application (PLN200047-AMD1) came on for public hearing before the County of Monterey Planning Commission on October 29, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **PROCESS REQUIREMENTS** – The County has received and processed an amendment (PLN200047-AMD1) to a previously approved Combined Development Permit (HCD-Planning File No. PLN200047; Planning Commission Resolution No. 21-014) in compliance with all applicable procedural requirements.
EVIDENCE:
 - a) On July 3, 2025, an application for an Amendment (PLN200047-AMD1) was submitted to HCD-Planning to modify a portion of the project approved under Combined Development Permit HCD-Planning File No. PLN200047.
 - b) On May 26, 2021, the Monterey County Planning Commission approved a Combined Development Permit (PLN200047, Planning Commission Resolution No. 21-014) consisting of:
 - 1) Lot line adjustment between two legal lots of record consisting of Lot 1 containing 185.06 acres (APN: 187-021-040-000) and Lot 2 containing 77.6 acres (APN: 187-021-041-

000), resulting in Adjusted Lot 1 (141.35 acres) and Adjusted Lot 2 (121.31 acres);

- 2) Use permit to allow ridgeline development;
 - 3) Administrative permit and design Approval to allow the construction of an approximately 4,000 square foot single family dwelling and 1,490 square foot detached accessory structure consisting of a garage and guesthouse, associated grading consists of 9,520 cubic yards of cut and 3,020 cubic yards of fill, with 5,330 cubic yards of cut to be balanced on site and 1,170 cubic yards to cut to be exported; and
 - 4) Use permit for development on slopes 25 percent or greater; and
 - 5) Adopting a condition compliance and mitigation monitoring and reporting plan.
- c) Conditions of Approval. No Conditions of Approval from PLN200047 are being carried forward to this Amendment (PLN200047-AMD1). Due to the minor project scope of this project, all previously approved 28 conditions of approval shall remain as is and be cleared under PLN200047. Conditions applied to this Amendment shall be cleared unit this permit.
- d) The findings and evidence from PLN200047 (Planning Resolution No. 21-014) are incorporated by reference. The proposed Amendment (PLN200047-AMD1) will not become the operating entitlement for the subject property.
- e) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed amendment can be found in Project File Nos. PLN200047 and PLN200047-AMD1.

2. **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 (General Plan);
 - Carmel Valley Master Plan (CVMP); and
 - Monterey County Zoning Ordinance (Title 21)
- No conflicts were found to exist. Communications received during review of the project have been considered.
- b) The property is located at 120 Country Club Heights Road, Carmel Valley (Assessor's Parcel Number 187-021-042-000), Carmel Valley Master Plan. The parcel is zoned Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays [RDR/10-D-S-RAZ]. The first single-family dwelling is an allowed use in the RDR zone, respectively. Therefore, as proposed, the project involves a permitted use for this site.
- c) Lot Legality. The subject parcel (121.31 acres) is identified as a legal lot of record as described in Certificate of Compliance Document No. 2022017867. Therefore, the County recognizes the subject properties as two separate legal lots of record.
- d) The proposed Amendment includes the removal of six protected Coast

live oak trees to accommodate approved improvements to an existing private dirt driveway (Country Club Heights Road), providing access to the single-family dwelling approved under PLN200047. These improvements are currently underway through issuance of a grading permit (21CP03747), which includes widening the road to 12 feet as necessary and installing turnouts as required by the Monterey County Regional Fire District, and new road base and gate. A total of 1.85 acres of the existing dirt road will be improved. During review of the previously approved permit, PLN200047, five trees were recommended for removal due to the roadway work; however, the project engineers were confident that they could be retained and protected during construction. Therefore, no tree removal was approved under PLN200047. After starting initial roadwork improvements, the Applicant/Owner was informed by their contractor and project arborist that five trees would be impacted by the necessary access improvements. Three of these five trees were deemed hazardous and thus authorized for removal without a Use Permit or Tree Removal Permit. The hazardous tree removal was documented in Tree Removal Permit No. TRM250278. The remaining three trees identified for removal were authorized for removal with a Tree Removal Permit (TRM250309), pursuant to Title 21 section 21.64.260.D.2, which allows for the removal of three healthy native trees in a one year period. After the removal of these trees and the completion of additional roadway work, six more trees were identified as being impacted. Given that three healthy trees have already been removed in a one-year period, additional tree removal requires the granting of a Use Permit pursuant to Title 21 section 21.64.260.D.3. Accordingly, this Amendment proposes to modify PLN200047 by including a Use Permit to allow the removal of six Coast live oak trees.

- e) Tree Removal. The proposed project includes the removal of six Coast live oak trees. Pursuant to Title 21 section 21.64.260.D.3, the removal of native trees requires a discretionary permit. Therefore, the removal of six oak trees is subject to the granting of a Use Permit. The project meets the required findings to allow the removal of trees as demonstrated in Finding No. 5 and supporting evidence.
- f) Carmel Valley Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Valley LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.
- g) Staff conducted a site inspection on October 17, 2025, to verify that the proposed project would be consistent with the plans and confirm the site is suitable for the proposed project.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File Nos. PLN200047 and PLN200047-AMD1.

3. **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, HCD-Environmental

Services, and the Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

- b) The following technical reports have been prepared:
 - Arborist Report and Tree Assessment (County of Monterey Library No. LIB250250) prepared by Denise Duffy and Associates, Monterey, California, September 1, 2025.County staff has independently reviewed this report and concurs with their conclusions.
- c) Staff's review of the submitted plans and technical report indicates that the property would be suitable for the use proposed.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File Nos. PLN200047 and PLN200047-AMD1.

4. **FINDINGS:** **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-Environmental Services, and the Environmental Health Bureau. Conditions have been recommended, 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 project site is served by a septic system and leach field to service the single-family dwelling and detached guesthouse. An existing well supplies the single-family dwelling and detached guesthouse with potable water.
 - c) Staff review of the submitted plans and site visit conducted on October 17, 2025, to verify that the project, as proposed and conditioned, would not be detrimental to public health and safety.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development are found in Project File Nos. PLN200047 and PLN200047-AMD1.

5. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) The project includes an application for the removal of six Coast live oak trees. In accordance with the applicable policies of the Carmel Valley Master Plan (Policy CV-3.11) and the Monterey County Zoning Ordinance (Title 21 section 21.64.260.D.3), a Use

- Permit is required for the removal of more than three protected trees in a one-year period. Furthermore, a Forest Management Plan is required for such tree removal pursuant to this section.
- b) Pursuant to the Carmel Valley Master Area Plan Policy CV-3.11, “A permit shall be required for the removal of any healthy, native oak, redwood, or madrone trees with a trunk diameter breast height (DBH) in excess of six inches, measured two feet above ground level.” Additionally, landmark oak trees are those trees that are 24 inches or more in diameter when measured two feet above the ground, or trees that are visually significant, historically significant, or exemplary of their species. The County requires a 1:1 replacement ratio for the removal of native trees, unless otherwise specified by a qualified arborist.
 - c) A Forest Management Plan was prepared by Denise Duffy and Associates (County of Monterey Library No. LIB250250) and recommended the removal of six Coast live oak trees, which includes three landmark trees. One of the proposed trees is in poor condition and is showing signs of decay with the presence of fungal conks, while the remaining five trees are in fair condition, but will be impacted by the road improvements. The necessary cut and fill of the road to install soil-stabilizing retaining walls would significantly impact tree root systems, potentially leading to a hazardous condition. Without the necessary cut for roadway improvements, the road will not meet fire code standards.
 - d) The project is an Amendment to a previously approved project that did not anticipate any tree removal for site improvements. This Amendment allows the removal of six Oak trees with a trunk diameter of 14, 16, 24, 29, and 40 inches. The purpose of the tree removal is to accommodate the driveway improvements that were previously approved under HCD-Planning File No PLN200047. As recommended by the project arborist, nine trees are required to be replanted on-site following construction (Condition No. 6). This complies with the replacement ratio of Title 21 section 21.64.260.D.4. The proposed tree replacement is separate from the tree replacement requirements of TRM250309 and TRM250278, see Finding No. 1, Evidence “c”.
 - e) The project planner and Applicant/Owner discussed alternatives that may reduce or avoid additional tree removal. The applicant informed the project planner that a redesign would not be possible given the steep topography of the project site. The planner then met with the arborist onsite to examine the trees proposed for removal and to verify site constraints. The planner's observation of the driveway confirmed how narrow the existing access road is and that a redesign in this case is not feasible. The first tree examined was the 40-inch landmark Oak, as this tree was of greatest concern. The tree was found to be impacted by extensive tree trimming over the years to provide fire clearance to the overhead PG&E powerline, and its root system would be compromised by further grading activities. The remaining five oaks are right on the edge of the road and would also not survive

the road cuts needed for the construction of the previously approved retaining walls (widening and resurfacing).

- f) The Forest Management Plan recommends replacement plantings be 15 five-gallon Coast live oaks sourced from a local nursery in locations with the greatest openings to minimize competition and maximize sunlight. The spacing between trees is recommended to be at least eight feet. Watering for establishment within the first two months shall be at least once per week, then every two weeks during the late spring, summer, and fall for two years. Furthermore, the replacement trees whose critical root zone was within the areas impacted by construction will be monitored annually by a qualified arborist for a period of no less than five years. If any noticeable decline in the health of any trees is observed, additional trees shall be planted onsite at a 1:1 ratio in a suitable location as determined by a qualified arborist or forester.
- g) Measures for tree protection during construction have been incorporated as conditions of approval and include tree root protection (Condition No. 5) and a raptor and migratory bird nest survey if tree removal were to take place during February 1 through September 15 (Condition No. 7).
- h) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The location of the trees to be removed is adjacent to an existing dirt road. However, given the existing site constraints and necessary road widening to accommodate fire truck access to the primary residence, the six trees to be removed are the minimum amount necessary to achieve development standards.
- i) Staff conducted a site inspection on October 17, 2025, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- j) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File Nos. PLN200047 and PLN200047-AMD1.

6. **FINDING:** **NO VIOLATIONS** - The subject properties are 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 properties.
- EVIDENCE:** a) County staff review of Monterey County HCD-Planning and HCD-Building Services records, showing no violations existing on the subject properties.
- b) Staff site inspection on October 17, 2025, confirming no violations exist on the subject properties.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File Nos. PLN200047 and PLN200047-AMD1.

7. **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 CEQA Guidelines section 15304, which allows minor public or private alterations in the condition of land. The project consists of the removal of six Coast live oak trees to accommodate private road access to a single-family dwelling on a legal lot of record. Therefore, the project has been found to meet 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. 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. The project site is located within an area of moderate archaeological sensitivity. Subject to CEQA Guidelines section 15300.2(c), a field reconnaissance survey (LIB210067) was required to be performed for the proposed project. The result of that survey was negative. Therefore, a standard condition of approval (Condition No. 3) was incorporated into the previously approved project to ensure construction work is halted if archaeological resources are accidentally uncovered. Although tree removal is proposed, the subject trees are not within a scenic highway and will not damage a scenic corridor. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File Nos. PLN200047 and PLN200047-AMD1.
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Board of Supervisors. Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21) allow an appeal to 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.

DECISION

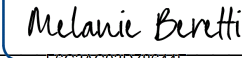
NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2; and
2. Approve an Amendment to a previously approved Combined Development Permit (PLN200047) that allowed a lot line adjustment between two legal lots of record, construction of a single-family dwelling, a detached accessory structure, guesthouse, and associated site improvements, including ridgeline development and development on slopes in excess of 25 percent. This Amendment proposes the removal of six Coast live oak trees.

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

PASSED AND ADOPTED this 29th day of October 2025, upon motion of Commissioner Diehl, seconded by Commissioner Monsalve, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Hartzell, Gonzalez
ABSTAIN: None

DocuSigned by:

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Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON **OCTOBER 31, 2025**.

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 **NOVEMBER 10, 2025**.

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 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

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

PLN200047-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Amendment to a previously approved Combined Development Permit (PLN200047-AMD1) that allowed a lot line adjustment between two legal lots of record, construction of a single-family dwelling, a detached accessory structure, guesthouse, and associated site improvements including ridgeline development and development on slopes in excess of 25 percent. This Amendment proposes the removal of six Coast live oak trees. The property is located at 120 Country Club Heights Road, Carmel Valley (Assessor's Parcel Number 187-021-042-000), Carmel Valley Master 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Amendment to a previously approved Combined Development Permit (PLN200047) (Resolution Number 25-037) was approved by the Planning Commission for Assessor's Parcel Number 187-021-042-000 on October 29, 2025. The permit was granted subject to 7 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: shall provide proof of recordation of this notice to the HCD - Planning.

3. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Owner/Applicant agrees as a condition and in consideration of approval of this
Monitoring Measure: discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring This Indemnification Obligation binds Owner/Applicant from the date of approval of this
Action to be discretionary development permit forward. Regardless, on written demand of the
Performed: County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. 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 and 2:1 replacement ratio for Coast live oak trees greater than 24" in diameter breast height.
- Replacement ratio recommended by arborist: 9 Coast live oak trees
- Other: The Forest Management Plan recommends replacement plantings be 15 five-gallon Coast live oaks sourced from a local nursery in locations with the greatest openings to minimize competition and maximize sunlight. The spacing between trees is recommended to be at least eight feet. Watering for establishment within the first two months shall be at least once per week, then every two weeks during the late spring, summer, and fall for two years. Furthermore, the replacement trees whose critical root zone was within the areas impacted by construction will be monitored annually by a qualified arborist for a period of no less than five years. If any noticeable decline in the health of any trees is observed, additional trees shall be planted onsite at a 1:1 ratio in a suitable location as determined by a qualified arborist or forester.

Replacement tree(s) shall be located within the same general location as the tree being removed. (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.

One 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 replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

7. 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.

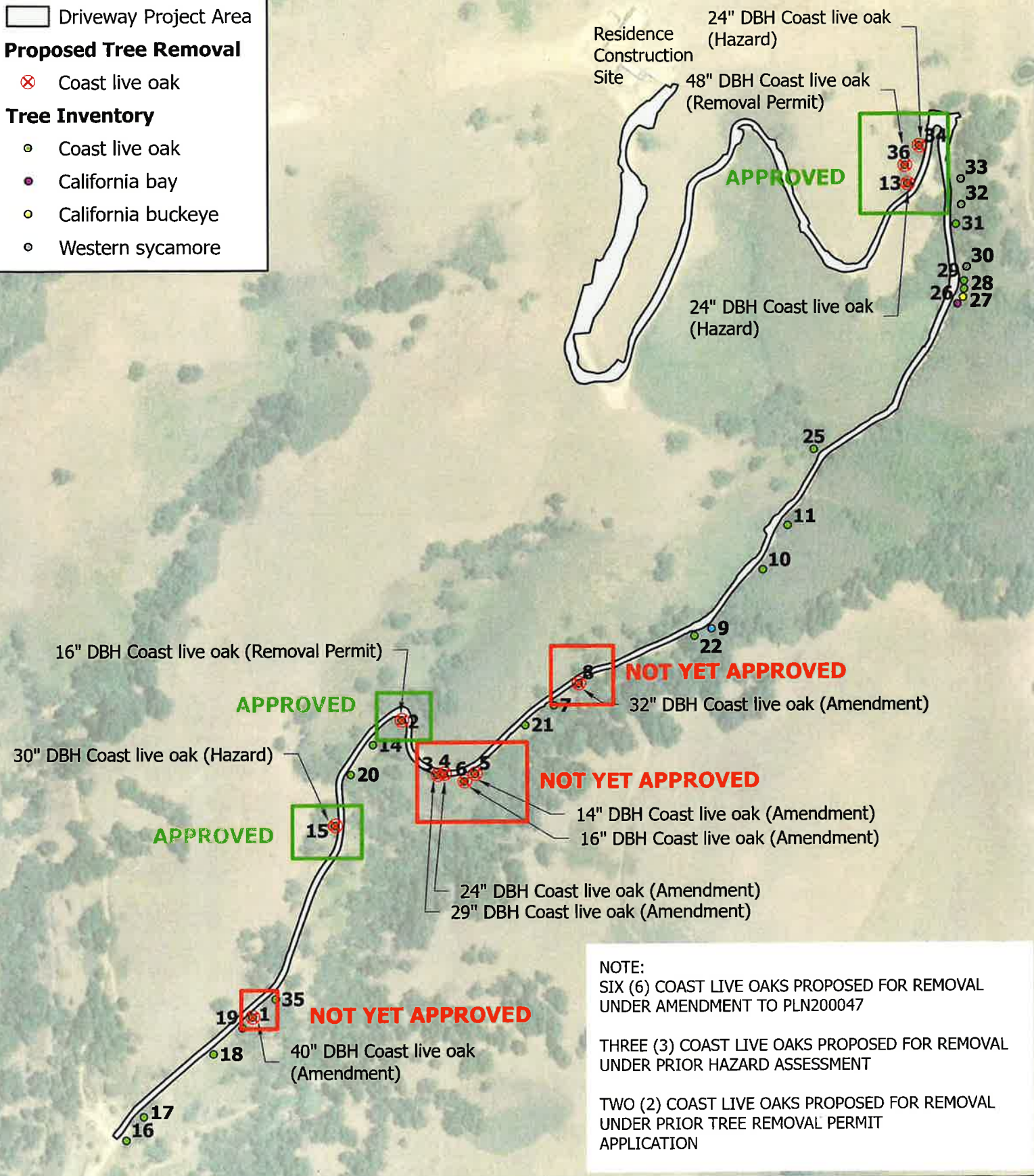
Driveway Project Area

Proposed Tree Removal

⊗ Coast live oak

Tree Inventory

- Coast live oak
- California bay
- California buckeye
- Western sycamore



Knoop Driveway Improvements Tree Removals



Denise Duffy and Associates, Inc.

Planning and Environmental Consulting

Date
6-2025

Scale
1 in = 350 ft

Figure

1

0 175 350 Feet

