

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:

Veach Allen & Monica (PLN210328)

RESOLUTION NO. 25--

Resolution by the Monterey County Chief of Planning:

- 1) Finding the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333, maintenance, restoration, enhancement or protection of habitat, and none of the exceptions apply pursuant to Section 15300.2; and
- 2) Approving a Restoration Permit to allow the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

[PLN210328, Veach Allen & Monica, 113 San Benancio Road, Salinas, Toro Area Plan (APN: 416-221-041-000)]

The Veach Allen & Monica application (PLN210328) came on for an administrative hearing before the Monterey County Chief of Planning on January 7, 2026. 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:
 - the 2010 Monterey County General Plan;
 - Toro Area Plan; and the
 - Monterey County Zoning Ordinance (Title 21)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) Proposed Project. The subject parcel is approximately 0.99 acres and is located immediately west of San Benancio Road, approximately one mile from Highway 68. The parcel currently contains a single-family dwelling with an attached garage. Construction of this single-family dwelling required the removal of 21 Coast live oak trees (HCD-Planning Permit No. PLN160205). Condition No. 14 of PLN160205 required the replanting of 11 Oaks. In July 2019, the Applicant/Owner submitted evidence demonstrating that all replacement trees had been replanted to clear this condition. Between February 2021 and July 2021,

the Applicant/Owner installed a small vineyard on the northern portion of the project site. On July 27, 2021, the subject property was cited for the unpermitted removal of approximately five Coast live oak trees (Code Enforcement Case No. 21CE00261). After additional site inspections and review of Google Earth imagery, HCD-Planning and the Project Arborist determined that a total of 16 Coast live oak trees were removed to install the small vineyard and reduce fuel loads around the residence. It is presumed that 11 of these removed Oak trees were those that were replanted to satisfy Condition. 14 of PLN160205. The removal of these 16 trees required the granting of a Use Permit pursuant to Title 21 section 21.64.260.D. Since receiving the Administrative Citation, the Applicant/Owner has replanted two Coast live oak trees. However, 14 additional trees must be planted in approximately the same area and in other suitable locations on the property to abate the violation. The Project Arborist has prepared a Restoration Plan (Attachment 2) that outlines planting locations and methods, site preparation, maintenance, and monitoring and reporting recommendations. Due to space limitations and existing Coast live oak trees on the property, Oak tree replacement may require the removal of an approximately 1,000 square foot portion of the existing vineyard along the northern property boundary. All trees (16) shall be monitored for a period of five years to ensure a success rate of 100%. Condition No. 4 requires the Applicant/Owner to enter into an agreement with a qualified Arborist to implement the recommendations of the attached Restoration Plan.

- c) Allowed Use. The property is located at 133 San Benancio Road, Salinas (Assessor's Parcel Number APN: 416-221-041-000), within the Toro Area Plan. The parcel is zoned Low Density Residential, 5 acres per unit, and a Design Control District overlay, or "LDR/5-D." The granting of this Restoration Permit would allow the replanting of 14 Coast live oak trees. In accordance with Monterey County Code (MCC) section 21.84.020, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 21, including ordering restoration of a site to its pre-violation state.
- d) Violation. Pursuant to Title 21 section 21.84.130, no application for a discretionary land use permit shall be deemed complete while there is a violation on said property until that property has been restored to its pre-violation state. "Restoration" of the property shall include, but not be limited to, reconstruction of natural features of the land which have been removed or changed in violation of County ordinances regulating grading. Implementation of the attached Restoration Plan will restore the property to its pre-violation state.
- e) Lot Legality. The subject property (approx. 0.99 acres), APN: 416-221-041-000, is shown in its current configuration and under the same ownership in the 1964 and 1972 Assessors Maps. On January 30, 2019, Building Permit No. 18CP00628 was issued to construct a residence and garage on the subject property. Pursuant to Government Code section 66499.34, no local agency shall issue any permit or grant any approval necessary to develop any real property which has been divided, or

which has resulted from a division, in violation of the provisions of this division (Subdivision Map Act) or of the provisions of local ordinances enacted pursuant to this division if it finds that development of such real property is contrary to the public health or the public safety. Therefore, based on the information above, the County recognizes the subject property as a legal lot of record.

- f) Staff conducted a site inspection on May 22, 2024, to verify that the project on the subject parcel conforms to the plans, policies, and regulations discussed above.
- g) 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 PLN210328.

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 21.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, and the Monterey County Regional Fire 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 proposed restoration. Recommended conditions of approval have been incorporated.
 - b) The following report was prepared to address any potential impacts from the unpermitted tree removal and is attached to this Restoration:
 - Oak Tree Restoration Plan 113 San Benancio Road prepared by Patric Krabacher, Monterey, CA, August 12, 2025The above-mentioned technical report was prepared by an outside consultant and indicates 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 May 22, 2024, 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 PLN210328.

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, HCD-Environmental Services, HCD-Engineering Services, and the Monterey County

Regional Fire District. The respective agencies have 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) Staff conducted a site inspection on May 22, 2024, to verify that the site is suitable for this use.
- c) 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 PLN210328.

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 considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 21. 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 an existing violation on the subject property.
 - b) This Restoration Plan has been reviewed and approved by the HCD Chief of Planning. The project consists of replanting 16 Coast live oak trees. Implementation of the Restoration Plan, adherence to Condition No. 4, and payment of associated fines will fully abate the existing Code Enforcement Case No. 21CE00261. See Finding No. 1, Evidence “b”.
 - c) Staff conducted a site inspection on May 22, 2024, 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 PLN210328.

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, exempts small restoration projects that assure the restoration of habitat for plants, provided that does not have a significant adverse impact on endangered or protected species, there are no hazardous materials at or near the project site, and will not result in significant cumulative impacts.
 - b) The proposed project includes the replacement of 14 Coast live oak trees, which will occupy an area less than 5 acres. 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. When reviewed in connection with the effects of past projects, this restoration project will not have a significant cumulative impact. 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. The project is not located in a particularly environmentally sensitive area. Restoration of the project site to its pre-violation condition would not contribute to any potentially significant cumulative impacts. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The proposed restoration activity includes tree replanting. Per the results of technical analysis by a professional arborist, the activity will not have a significant impact on the existing forest resources. If the restorative activity was completed again in the future, under similar circumstances and following the same recommendations from certified arborists, it would not be detrimental to the forest. 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, 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 which 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 during review of the development application or during a site visit on May 22, 2024.
- 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 PLN210328.

6. FINDING:

APPEALABILITY - The decision on this project may be appealed to the Planning Commission.

EVIDENCE:

Title 21 section 21.80.040 states 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.

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) Approve a Restoration Permit to allow the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

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 7th day of January 2026.

Melanie Beretti, 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 SECRETARY OF THE PLANNING COMMISSION 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 Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 2 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

PLN210328

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN210328) allows the planting of 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261. The property is located at 113 San Benancio Road, Salinas (Assessor's Parcel Number 416-221-041-000), Toro 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:
"A Restoration Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 416-221-041-000 on January 7, 2026. 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. PDSP002 - RESTORATION PLAN & MONITORING (FOREST RESOURCES)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No later than 90 days after the issuance of this Restoration Permit, the Applicant/Owner shall undertake the immediate remediation efforts detailed in PLN210328. All restoration work of the subject site shall be undertaken and executed in a manner consistent with the restoration work detailed in PLN210328.

To ensure all tree replanting work associated with this Restoration Permit (PLN210328) adheres to the recommendation included in the "Oak Tree Restoration Plan 113 San Benancio Road" (attached to Restoration Plan Application) prepared by Patric Krabacher, Monterey, CA, dated August 12, 2025, the Owner/Applicant shall replace 14 Coast live oaks with a size of 5-gallon or larger. The replacement trees shall be spaced properly (no less than 10 feet apart). Pursuant to the arborist report and this condition, the following requirements shall be followed: 1) 100% tree survival rate after 5 years, 2) property owner entering into a 5-year monitoring agreement with a qualified arborist to assess the tree health and growth rates, and determine if additional remediation is required, 3) site and soil preparation, 4) planting during the cool season, typically between November and February, 5) placement of mulch around container stock plantings, 6) watering for at least one year after planting primarily during the dry months between May and early October and during periods of prolonged dry conditions, 7) browse & gopher protection, if necessary, and 8) maintenance of the previous requirements for a period of two years. Following completion of the initial tree installation, the monitoring period shall begin and continue for a period of five (5) years. The project restoration practitioner or arborist will inspect the plantings for survival six (6) months after planting to establish a baseline assessment, and again annually for five (5) consecutive years following planting. Should any of the 14 trees die and need to be replaced, the monitoring period for those replacement trees will start again. This process will be repeated until success is achieved.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: Within 90 days after the issuance of this Restoration Permit, 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.

Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall submit to HCD-Planning a copy of the contract/agreement between the owner/applicant and a qualified arborist indicating that monitoring will occur for a period of three years and a final report will be prepared and submitted to HCD-Planning at the conclusion of monitoring.

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 years after the planting of the replacement trees, and annually for five years, 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. The final report shall indicate whether the success criteria, maintenance guidelines, and recommendations contained in the "Oak Tree Restoration Plan 113 San Benancio Road" report have been met and/or adhered to.

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DENISE DUFFY & ASSOCIATES, INC.

PLANNING AND ENVIRONMENTAL CONSULTING

Date: August 12, 2025

To: Allen Veach
3855 Via Nona Marie, Suite 201
Carmel, California 93923

From: Patric Krabacher, ISA Certified Arborist 11759/RCA 887
John Wandke, Senior Environmental Scientist
Denise Duffy & Associates, Inc.

**SUBJECT: Oak Tree Restoration Plan 113 San Benancio Road APN 416-221-041-000,
County of Monterey Code Violation Case Number 21CE00261**

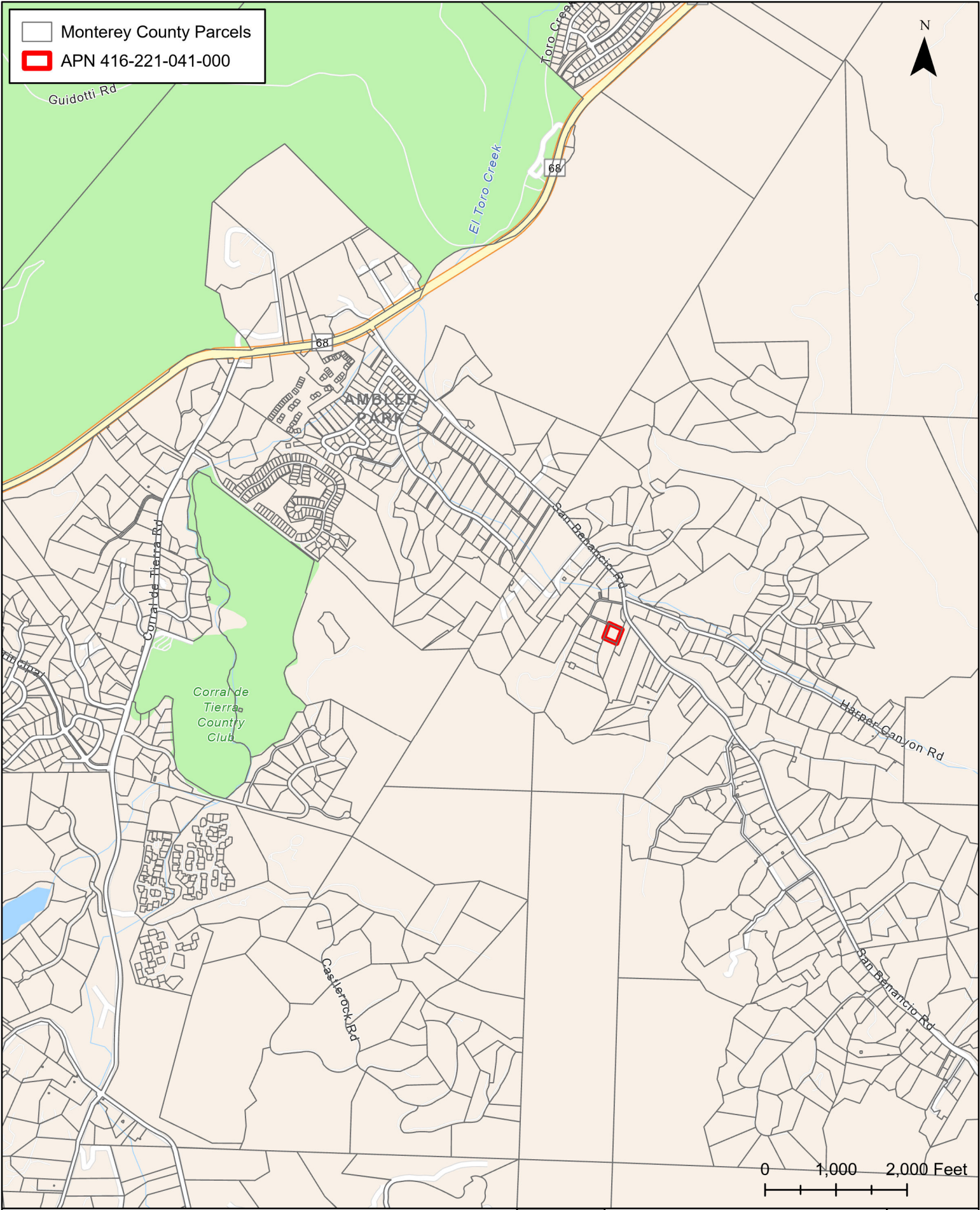
INTRODUCTION

Denise Duffy & Associates, Inc. (DD&A) is contracted to provide consulting services for the 113 San Benancio Road property in the Toro area of unincorporated Monterey County (County), California (Assessor Parcel Number [APN] 416-221-041-000). This Oak Tree Restoration Plan (Plan) provides methodology to replace and establish coast live oak (*Quercus agrifolia*) trees at the subject property to compensate for the replacement of 11 trees removed in connection with County of Monterey (County) permit PLN160205 and unpermitted removal during 2021 of five (5) trees associated with a County Code enforcement action (Case Number 21 CE00261).

To date, the property owner has planted two (2) coast live oak trees that can be counted towards the total requirement of replacement trees. Fourteen (14) additional oak tree restoration plantings will occur on site to achieve replacement of the 16 trees removed at a 1:1 ratio for a total of 16 plantings. Due to space limitations and existing coast live oak trees on the property, oak tree replacement may require removal of an approximately 1,000 square foot (sf) portion of the existing vineyard along the northern property boundary.

EXISTING SITE CONDITIONS

The subject property is developed with a single-family residence and is located in a suburb community of Salinas off the Highway 68 corridor (**Figure 1**). The property is surrounded by adjacent residential lots on the north, west, and east sides and primarily undeveloped land towards the south. Existing native vegetation within undeveloped areas in the vicinity of the property consists of a mosaic of coast live oak woodland, annual grassland, and chaparral. Within the property, specifically the area where the removal of five (5) coast live oaks occurred, has since been developed with a water tank and vineyard in the northwestern portion of the lot. Approximately the eastern 1/3 of the property remains as coast live oak woodland. The oak woodland within the property is overcrowded but trees appear to be in healthy condition and are consistent with the findings in Frank Ono's Tree Assessment (Ono, 2022). Understory vegetation is mostly absent, and groundcover consists of oak leaf duff. During DD&A tree inspection, no symptoms of sudden oak death were observed (DD&A, 2024).



Oak Tree Restoration Plan
113 San Benancio Road APN 416-221-041-000

Date
5/29/2025
Scale
1:20,600



Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure
1

OAK TREE RESTORATION

The following subsections provide materials and methods to replace and establish the required total of 16 coast live oak trees on site. Also included below is a narrative on why the two (2) areas are preferred and why all other areas were not chosen.

Planting Locations

Planting locations for the 16-replacement coast live oak trees are shown in **Figure 2**¹, which includes the locations of the two (2) existing replacement trees previously installed by the owner (**Photo 1**). Assuming a spacing of approximately ten (10) feet between trees and a square spacing pattern, the planting location required to accommodate the remaining 14 replacement trees is approximately 1,400 square feet (allowing 10-foot spacing in every direction). This spacing allows for efficient early growth and establishment, especially when the goal is to create a dense stand of trees that can later be thinned to promote the healthiest specimens. It's important to note that this closer spacing is typically used during the initial stages of growth and is followed by thinning as the trees mature. Planting locations include:

- Area 1 (**Figure 2**); an approximately 2,025 square foot area of existing oak woodland east of the vineyard in the northeastern portion of the property (Area 1, **Photo 2**). Area 1 is the preferred restoration and planting site because of the following:
 - it provides the required shade and defense from the elements with the existing/established oak trees.
 - This area also provides uncompacted soils and soils that are potentially more enriched with organic matter benefiting young oak trees making this area a preferable planting site to Area 2.
 - As a use area, this area seems to be off the main path for foot traffic allowing the trees to grow on their own without compaction of soil.
 - Area is naturally mulched by adjacent mature coast live oak trees constantly dropping leaves.
- Area 2 (**Figure 2**); an approximately 1,000 square foot area of the existing vineyard along the northern property boundary (Area 2, **Photo 3**).; Area 2 is not the preferred planting area as this area includes the following:
 - This area is significantly more exposed to the elements and provides minimal shade and protection from the trees during the summer months.
 - The rows between grapes have been compacted making the soils within this site a less preferable planting site (if this area is planting soil aeration would be required prior to planting), soil composition is also unknown in this area as it has been altered to plant grapes.
 - As a use area, this area seems to be off the main path for foot traffic allowing the trees to grow on their own without compaction of soil.
 - Area is naturally mulched by adjacent mature coast live oak trees constantly dropping leaves.

The specific locations for each tree will be determined in the field based on site conditions and the presence of existing trees or other factors. Tree plantings will be prioritized in areas where trees can thrive and areas that contribute to the oak woodlands and help promote the habitat while creating a contiguous canopy. These areas are those with the most protection from over exposure to wind and sun, areas that do not have over compacted soil. However, trees will be planted no closer than ten (10) feet apart.

¹ Please note exact locations are not presented as this will be determined during the planting effort to ensure trees are planted in the most ideal locations for survival.



Photo 1. Two existing replacement trees on-site.



Photo 3. Area 2 between fence line and water tank.



Photo 2. Area 1 in NE portion of lot.



Oak Tree Restoration Plan
113 San Benancio Road APN 416-221-041-000

Date
5/30/2025

Scale
1:400



Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure
2

Areas Not Chosen for Planting

All other areas around the property were *not* chosen as replanting areas because of the following:

- Exposure to direct sun is not preferable to coast live oaks as they require some protection from the elements and not direct sunlight, exposure to wind, and drought conditions. Exposure of elements to planted oak trees in the Monterey area has shown to cause them to live in a stunted size, if this is an oak woodland restoration effort this would not be achieving this goal efficiently. Replanting and monitoring numerous times are a high likelihood.
- Moisture content in areas with direct sun are very difficult to get precise as watering an oak tree during infancy can easily be miss calculated. Over watering a young oak tree can promote root rot (*armillaria* sp.) rapidly killing a tree. Under watering an oak tree will lead to a lack of nutrients and ultimately kill a tree.
- Incorrect soil moisture content can lead to stressing a tree which in turn can lead to secondary stressors which include insect infestations, fungi propagation, crown dieback, stunted growth, and impacts the trees defense mechanisms.
- Soil compaction limits a tree's ability to respire and can suffocate a tree, the other areas around not chosen appeared to be more compacted, and not ideal for planting.

The goal of this survey and this report was to find locations where replanting oak trees would thrive and assist in restoring an area of oak woodland to meet the conditions of approval from the County. Area 1 and Area 2 (**Figure 2**) were found to be the most suitable locations to achieve this goal resourcefully with what DD&A's restoration practitioner (John Wandke) and arborist (Patric Krabacher) observed while onsite.

Oak Tree Nursery Stock

Coast live oak container stock shall be sourced from a licensed plant nursery. The nursery shall adhere to best management practices for the reduction of plant and soil-borne pests and pathogens, including but not limited to *Phytophthora*. Container stock shall be in a healthy growing condition and free from any pests or pathogens. Acceptable container sizes range from deep treepots (i.e., TP414) to 5-gallon or 15-gallon, or similar.

Site and Soil Preparation

If all replacement plantings cannot be accommodated in Area 1, the northern portion of the existing vineyard shall be removed as part of site preparation for Area 2. Vineyard removal activities shall include removal of vines, trellising, and irrigation to accommodate the tree planting. Any compacted soils in both Area 1 and Area 2 shall be scarified to an approximate depth of six inches using hand tools, a rototiller, or similar equipment. Based on site observations and the cultivated condition of the vineyard, the need for soil decompaction is expected to be minimal. Soil decompaction shall not be performed within 10 feet of any existing oak tree to avoid impacting the root system or trunk.

Planting Methods

Planting shall occur during the cool season after several winter rain events have moistened the soil to a depth of at least six inches and shorter photoperiods and cooler daily temperatures reduce the stress on new plants (typically November – February). When feasible, planting will be scheduled during periods of cool weather when precipitation is forecasted. Installing container stock during the winter when soil is moist maximizes the odds of success.

Following the determination of tree layout by the restoration practitioner or arborist, a planting pit shall be excavated at each location that is equal to the depth of the container and approximately twice the width of the container. Each tree shall be carefully removed from the container and placed upright in the planting pit so that the stem is vertical and the root crown is level with existing grade. Each pit shall be backfilled with existing native soil. Soils shall be compressed around the rootball to remove air pockets and a water retention basin of at least two feet diameter shall be constructed around each tree. Following planting, each tree shall be watered with five gallons of water.

Mulch

Placement of mulch around container stock plantings is recommended to improve retention of soil moisture and suppress weed growth around new plantings. Mulch products may include clean wood chips (placed to a thickness of two inches) from a known source, coir weed mats, or similar biodegradable natural products. Mulch with plastic or other non-biodegradable materials shall not be used.

Irrigation

Tree plantings shall be watered for at least one year after planting to promote successful establishment. Irrigation may be completed by hand or by a drip irrigation system. Irrigation is expected to be required primarily during the dry months between May and early October and during periods of prolonged dry conditions (i.e., >2 weeks) during the winter.

Browse & Gopher Protection

Browse protection is not expected to be necessary because of the on-site location of the replacement plantings. However, if deer or other wildlife herbivory is damaging the new trees, the trees may be fitted with a four-foot-high minimum browse protection cage constructed of wire and anchored at a minimum of two points with rebar stakes or a similar method. Browse protection cages shall be a minimum of two feet in diameter. Once trees have grown above the height of the browse protection cage, the cage and anchors shall be removed.

If gopher baskets are used, they shall have an open bottom so that the tree taproot is not girdled by wire. Use of larger container stock (i.e., 5-gal or 15-gal) will reduce the likelihood of significant gopher damage.

Maintenance

Following completion of the initial restoration activities described above, the maintenance period shall commence and continue for a period of two years. Maintenance of the replacement trees shall consist of quarterly inspections, removal of invasive non-native weeds within the water retention basin of each tree, adjustment of browse protection cages if applicable, re-application of wood chip mulch if necessary, supplemental watering if necessary, and replanting if necessary.

MONITORING AND REPORTING

Following completion of the initial tree installation, the monitoring period shall begin and continue for a period of five (5) years. The project restoration practitioner or arborist will inspect the plantings for survival six (6) months after planting to establish a baseline assessment, and again annually for five (5) consecutive years following planting. Should any of the 14 trees die and need to be replaced, the monitoring period for those replacement trees will start again. This process will be repeated until success is achieved.

Documentation shall be provided to the County verifying the completion of initial planting. In addition, a written report shall be provided to the County that documents the health and survival of the replacement trees and provides observations and recommendations for adaptive management at the six (6) month, and annual monitoring events.

If you have any comments or questions about this report, please contact Patric Krabacher at pkrabacher@ddaplanning.com or (831) 373-4341 ext. 29.

REFERENCES

Denise Duffy & Associates. 2024. Arborist Report for 113 San Benancio Road.

Ono, Frank. 2022. Tree Resource Assessment Arborist Report Prepared for: Allen and Monica Veach.

Thompson Wildland Management. 2016. 113 San Benancio Road Forest Management Plan.