

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






200 ft

Google Earth

Image © 2025 Maxar Technologies


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

 100 ft