



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-056

October 15, 2025

Introduced: 10/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250018 - STUBBLEFIELD CHRIS & CONNIE JO

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

Project Location: 243 Walker Valley Road, Castroville

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

RECOMMENDATIONS

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

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

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

PROJECT INFORMATION

Property Owners: Connie and Chris Stubblefield

APN: 131-093-003-000

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

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

Plan Area: North County Land Use Plan, Coastal Zone

Flagged and Staked: No

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

SUMMARY

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

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

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

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services

Environmental Health Bureau

HCD-Environmental Services

North County Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration and Forest Management Plan

Exhibit B - Vicinity Map

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