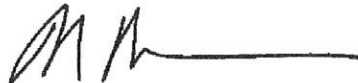


Written comments re: Nase; File Number PLN150669

Some privacy is achieved between our home at 1407 Lisbon Lane and the left side of the proposed home at 1412 Lisbon Lane by the large oak tree on our property at 1407 Lisbon Lane. A review of the Preliminary Landscaping/Planting Plan of 12/16/15 on file with the Pebble Beach Company demonstrated that only a few scrubs are proposed to be planted on the right side of the proposed home at 1412 Lisbon Lane on either side of the driveway, which do not provide any privacy for the two homes. The planting of additional trees on the right side of the 1412 lot between the house and the street will provide privacy for both homes, that is not achieved by only the oak tree on our property alone. We, therefore, request that the Landscaping/Planting Plan be modified to add trees (4-6) on the right side of 1412 Lisbon Lane to assure privacy between the homes at 1407 and 1412 Lisbon Lane. Thank you.

 07/27/2017  
Virdette L. Brumm

  
Robertson Parkman 7/27/17

1407 Lisbon Lane

Pebble Beach, CA 93953

<b>HEARING SUBMITTAL</b>	
PROJECT NO./AGENDA	PN 150669 #3
DATE RECEIVED	8/29/17
SUBMITTED BY/VIA	Public / email
DISTRIBUTION TO/DATE	PC / 8/29
DATE OF HEARING	8/30/17

record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

**For reviewing agencies:** Resource Management Agency – Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey  
Resource Management Agency – Planning  
Attn: Nadia Amador, Associate Planner  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, California

Re: Nase; File Number PLN150669

From: Agency Name:  
Contact Person: ROBERTSON PARKMAN / VIRDETTE BRUMM  
Phone Number: 626-840-1062 / 831-236-1150

- ☐ No Comments provided  
☐ Comments noted below  
☒ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2nd Floor  
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## MEMORANDUM

**Date:** August 29, 2017

**To:** Monterey County Planning Commission

**From:** Nadia Amador, Associate Planner

**Subject:** PLN150669 Nase Agenda Item No. 3 – Errata to Staff Report

**cc:** File

Please accept this errata memo outlining proposed changes to the August 30, 2017 Planning Commission staff report in response to California Coastal Commission (CCC) comments.

1. Question from CCC: The description of the project includes a detached 216 square foot gazebo, but this is not reflected on the plans.
  - Staff's response: The gazebo is no longer part of the proposal. This would save two Monterey Pine trees (described as in "fair" condition in the Tree Resource Management Plan as Tree No. 2852 (12 inch) and Tree No. 2853 (6 inch).
    - Proposed Changes: Revision to Resolution (Exhibit C):
      1. Delete references to gazebo in the project descriptions.
      2. Change the number of Monterey pine removal to 44.
      3. Include an Evidence of gazebo elimination and retention of two additional Monterey pines.
2. Question from CCC: Where is the Condition of Approval requiring a Scenic and Conservation Easement over the Enhancement/Restoration Area proposed on the Nase property?
  - Staff's response: Staff inadvertently missed this regulation of the DMF Coastal Implementation Plan, Section 20.147.040.C.8 (ESHA), requiring as a Condition of Approval either a deed restriction or permanent open space conservation and scenic easement granted to the Del Monte Forest Foundation over the 21,600 s.f. Enhancement/Restoration Area to be located on the eastern portion of the Nase property.

○ **Proposed Changes: Revision to Resolution (Exhibit C):**

1. Add an evidence of this under Finding 1 (Consistency/No Violations) and Finding 4 (CEQA) requiring deed restriction or permanent open space conservation and scenic easement granted to the Del Monte Forest Foundation over the 21,600 s.f. Enhancement/Restoration Area to be located on the eastern portion of the Nase property.
2. Add a condition of approval requiring deed restriction or permanent open space conservation and scenic easement granted to the Del Monte Forest Foundation over the 21,600 s.f. Enhancement/Restoration Area to be located on the eastern portion of the Nase property.