

Exhibit F

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Message sent
Outlook

RE: Clifton Wolske Residence Revised Site Plan

Multiple suggestions found, use up or down arrow to navigate items

Nicole Nedeff <nikki@ventanaview.net>

Thu 1/11/2018 12:31 PM

To: Bill Foster <bill@fosterarchs.com>; Guthrie, Jaime S. x6414 <GuthrieJS@co.monterey.ca.us>;

Cc: 'Russ Wolske' <russellwolske@gmail.com>;

Hi Jaime (and Bill) – The two Monterey Dusky-footed Woodrat nests occur in the Oak Woodland habitat area outside the residential development footprint. The nests will not impacted by the revised driveway alignment in any way. Nikki

From: Bill Foster [mailto:bill@fosterarchs.com]
Sent: Thursday, January 11, 2018 12:01 PM
To: Nicole Nedeff <nikki@ventanaview.net>
Cc: 'Russ Wolske' <russellwolske@gmail.com>
Subject: FW: Clifton Wolske Residence Revised Site Plan

Hi Nikki:

Can you please address the following email regarding the Clifton Wolske residence? In your Biological Assessment report on page 5, you note the existence of two nests, not within the development footprint. Since your report we have changed the entry drive location and that is what the planner is referring to. I will forward you the revised site plan. Thanks.

Bill
William Foster Architecture

From: Guthrie, Jaime S. x6414 [mailto:GuthrieJS@co.monterey.ca.us]
Sent: Thursday, January 11, 2018 10:53 AM
To: bill@fosterarchs.com
Cc: russellwolske@gmail.com
Subject: Re: Clifton Wolske Residence Revised Site Plan

Hello Bill,

This email is to request updated information from Nicole Nedeff.

The Bio Report refers to finding active nests of the special status species Monterey Dusky Footed Woodrat. Please let me know where those nests are relative to the revised road.

Many thanks,

Jaime Scott Guthrie

Associate Planner



County of Monterey

Nedeff

1 of 7

Resource Management Agency - Planning

1441 Schilling Place South, 2nd Floor

Salinas, CA 93901

831.796.6414

GuthrieJS@co.monterey.ca.us

It does not do to leave a live dragon out of your calculations, if you live near him. ~ J. R. R. Tolkien,
The Hobbit

Sometimes there's just no way to hold back the river. ~ Paul Coelho, The Alchemist

*A certain type of perfection can only be realized through a limitless accumulation of the
imperfect.* ~ Haruki Murakami, Kafka on the Shore

Clifton-Wolske Residence, PLN160849

Max Mazenko <maxem7@mindspring.com>

Tue 9/12/2017 7:08 PM

To: Guthrie, Jaime S. x6414 <GuthrieJS@co.monterey.ca.us>;

Cc: Bill Foster <bill@fosterarchs.com>; Russ Wolske <russellwolske@gmail.com>; Bill Sullivan <blancowilly@aol.com>; Vicki Phillips <VickiPhillips@PersonalDevelopment.org>; Greg Collins <66gtcguy@gmail.com>; Jonathan Paul <jonathan.paul@comcast.net>; Ken Wollesen <kennethwollesen@aol.com>;

September 5, 2017

Monterey County Planning Department
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

Attn: Jaime Guthrie; TORO LUAC

Dear Ms. Guthrie,

With regard to the Clifton-Wolske application to build a new residence in Woodside Estates, and on behalf of our homeowners association, please let it be known that we take no exceptions to the plans presented as of architect Bill Foster's Toro LUAC Meeting Response letter dated July 13, 2017, and believe them to be in compliance with Woodside Estates deeded CC&Rs for guiding development in Woodside Estates. This specifically includes response to questions regarding slope conditions, site coverage, driveway access and engineering, shared-road improvements and maintenance responsibilities, building siting and height determination, oak forest assessment, tree replacement and maintenance, water source (to be Cal Am), colors, materials, etc. We see the plans as in keeping with the purpose and spirit of our CC&Rs for "harmonizing with the natural terrain" and "protecting and enhancing the environment, and property values".

Considering the public process leading to this position it may worth noting several facts about Woodside Estates and our de facto homeowners organization: Woodside Water Association (WWA). Woodside Estates is 43 years old (or so) and after the Clifton-Wolske project will have one remaining undeveloped parcel. At this point our neighborhood is effectively built-out. As the name implies water management is the primary common neighborhood bond. Architectural, building development and other occasional concerns are handled by the WWA Board on an ad hoc basis. CC&R ARTICLE III: ARCHITECTURAL AND ENVIRONMENTAL RESTRICTIONS is intended, however, as a "guide" rather than a mandate. More recent zoning ordinances and building codes no doubt legally supersede our CC&Rs, and it is not our intent to argue minor differences in building height, methods of measurement, engineering standards or other technical details. These are better left to legal code determination particularly when it is clear that the local codes ordinances and procedures are, in the main, aligned with our deeded neighborhood environmental and aesthetic values. WWA, however, has in the past effectively challenged, and had changed inappropriate architectural proposals and will do so again given the need.

We appreciate the opportunity to speak on behalf of our neighborhood through the Toro LUAC process and would like the opportunity again when called for. Public notification of development activity is, however, currently limited to adjacent properties, or properties within a short distance from the project site. WWA would have missed the chance to participate in this review if not informally notified by neighbors closer to the

project site. We therefore request, if possible, that notification of any future building reviews in Woodside Estates be sent WWA at the address below.

Thank you. We look forward to a successful project and greeting new neighbors soon.

Max Mazenko
Woodside Water Association
26267 Rinconada Dr.
Carmel Valley, Ca. 93924
maxem7@mindspring.com

HEARING SUBMITTAL	
PROJECT NO./AGENDA	PLN160849 #4
DATE RECEIVED:	4/11/18
SUBMITTED BY/VIA:	Public Hearing
DISTRIBUTION TO/DATE:	PC 4/11/18
DATE OF HEARING:	4/11/18

CLIFTON-WOLSKE PLN160849

HANDOUTS from

VICKI and CRAIG PHILLIPS
26747 Laureles Grade Rd.
Carmel Valley, CA 93924

(831) 659-0320

vickiphillips@montereybay.com

April 8, 2018

Monterey County Planning Department
1441 Schilling Place, South 2nd. Floor
Salinas, CA 93901

Attn: Jaime Guthrie

Dear Ms. Guthrie,

I have a number of concerns about the Clifton-Wolske application, PLN160849. I have always believed that a house should be built to fit the land, not the land changed to fit the house. The new owners of this property wish to (1) destroy a protected oak woodland; (2) pave over 55,000 square feet of land without considering where rainwater will go and what kind of erosion will inevitably result; and (3) build a road across 16 acres of protected scenic easement.

Let's first discuss the destruction of the oak woodland. The owners of the property have said that they were not the ones who illegally cut the 43 oaks, many of them being large signature trees. They blame the previous owners. However Bruce Britton will soon speak to the fact that this is not true. He is the father of Lori Pfeiffer and the father-in-law of James Pfeiffer, as well as the realtor who handled the sale of this property to Lori and James and kept a careful eye on Parcel 1, which borders Lori and James' property. He was visiting them one weekend when he heard chainsaws being used in Parcel 1, so he jumped into his Jeep, drove to the site and encountered men cutting these trees. He will tell you about this in more detail. Now Clifton-Wolske wants to cut another 25 trees to make room for their house, guest house, carport, numerous decks, and a pool (to be dangerously located on the steep slope overlooking Lori and James' property below)!

The overall footprint they have designed is almost 55,000 square feet, primarily centered in the oak woodland, which would pretty much result in its decimation. The few remaining trees would undoubtedly be targeted by the Fire Department's rule which demands that there be a wide area around a home's footprint where trees need to be removed for fire prevention purposes. So even if Clifton-Wolske replants one to three one gallon trees for each tree removed, these "baby oaks" would be scattered over the remaining acres. The oak woodland, which is supposed to be protected by state law and county ordinance, would be gone, having been virtually "logged."

The Clifton-Wolske's architect, William Foster, claimed that the impervious surfaces summary of 54,813.35 square feet for the 27.87 acre property, is just 0.05% of their property area. But it is primarily centered in the oak grove woodlands, close to a steep slope of up to and over a 25 percent grade, composed of alluvial surface on top of clay and unsecured shale, presently held stable only by trees and foliage. The number of trees which have been illegally removed has already destabilized the soil. Further removal of additional trees and foliage only exasperates the potential of a massive slide.

To: Toro Land Use Advisory Committee
Attn: Michael Weaver, Chairperson of Toro LUAC
Jaime Guthrie, Monterey County Planner

From: Mel and Joy Pritchard
27130 Laureles Grade Rd.
Carmel Valley, CA 93924
831-659-2533

Re: Project of Clifton, Heather Joy and Wolske, Russell D.
File #: PLN 160849
26735 Laureles Grade Rd.
Carmel Valley, CA 93924

Date: August 25, 2017

Dear Sirs:

We own the land adjoining the above parcel whose owners are requesting a development permit. Our APN is 416-051-005-000. We have owned our property here for 42 years and treasure the rural nature of the area.

We are especially concerned with any alteration to the scenic easement that exists on Parcel 1, which Wolske-Clifton have submitted plans to develop. The ingress-egress shown on their plans crosses a piece of our property before crossing the 16.032 acres of scenic easement which was protected by the County when the Four Parcel Development was approved by the County in 1979. Our property line intersects the existing road that Parcels 2, 3, and 4 use for ingress and egress. We share this road with them and all pay to keep the road in satisfactory condition.

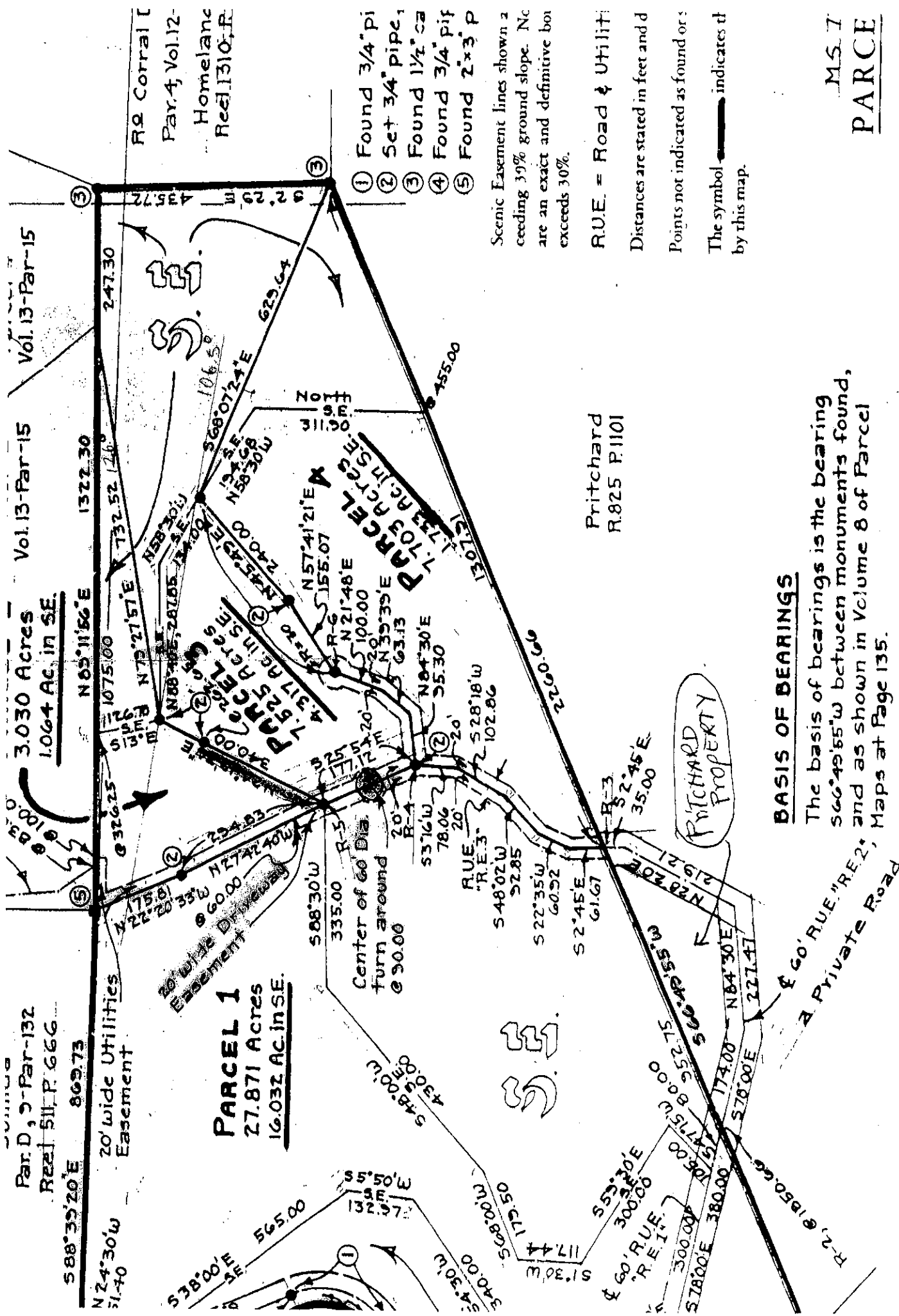
The address sign recently placed on our property by Wolske-Clifton was a surprise to us. The scenic easement land to the west was designated many years ago and was not meant to be a driveway to a buildable part of the parcel in question. That parcel has access from Rinconada Drive at the top. There is also a twenty foot wide driveway easement onto Parcel 1 which starts at the 60' diameter turn-around shown on the 1979 Four Parcel Development map (See the attached copy) where a cul-de-sac has since been built. Either choice would allow access onto Wolske-Clifton property without crossing our property or the protected scenic easement. In contrast, if a road were to be built going directly through the middle of the scenic easement, it would violate the very purpose of a scenic easement, i.e., an area undeveloped by roads or buildings.

We would appreciate the opportunity to discuss this issue with anyone involved to further clarify the scenic easement matter.

Sincerely,

Mel Pritchard

Joy Pritchard



MS. 7
PARCE

Showing division
shown in Vol. 8 of Par
Corral De Tierra & Se

BASIS OF BEARINGS
The basis of bearings is the bearing
S66°49'55"W between monuments found,
and as shown in Volume 8 of Parcel
Maps at Page 135.

Pritchard
R.825 P1101

RECORDER'S CERTIFICATE

Filed this 19TH day of JUNE 1979 at 11:41 in Book
PARCEL

ATE

ents of the Subdivision Map Act