

From: [Guthrie, Jaime S. x6414](#)
To: [McDougal, Melissa x5146](#)
Cc: [Onciano, Jacqueline x5193](#); [Swanson, Brandon xx5334](#)
Subject: Addenda to Exhibits for PLN160849 Clifton Wolske
Date: Friday, April 20, 2018 1:47:38 PM
Attachments: [Arborist Addendum to Exhibit E3.pdf](#)
[Biologist Addendum to Exhibit E2.pdf](#)

Hearing Submittal
Project: PLN160849/Agenda Item No. 1
Date Received: 4/20/18
Submitted By/Via: Staff/Email
Distribution to/date: PC/4/20/18
Date of Hearing: 4/25/18

Dear Planning Commissioners,

Please find attached addenda prepared by consultants in response to design changes during the course of the application process. These have been added to the back of the corresponding report.

Feel free to contact me if you have any questions.

Kind regards,

Jaime Scott Guthrie
Associate Planner



County of Monterey
Resource Management Agency - Planning

1441 Schilling Place South, 2nd Floor

Salinas, CA 93901

831.796.6414

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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

***Maureen Hamb-WCISA Certified Arborist WE2280
Professional Consulting Services***

February 15, 2018

William E. Foster Architecture
bill@fosterarchs.com

Project: Clifton Wolske Residence/26735 Laureles Grade
Phase: Arborist Plan Change Review



In April of 2017 I prepared a Tree Resource Evaluation/Construction Impact Analysis for an undeveloped property located at 26735 Laureles Grade in Monterey County. The residential development plans prepared by William E. Foster Architecture were used to determine impacts to trees and provide recommendations for tree removal, tree retention and tree protection during construction. Thirty-three trees were recommended as removals due to construction impacts.

Since that time the plans have been modified (February 9, 2018 William E. Foster Architecture) and I have re-evaluated the impacts to trees. Tree removal has been reduced by eight trees. Twenty-two trees will require removal for the building site and three trees for the driveway. No trees with “landmark” status as defined in Monterey County Ordinance 21.64.260 will be removed.

The project proposed for this site follows the guidelines for oak woodland protection required by the Oak Woodlands Conservation Law. The first and most important strategy, avoidance of impact has been utilized. The majority of the existing intact oak grove will not be disturbed or impacted.

One coast live oak will be planted on the site for every one tree removed. There are several appropriate areas for replanting that will be identified by the project biologist. I recommend using a variety of plant sizes from seedling to 5-gallon nursery containers. This will provide a natural variation to the site that does not currently exist.

(The discussion of the California Oak Woodland Conservation Law is based on information included in the Oak Woodland Impact Decision Matrix 2008 prepared by the UC Integrated Hardwood Range Management Program.)

The tree protection plan (attached) has been updated and defines areas where protection fencing (orange plastic) and straw bales to act as barricades will be installed.

The updated design for the property will reduce tree removal and construction impacts to the retained trees.

Please call my office with any concerns or questions regarding the trees on this project site.

Respectfully submitted,
Maureen Hamb-Certified Arborist WE2280

***849 Almar Ave. Suite C #319
Santa Cruz, CA 95060
email: maureenah@sbcglobal.net***

***Telephone: 831-763-6919
Fax: 831-763-7724
Mobile: 831-234-7735***

COAST LIVE OAK TREES IN
BUILDING SITE TO BE REMOVED
FOR ARBORIST TREE # SEE TREE RESOURCE EVALUATION
REPORT BY MAUREEN HAMB-WCISA, DATED APRIL 2017.

ARBORIST TREE#	DIAM. IN INCHES	CONDITION
14	10.5	FAIR
17	10.5 & 16	FAIR
19	16.5	GOOD
25	9.6	POOR
26	15 & 16.8	FAIR
28	11 & 10	FAIR
29	12.8	FAIR
32	7 & 6 & 6	FAIR
33	7.5	FAIR
34	8	FAIR
39	7.4	FAIR
48	8.3	POOR
49	12	FAIR
50	9.2	FAIR
54	14.5	FAIR
55	8.3	FAIR
56	8.8	FAIR
58	9.5	FAIR
59	8.9	POOR
60	10	POOR
61	8.8	POOR
62	10.2	FAIR

22 FOR REMOVAL

COAST LIVE OAK TREES IN NEW
ENTRANCE DRIVE TO BE REMOVED
FOR TREE NUMBERS SEE ADDENDUM TO FOREST
MANAGEMENT PLAN PREPARED BY FRANK ONO, FORESTER

FORESTER TREE NO.	DIAM. IN INCHES	CONDITION
241	6	POOR
245	16	FAIR
248	7	FAIR

TOTAL TREES FOR REMOVAL:
22 IN BUILDING SITE + 3 IN DRIVEWAY = 25 TREES

NOTE:

AVERAGE NATURAL GRADE AT STRUCTURE:
HIGH POINT 1072.0
LOW POINT 1054.3
2126.3 / 2 = 1063.15

MAXIMUM HEIGHT ELEVATION:
1063.15 + 16 = 1079.15

LEGEND:

- EXISTING CONTOURS
- NEW OR FINISHED CONTOURS
- EXISTING TREE
- TREE TO BE REMOVED

William E. Foster
ARCHITECTURE



716 Lighthouse Ave, Ste F | 831-373-7000
Pacific Grove, CA 93950 | bill@fosterarchs.com

CLIFTON WOLSKE RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

2014.01

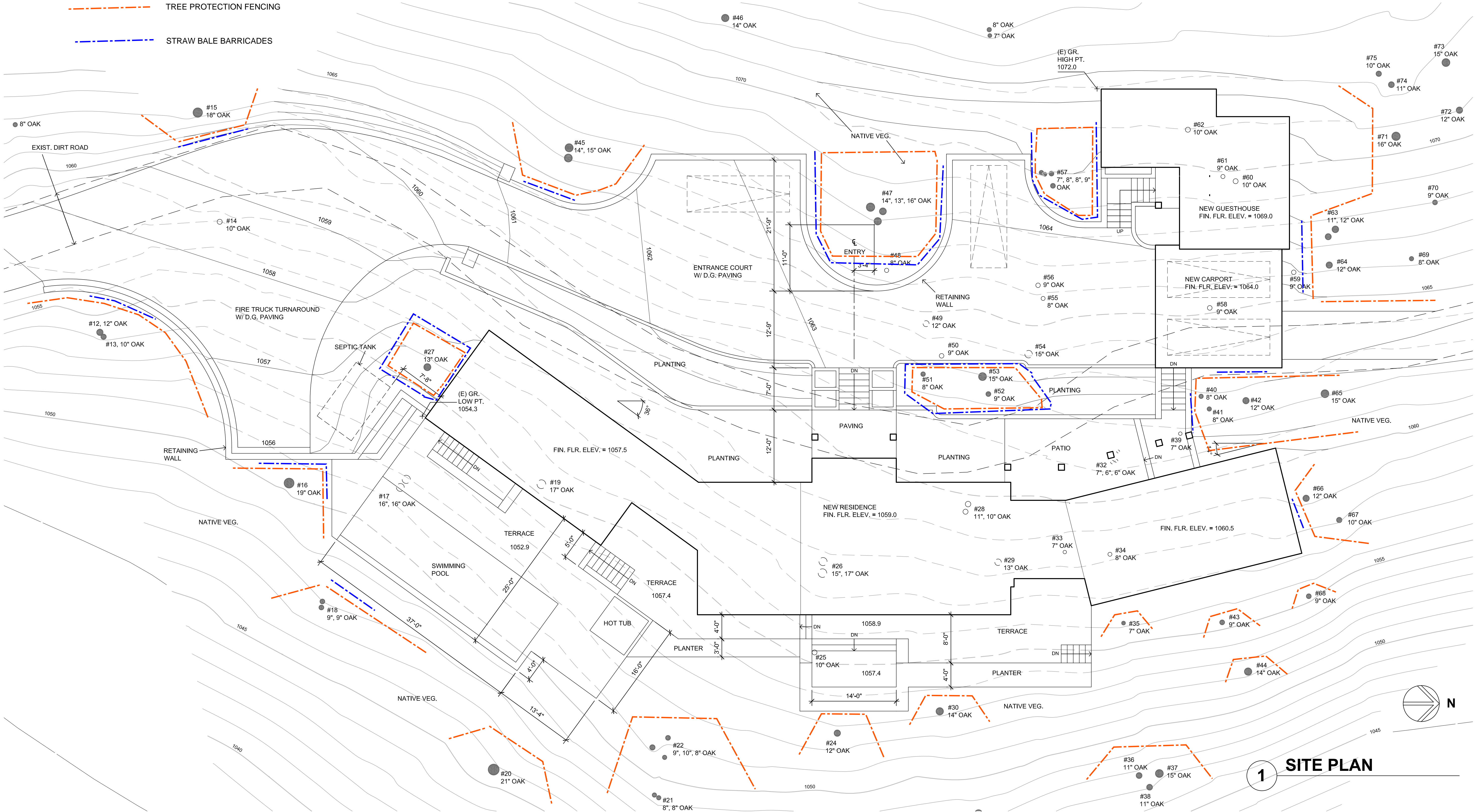
PRELIMINARY
NOT FOR
CONSTRUCTION

Title:
SITE PLAN

Revisions:

Scale: 1/8" = 1'-0"
Date: JAN. 19, 2018

Sheet No:
A1.2



William E. Foster, Architect
716 Lighthouse Avenue, Suite F
Pacific Grove, CA 93950
831.373.7000 – bill@fosterarchs.com

February 8, 2018

ADDENDUM AND UPDATE TO BIOLOGICAL ASSESSMENT

26735 Laureles Grade, Carmel Valley, CA 93924
Clifton-Wolske Property, APN 416-361-043

Dear Mr. Foster:

Per your January 23, 2018, email, I understand that the Clifton-Wolske residential project proposed for the undeveloped 27.87-acre parcel at 26735 Laureles Grade above Carmel Valley has had a number of revisions. The guest house has been reduced in size from a two-story structure to one-story building and the original driveway alignment has been adjusted. The number of coast live oak trees (*Quercus agrifolia*) initially proposed for removal has been reduced from 33 to 22 in the building area, however 3 additional trees will be removed to accommodate a new driveway alignment.

The design of the structures has been modified to conserve 11 trees – 33 oak trees were initially proposed for removal in the building area and that number has been reduced to 22. The driveway alignment has been adjusted to avoid construction in an easement area, however 3 coast live oaks will likely be impacted by the new driveway configuration. A single nest of the Monterey Dusky-footed Woodrat (*Neotoma fuscipes luciana*) occurs near the newly configured entry-way, however the nest will not be affected by driveway construction. This nest should be flagged with an 8-foot buffer prior to onset of grading and construction.

This letter and the attached revised oak restoration planting plan amend the original April 24, 2017, Biological Assessment I prepared for the Clifton-Wolske residential development at 26735 Laureles Grade in Carmel Valley. The revised building and driveway proposal will not affect slopes in excess of 25%, stick nests of Monterey Dusky-footed Woodrat, or any special status plant or wildlife species.

The number of coast live oak trees proposed for removal has been reduced from 33 to 25 individuals. The replacement ratio for restoration of oaks remains at 1:1, and all planted oaks will be propagated from acorns obtained from trees found on the Clifton-Wolske parcel.

The design modifications to the Clifton-Wolske project have reduced the overall impacts to Oak Woodland habitat in the building area. Please let me know if I can elaborate on any new information, or the revised oak restoration planting plan.

Sincerely,



Nicole Nedeff

Attachment: Revised Oak Restoration Planting Plan





William E. Foster
ARCHITECTURAL

714 Lighthouse Ave. Suite F | (818) 375-7609
Pacific Grove, CA 93950 | bill@wefoster.com

CLIFTON WOLSKE RESIDENCE

28735 LAURELES GRADE
CARMEL VALLEY, CA 95024

2014.01

PRELIMINARY
NOT FOR
CONSTRUCTION

Title:
PLOT PLAN

REVISED OAK RESTORATION PLANTING PLAN

February 8, 2018

Quercus agrifolia seedlings to be planted
at 1:1 ratio, 25 total seedling trees

PROPERTIES BASED ON SURVEY BY WHITSON
AND ASSOCIATES, INC., 10000
MONTEREY, CA 94028 DEC. 3, 2016.

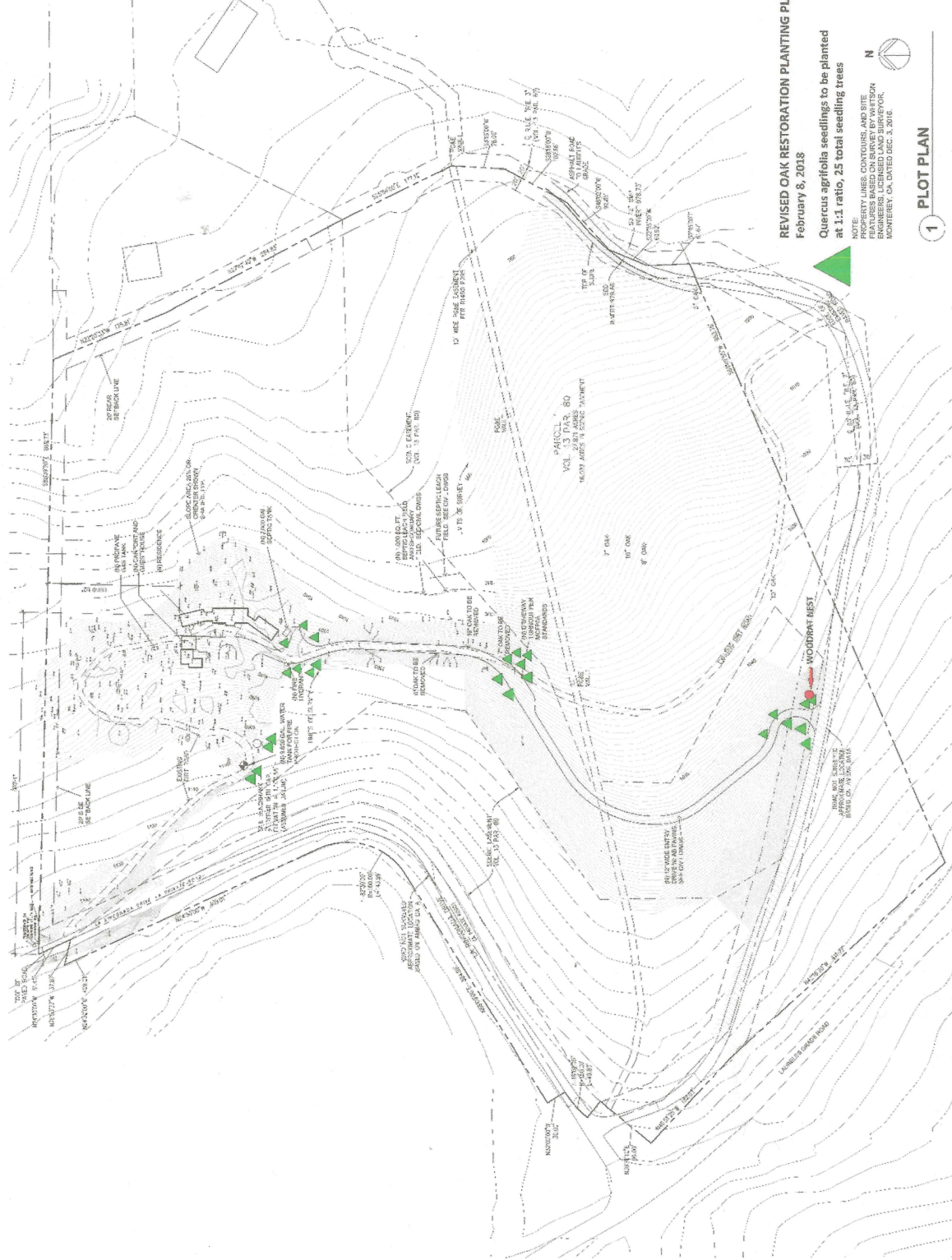
Revisions:

Scale: 1" = 60'

Date: JAN. 19, 2018

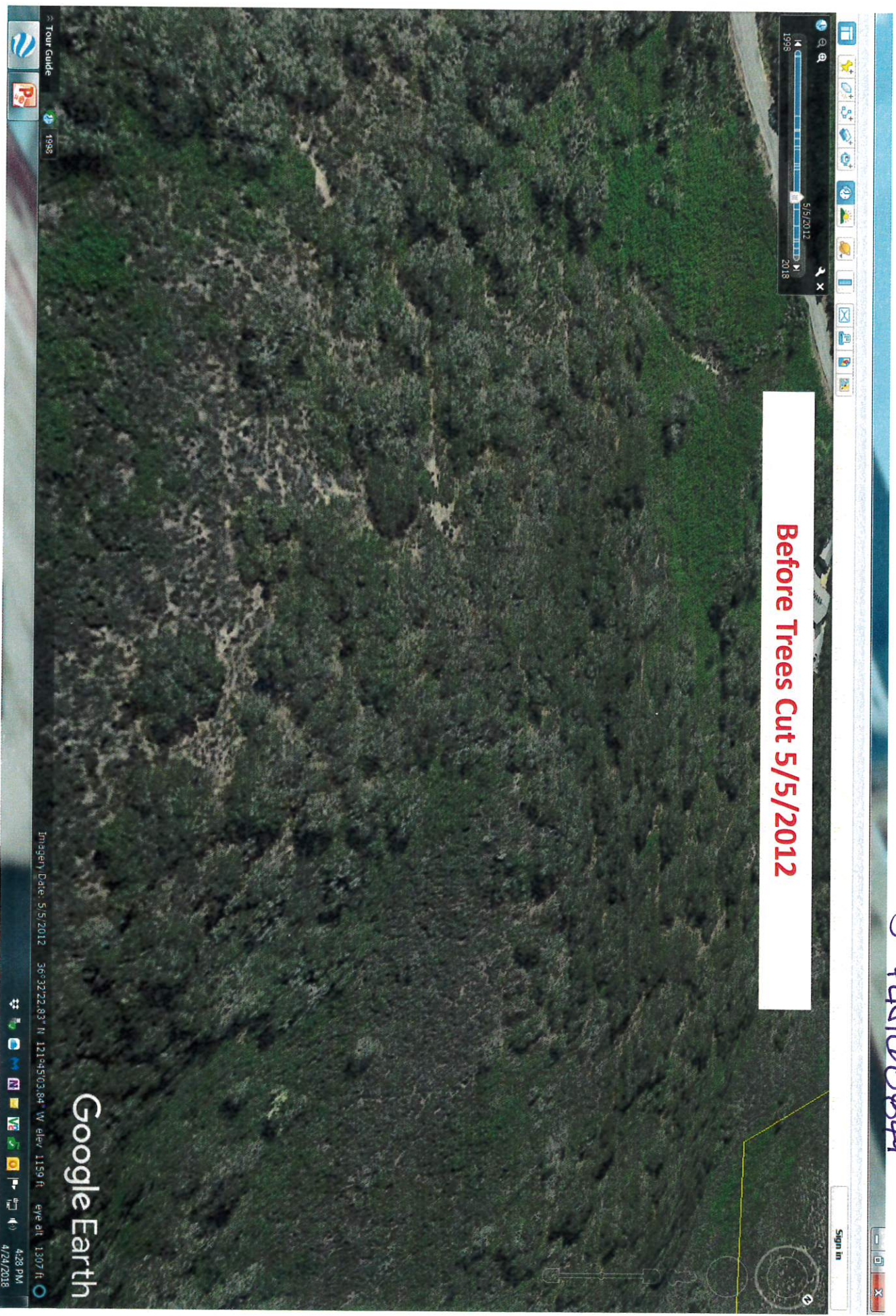
Sheet No:
A1.1

1 PLOT PLAN

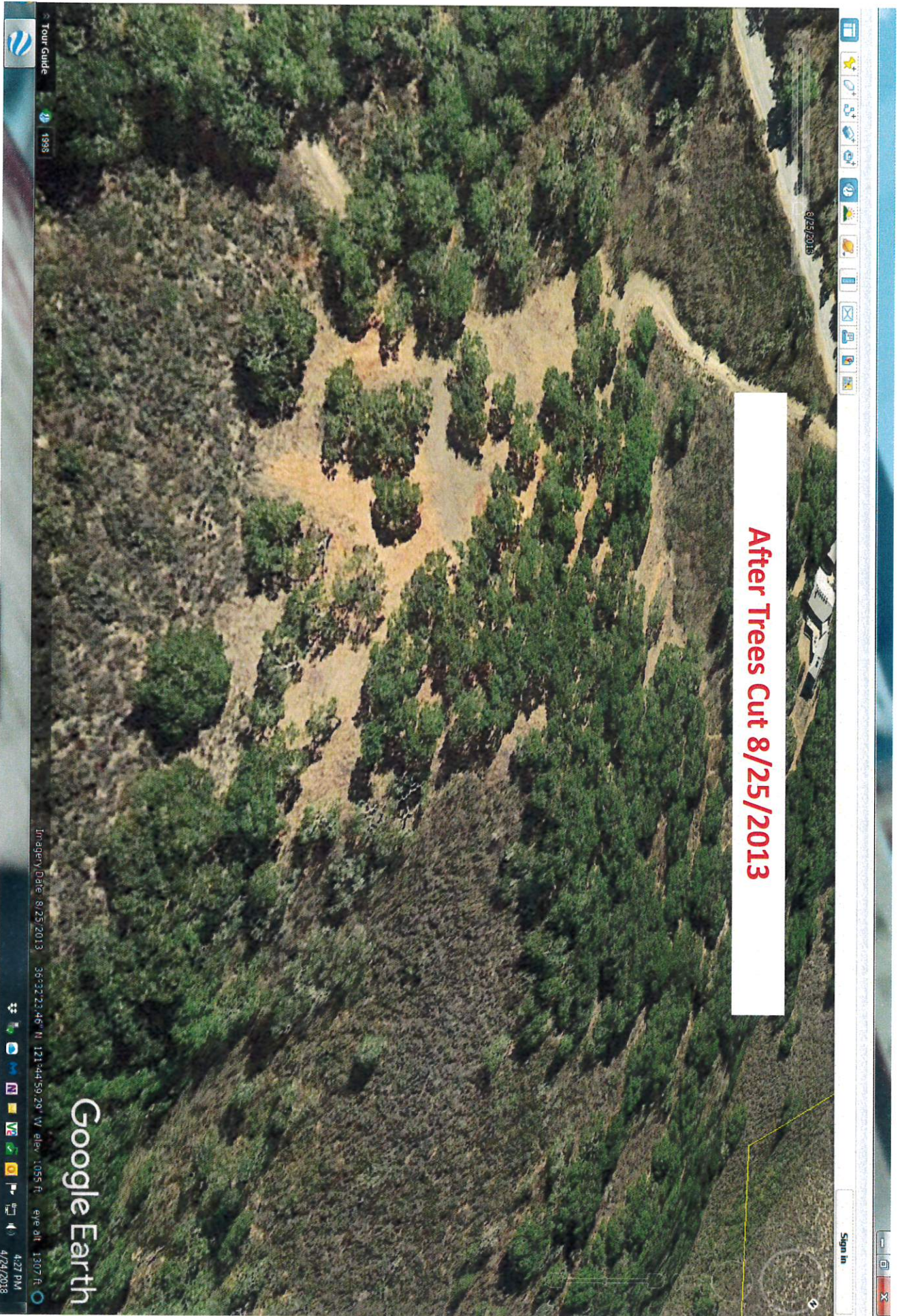


Public Submittal - 4/26/18
Agenda Item #1
#41160849

Before Trees Cut 5/5/2012



After Trees Cut 8/25/2013



Google Earth

Tour Guide 1338
Imagery Date: 8/25/2013 36°32'23.46" N 121°44'59.29" W elev: 1055 ft eye alt: 1307 ft
4:27 PM 4/24/2018

Alternate Building Site.

No trees to remove, shorter driveway, less slope construction, minimal runoff and slippage concerns

Current Building Site.

More trees to remove, longer driveway cut in steep hillside, runoff and slippage concerns



Public Submittal
4/25/18
Agenda Item #1

CLIFTON-WOLSKE PLN160849

HANDOUTS

For the
Planning Commission Hearing
On
April 25, 2018

From Vicki and Craig Phillips
26747 Laureles Grade Rd.
Carmel Valley, CA 93924

(831) 659-0320

vickiphillips@montereybay.com

My Revised Planning Commission Talk—4/25/18

On April 11th, I spoke to you about my concern that the Clifton-Wolske project, centered in a protected oak grove woodland, was inappropriate, even dangerous, since it was coupled with a request to be built on slopes greater than 25%. I mentioned that 43 of the oaks, many of them being large signature trees, had been cut illegally. And there is also a request for another 25 trees to be removed. And I talked about how the removal of trees and foliage on a steep slope can lead to slippage and slides since it's the roots from these trees and foliage that hold a steep hillside together. I ended my talk with a list of Landslide Triggering Mechanisms which seemed to list everything that Clifton-Wolske would have to include in order to build their house. It's rather terrifying! I've included it once again in your packet.

William Foster, the project architect and spokesperson for this project, responded to our Toro LUAC concern proposing another site for their house by claiming that the oak grove woodland was the only possible site since they wanted the house to be "as unobtrusive as possible." Yet later in the same paragraph, he said that the site we had suggested at the LUAC meeting "is much lower in elevation and does not afford the views that the selected site enjoys." So, which is their main goal—to be hidden in the woodland—or to have the best view?

So I've brought photos! The first two photos were taken from the Clifton-Wolske preferred building site. Note the orange flag and netting. The photos were taken from inside the proposed living room. What do you mainly see out their window? Trees!! There is no view at all!! The Fire Department will request a 100 foot buffer around the house, so there will be some view, but the Department will undoubtedly request the removal of a lot of foliage, possibly some trees, and the rest of the trees trimmed of their branches up to six to ten feet high. And yet I'm afraid that the temptation would remain great for the owners to eventually find a way to take care of the remaining trees, especially since 43 trees were already illegally removed. I'll quickly show the next two photos, taken from the proposed homesite, showing the Parcel 2 home, right beneath the proposed Parcel 1 homesite and in its path should there be a landslide. The next photo was taken from Rinconada Road, which also shows our Parcel 3 home.

Now let's look at photos of what the views would like be from three alternate sites on their property. The first two photos were taken from where the county thought the homesite would eventually be built, based on the 1979 Four Parcels Development Map. For your convenience, I've once again included this map in your packet. *(Both sites show a view easily reached from the 20 foot wide driveway easement, which is connected to the 60 foot diameter cul-de-sac. On the nearby utilities easement is the the PGE transformer and underground water utilities for Parcels 1 and 2.)* Both sites are on a gentle slope at the base of the over 25 percent slope where Clifton-Wolske prefers to build. Look at two gorgeous views!

Now let's look at a photo of yet another alternate site. This one is below Laureles Grade Road, situated between two tall white surveyor stakes, where Clifton-Wolske had another area cleared, undoubtedly, because of the size, as a possible alternate building site. Another gorgeous view!! The only thing obstructing the view is the pile of brush from the recent clearing of the site, which of course would be removed. Mr. Foster said that this site would also be unacceptable due to noise from Laureles Grade traffic. There are a lot of construction materials available for sound abatement. So now there are three building sites available which wouldn't result in having to destroy a single tree, let alone an entire oak grove woodland which is holding up the slope.

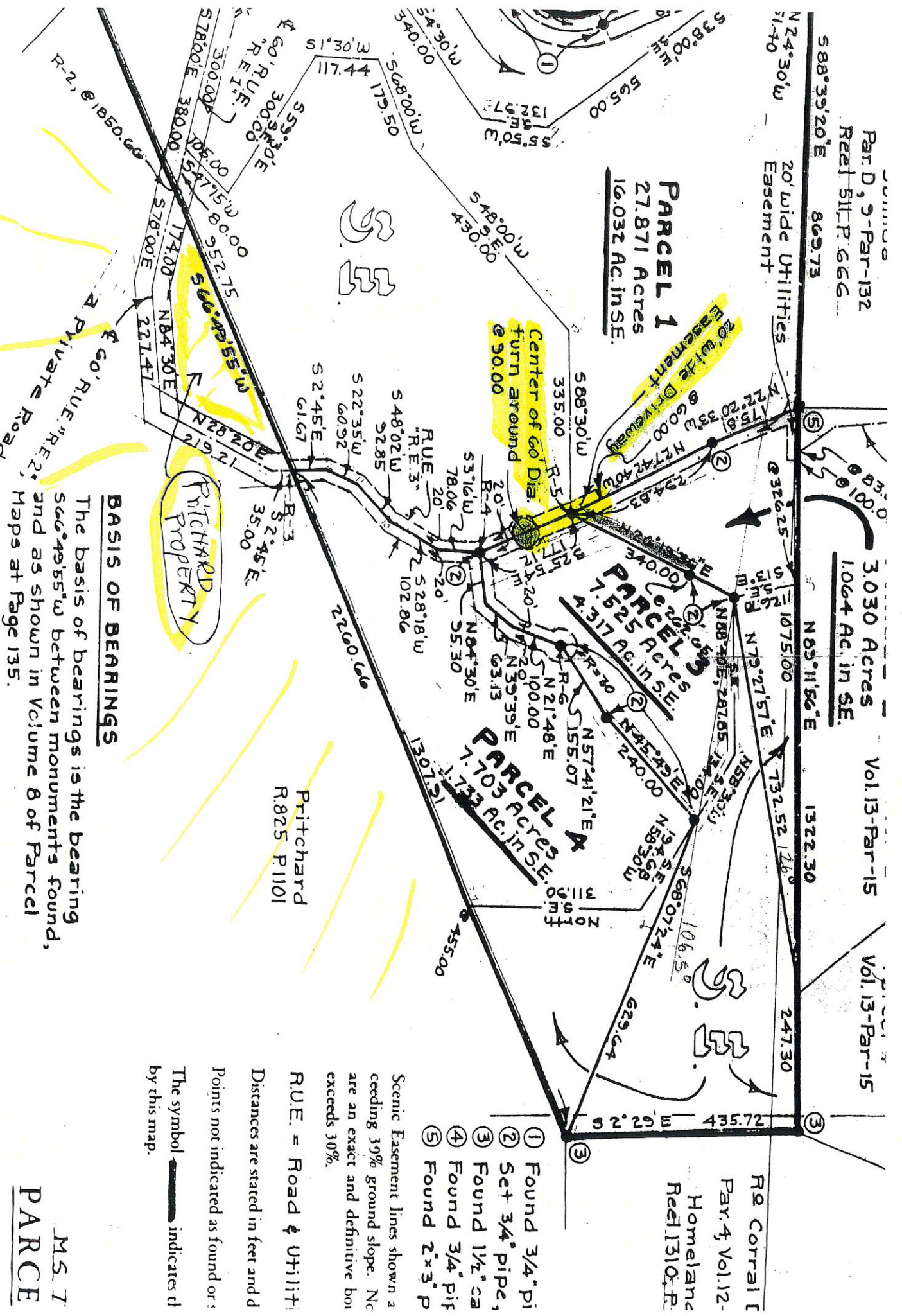
I've also found a major contradiction in the Exhibit B Draft Resolution prepared before the April 11th Planning Commission meeting. Under SITE SUITABILITY, Paragraph d, it says that "dense woodlands cover approximately 5.5 acres, much of which stabilize slope areas of 25% or greater on the property." Then it says "those areas of the property located on slopes less than 25% do not have the site opportunity of optimizing views to the east." It continues to claim that "Optimal views occur within the area proposed for development and the structures are positioned such that the number of oaks proposed for removal is the minimum number required for implementation of the project." Now you've seen the photos so you know this statement just isn't true! It is totally based upon what architect and spokesperson William Foster wrote to the Planning Commission in his July correspondence. I thank Jaime Guthrie for continuing this hearing so that we can finish presenting our information with photos. There are three other options with beautiful views to the east, which would not require the removal of any trees, let alone the entire oak grove woodland which is holding up the hillside. A vote to grant Clifton-Wolske the Use Permits they have requested could very well set in motion a series of consequences which could endanger the lives, property, and/or property values of their neighbors below.

Kicki Phillips

ATE

RECORDER'S CERTIFICATE

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



Par D, 9-Par-132
Reel 511 P. 666

3.030 Acres
1.064 Ac. in SE.

Vol. 13-Par-15

Vol. 13-Par-15

R2 Corral L
Par. 4, Vol. 12-
Homelanc
Reel 1310, P.

View #1



VIEWS 1, 2 & 3 PHOTOS WERE TAKEN FROM
DIFFERENT POINTS WITHIN THE CLIFTON-WOLSKEL
STAKED HOMESITE. NOTE THE ORANGE FLAGGED
STAKE IN 2 PHOTOS & THE ORANGE NETTING IN ANOTHER.
NOTE ALL THE EXTRA TREES WHICH WOULD HAVE TO BE
REMOVED DUE TO FIRE PROTECTION RULES (A 100' CIRCUMFERENCE!)

VIEW # 2



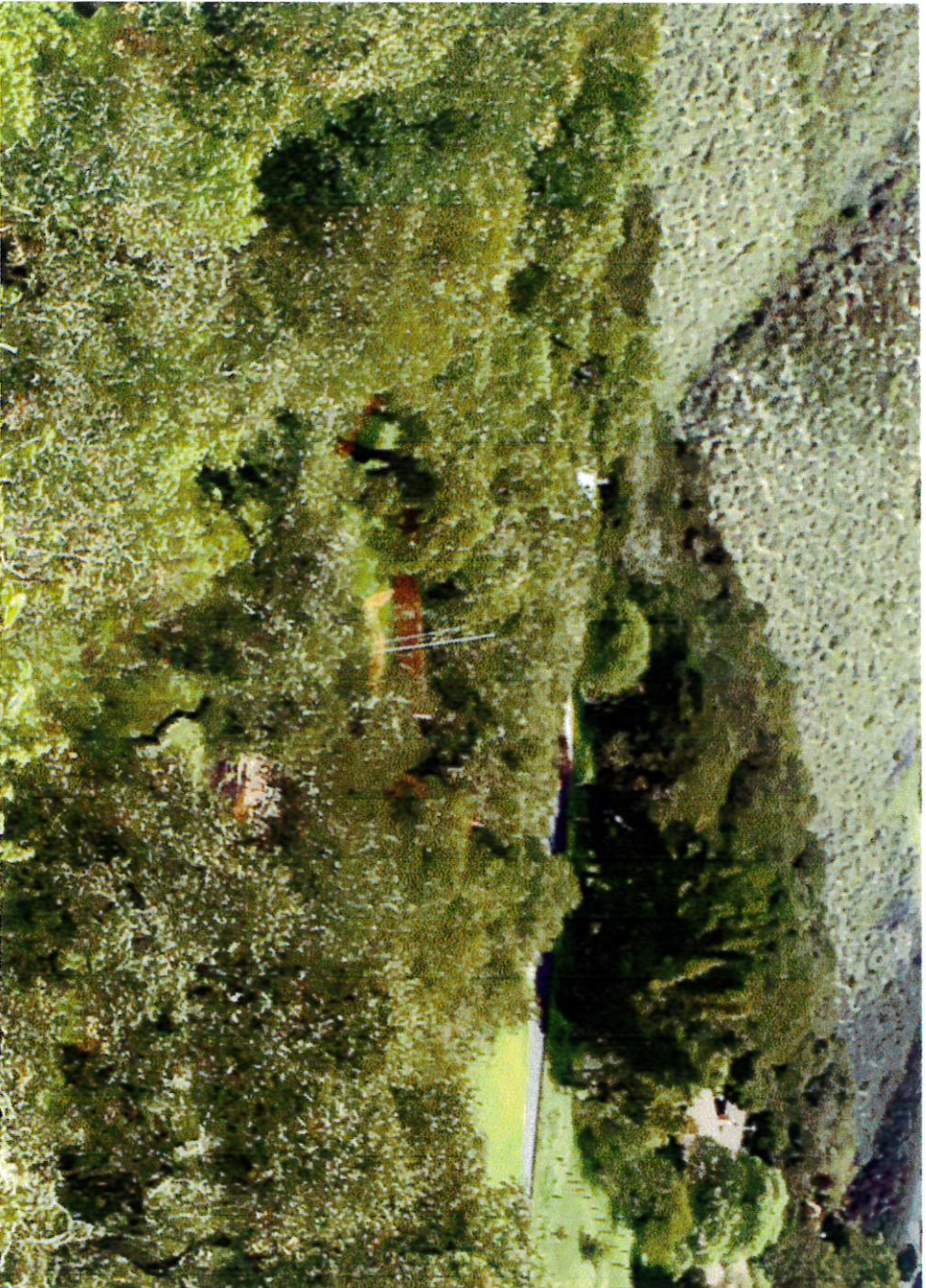
SEE THE WRITEUP BENEATH VIEW #1 PHOTO.

View #3



SEE THE WRITE UP BENEATH VIEW #1
PHOTO. NOTICE THE PHOTO OF PARCEL 2'S
HOUSE, WHICH IS BELOW THE CLIFTON-WOLSKIE'S
PREFERRED BUILDING SITE IN THE OAK
GROVE WOODLAND.

VIEW # 4



From Rinconada Rd. (showing homes on
Parcels 2 & 3)

VIEW #5 - AN ALTERNATE SITE



NOTE THE 60 FOOT DIAMETER CUL-DE-SAC.

THIS VIEW IS FROM A DIFFERENT SITE ON THE CLIFTON-WOLSKIE PROPERTY BELOW THE OAK WOODLAND, WHICH THE 20 FOOT WIDE CUL-DE-SAC WOULD LEAD TO.

VIEW # ~~B~~ - AN ALTERNATE SITE



THIS VIEW IS FROM ANOTHER ^{POTENTIAL} HOMESITE WHICH
THE 20 FOOT DIAMETER DRIVEWAY ASSEMBLY
COULD LEAD TO.

VIEW # 7



PHOTO TAKEN FROM BETWEEN THE 2 TALL WHITE SURVEYOR STAKES CLOSEST TO LAURELES GRADE, ABOVE. THE REMOVAL OF THE BIG BRUSH PILE WOULD IMPROVE THE OTHERWISE BEAUTIFUL VIEW.

LANDSLIDE TRIGGERING MECHANISMS

Excavation at the base of a slope or excavation on a hillside

Removal of vegetation

Timbering

Addition of moisture

Rainfall

Sewage or runoff disposal, broken water pipes, improper grading

Addition of weight

Placement of fill

Oversteepening

Placing fill at a gradient that exceeds the angle of repose

Vibrations

Earthquakes, Thunder

Operation of heavy equipment

APRIL 23, 2018

MONTEREY COUNTY PLANNING & BUILDING DEPARTMENT
MONTEREY, CALIFORNIA

DEAR SIRs:

MY NAME IS SVEN NILSSON, I LIVED IN CARMEL VALLEY AT 26175 RINCONADA FROM 1987-1997.

IN MY OPINION THE PROPOSED PROJECT IS QUITE OBSCENE TO CUT DOWN SO MANY TREES. THE MAGNITUDE OF THE PROJECT DOES NOT FIT THE AREA. AT MY HOME WE BUILT A SWIMMING POOL ON A SLOPE IN THE AREA WITH CONSIDERABLE PROBLEMS. MOVING AND SLIDING DOWN THE HILL. WE SPENT THOUSANDS OF DOLLARS TO CONTROL THE MOVEMENT AND THE ULTIMATE DECISION WAS TO REMOVE THE POOL, FOR SAFETY REASONS.

I HOPE YOU WILL TAKE THIS IN TO CONSIDERATION AND THAT THE VIEW WIL ALSO BE IMPACTED BY THIS PROJECT.

SINCERELY,

A handwritten signature in cursive script, appearing to read 'Sven Nilsson', written in black ink.

SVEN NILSSON

P.O. BOX 1936

CARMEL VALLEY, CA 93924
(831) 594-3955

GRICE ENGINEERING, INC. MAPS

Enclosed are maps showing the Chupines Seismic Fault lines that clearly pass through the Woodside Development, as provided to me by Grice Engineering Inc., Salinas, CA, (831) 422-9619.

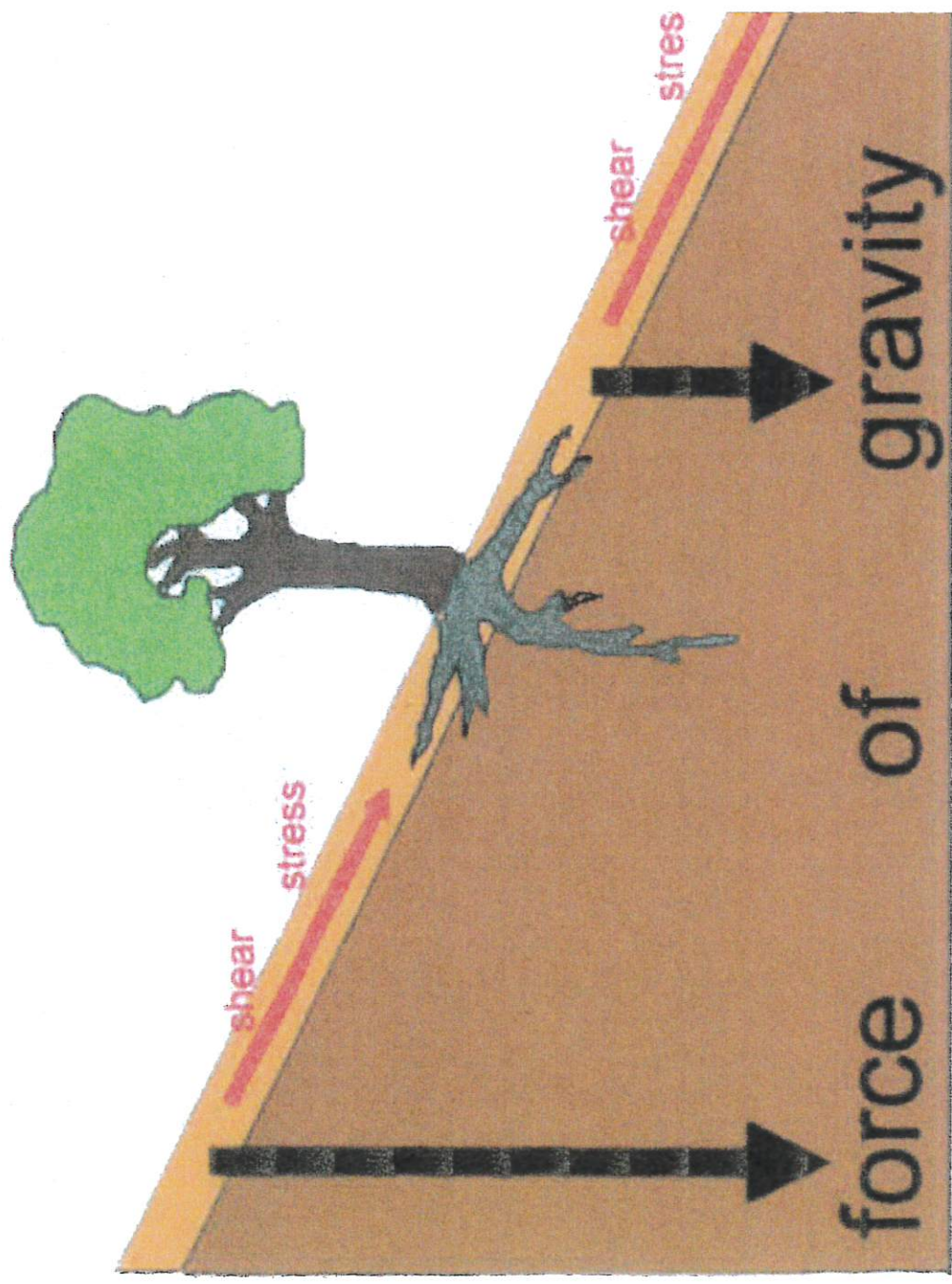
The fault lines, which are drawn in blue, are hard to see on the attached map. I've highlighted in red next to the fault lines for easier viewing.





Google Earth

© 2018 Google



The Landslide Triggering Mechanisms

