

Exhibit F

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F-1

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

F-2

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

Par.D, 3-Par-132
Reel 511, P. 666

3.030 Acres
1064 Ac in SE.

Vol. 13-Par-15

Vol. 13-Par-15

588°35'20"E 869.73

20' wide Utilities
Easement

N 24°30'W
51.40

N 65°11'56"E 1322.30

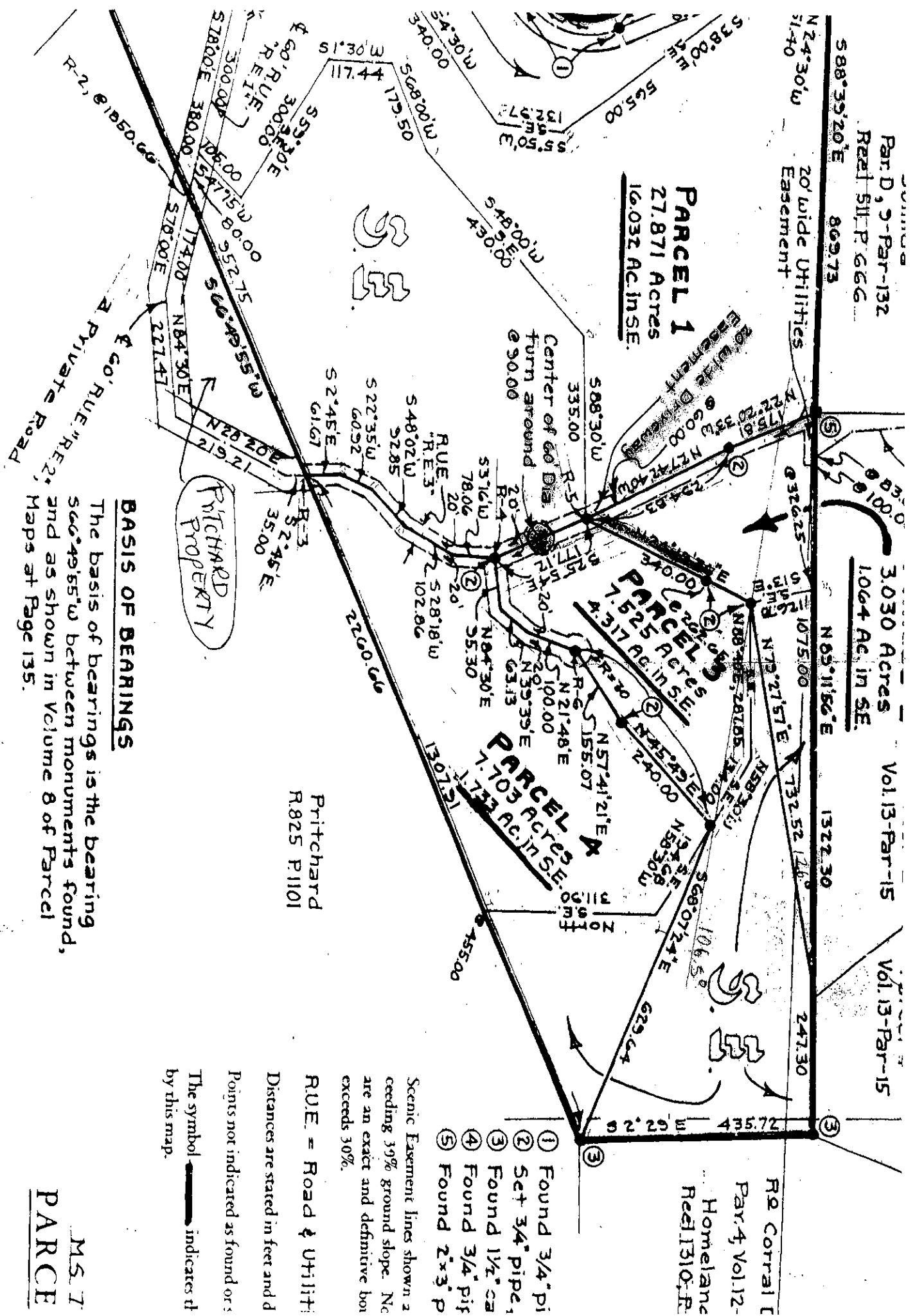
R2 Corral L

Par. 4, Vol. 12-

Homelanc
Reel 1310, P.

PARCEL 1
27.871 Acres
16.032 AC IN SE.

PARCEL 2
1.703 AC IN SE.



BASIS OF BEARINGS

The basis of bearings is the bearing
S 66°49'55"W between monuments found,
and as shown in Volume 8 of Parcel
Maps at Page 135.

Pritchard
R.825 P.1101

- ① Found 3/4" pi
- ② Set 3/4" pipe,
- ③ Found 1 1/2" ca
- ④ Found 3/4" pig
- ⑤ Found 2"x3" p

Scenic Easement lines shown a
ceeding 39% ground slope. No
are an exact and definitive bor
exceeds 30%.

R.U.E. = Road & Utility

Distances are stated in feet and d

Points not indicated as found or s

The symbol  indicates it
by this map.

M.S. T
PARCE

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

RECORDER'S CERTIFICATE

Filed this 1974 day of JUNE 19 79 at 11:44 in Book

ents of the Subdivision Map Act



SAN CARLOS AGENCY, INC.

REAL ESTATE SALES • PROPERTY MANAGEMENT • VACATION RENTALS

Re: Clifton & Wolske; File Number PLN160849
From: James Pfeiffer 831-277-7056

To the Members of the Planning Commission,

My name is James Pfeiffer and I live at 26749 Laureles Grade Road in Carmel Valley. I live on the adjoining property to 26735 Laureles Grade Road. Regarding the planned development of 26735 Laureles Grade Road, I have a few concerns.

The first concern has to do with water runoff. Living directly downhill from the subject property, I am worried about the amount of water runoff that will no longer be absorbed by the ground when the property is developed and the damage this runoff might do to my property. I see in the plans a drain system around the home, but I do not know if it will be adequate to prevent an increase in runoff towards my property.

My second concern has to do with possible hillside erosion at and around the home and pool due to the extensive construction and removal of so many oak trees. Being directly below the property, any erosion of the hillside or slippage of the property could end up in my front yard or house. I would like to be assured this has been considered and my property is not in any danger if erosion or slippage occurs.

My third concern has to do with the shared paved road which will be used to access the property, both for the owners and the construction vehicles. The shared road is a private road has been maintained among four property owners for the last 30 years. Though the current owners of 26735 Laureles Grade have owned the property for five years and part of the shared road runs through their property, they have never contributed to the cost of maintaining the road. The road is relatively fragile, and I am concerned that the increased activity of heavy trucks hauling material will cause extensive damage, much of which may not be seen right away. I propose an escrow account be setup and maintained with funds during and after construction for a few years to cover the cost to restore and repair the section of the shared road which will be used.

Please submit my above comments and concerns to the Planning Commission for consideration in approving or disapproving the project at the subject property.

Regards,

James Pfeiffer

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.

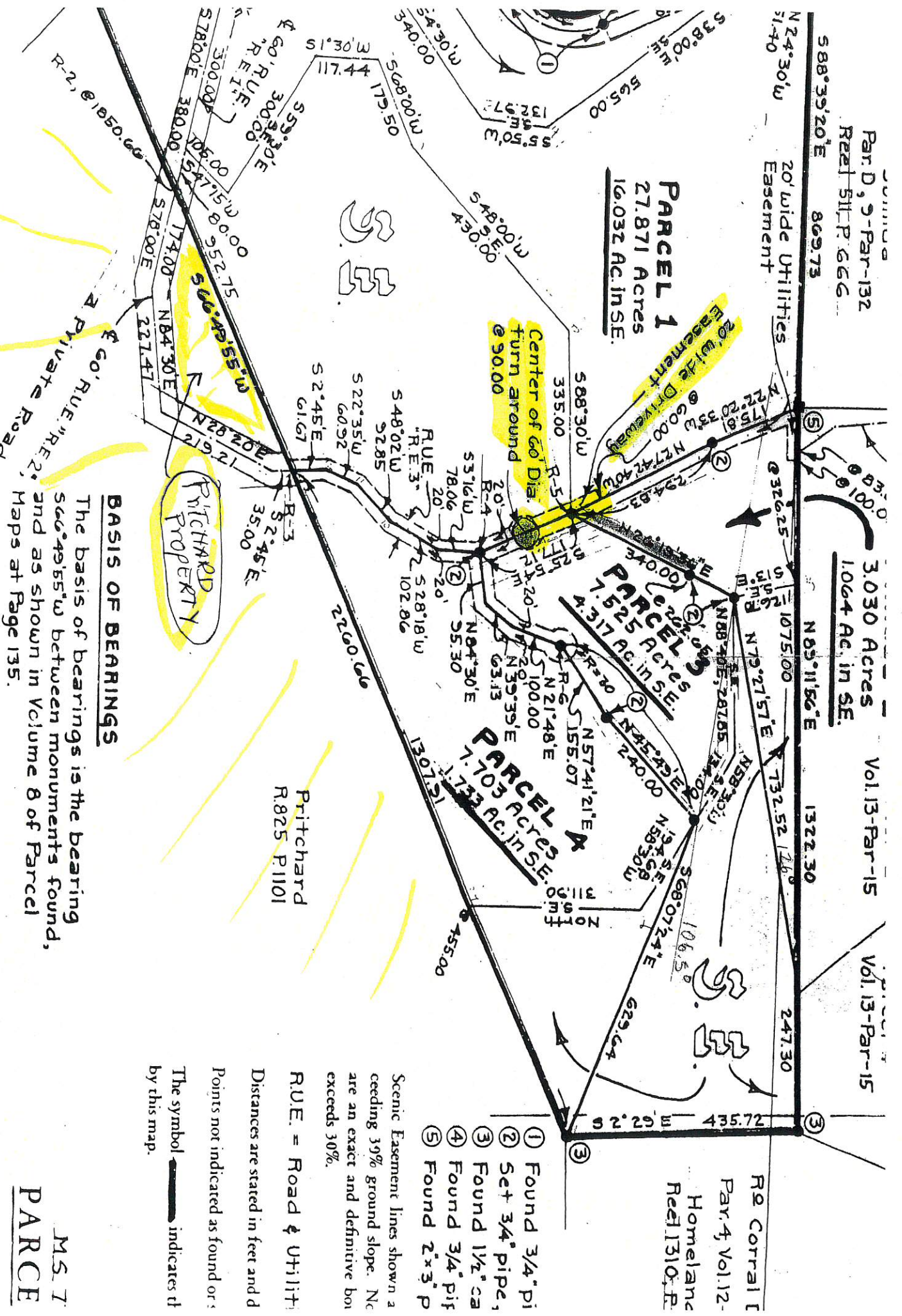
I've also found a major contradiction in the Exhibit B Draft Resolution prepared before the April 11th Planning Commission meeting. Under SITE SUITABILITY, Paragraph d, it says that "dense woodlands cover approximately 5.5 acres, much of which stabilize slope areas of 25% or greater on the property." 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



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-WOLSKE'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-WOLSKE PROPERTY BELOW THE OAK WOODLAND,
WHICH THE 20 FOOT WIDE CUL-DE-SAC WOULD LEAD TO.

VIEW #6 - AN ALTERNATE SITE



THIS VIEW IS FROM ANOTHER ^{POTENTIAL} HOMESITE WHICH
THE 20 FOOT DIAMETER DRIVEWAY EASEMENT
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 black ink, appearing to read 'Sven Nilsson', written in a cursive style.

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.

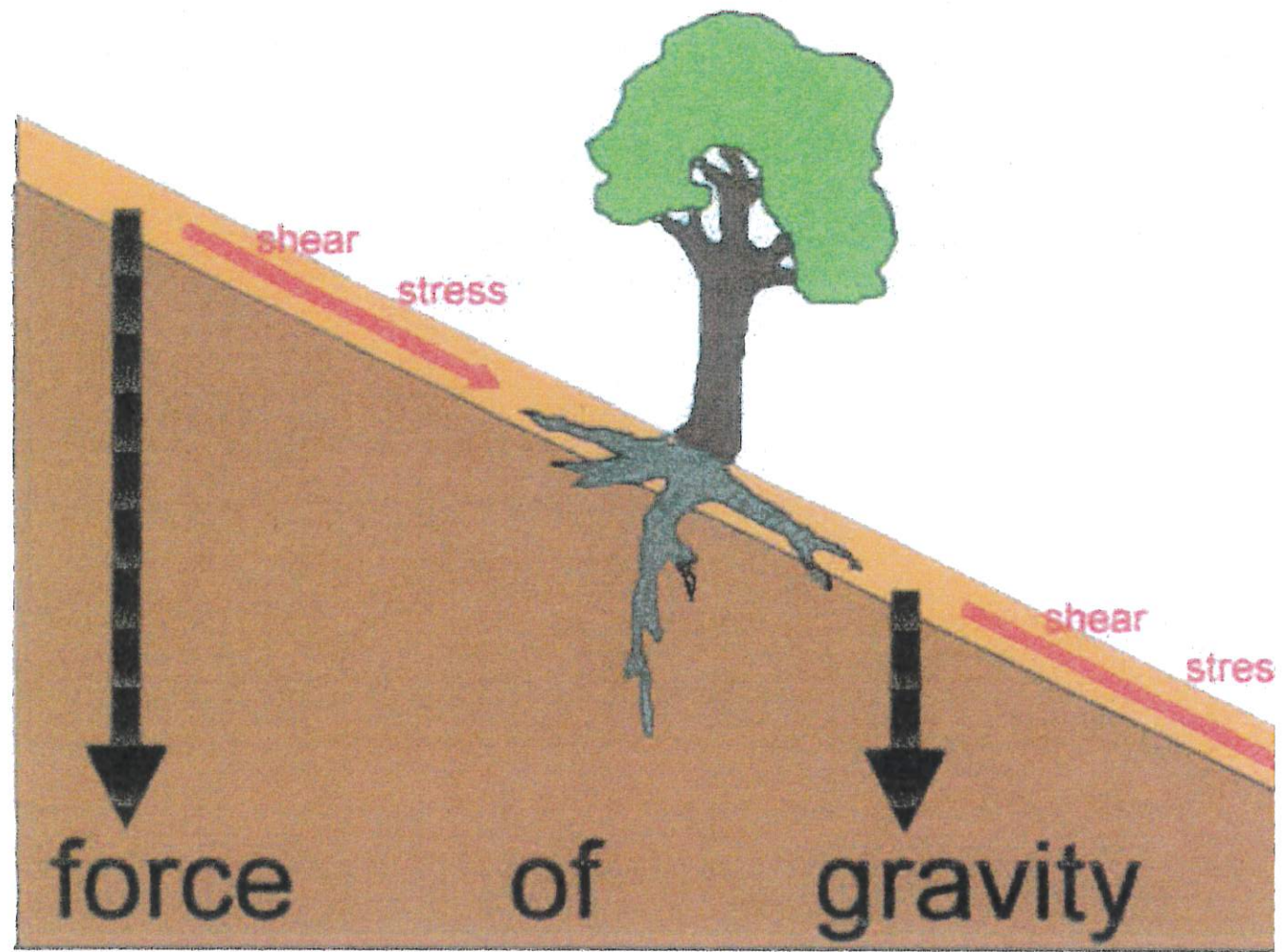
The fault lines, which are drawn in blue, are hard to see on the attached map. I've highlighted in red next to the fault lines for easier viewing.



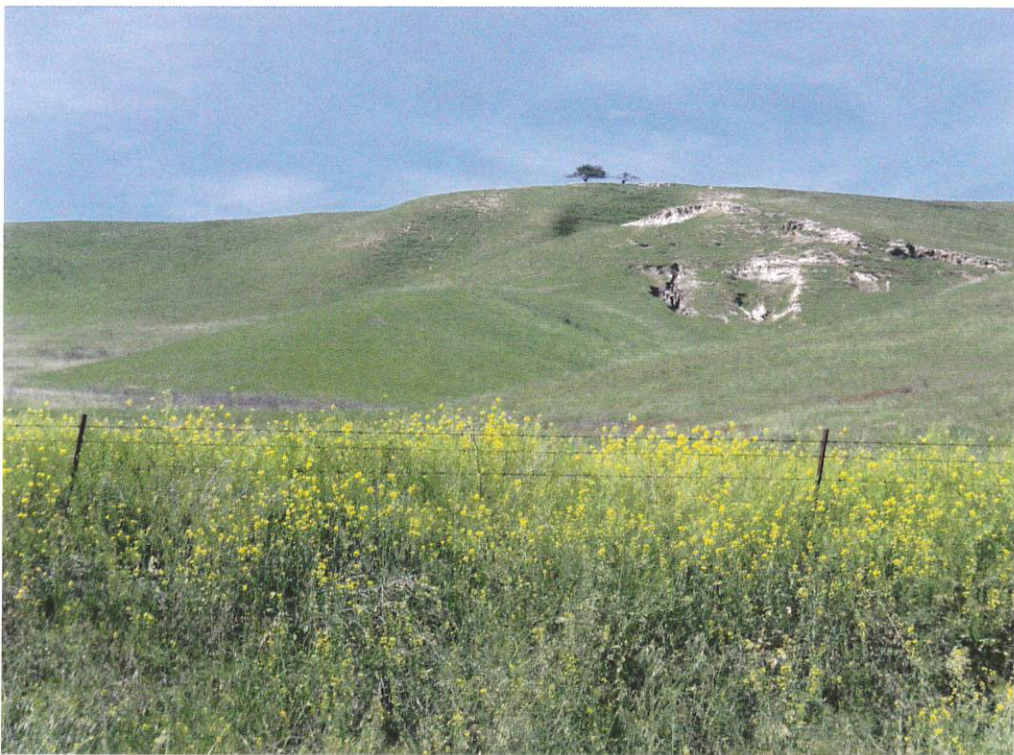


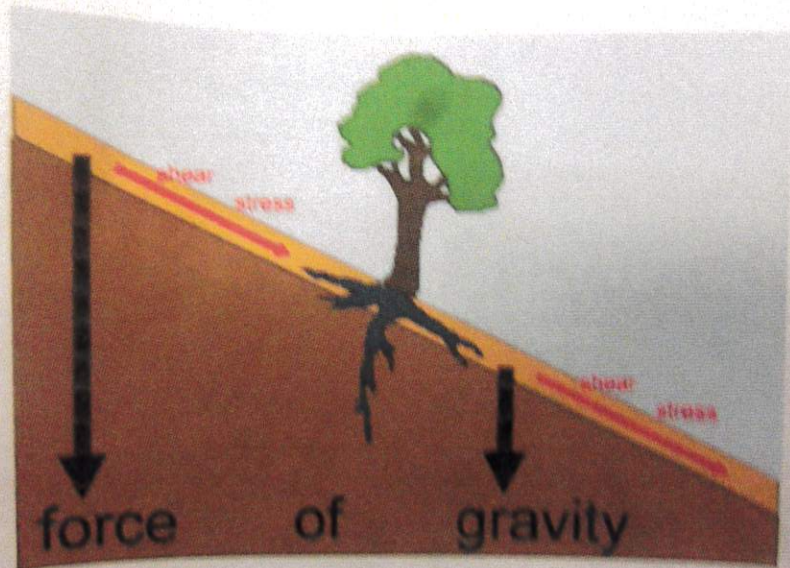
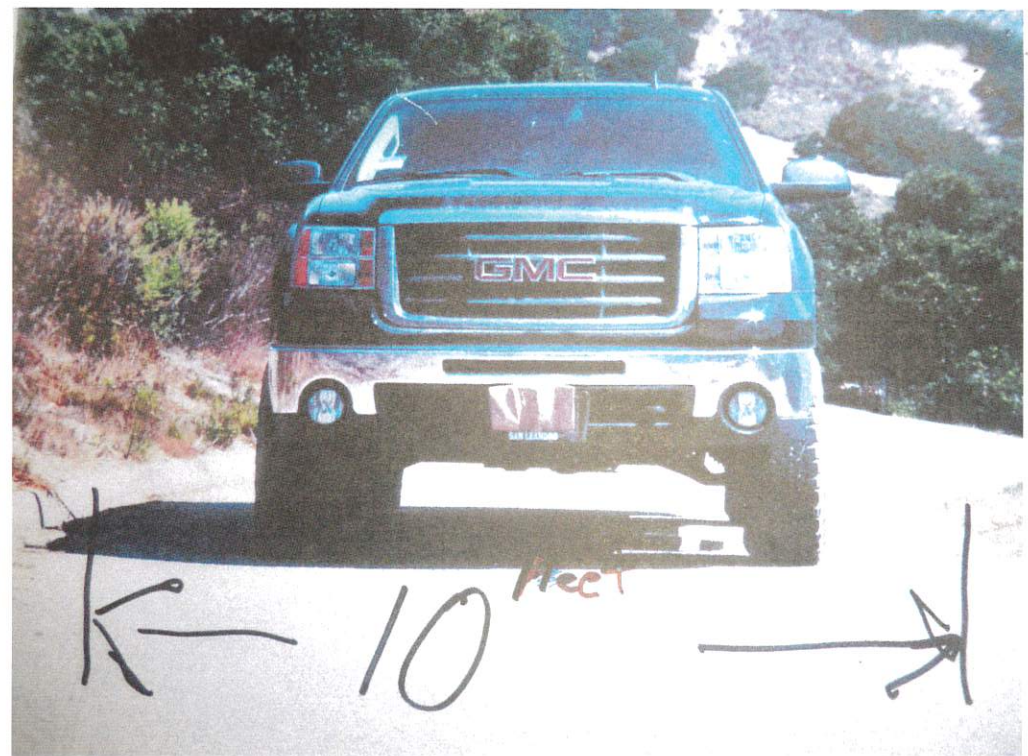
Google Earth

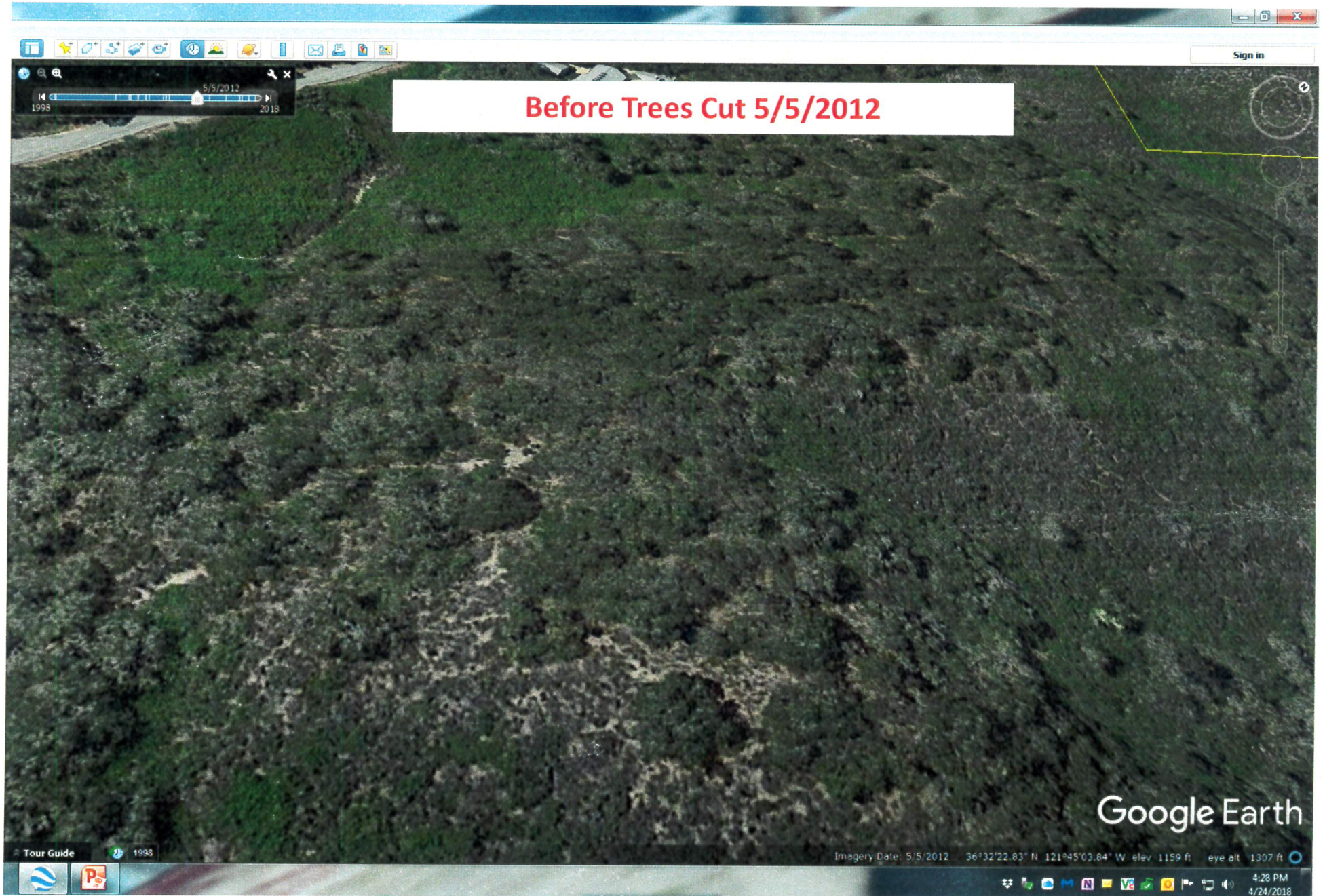
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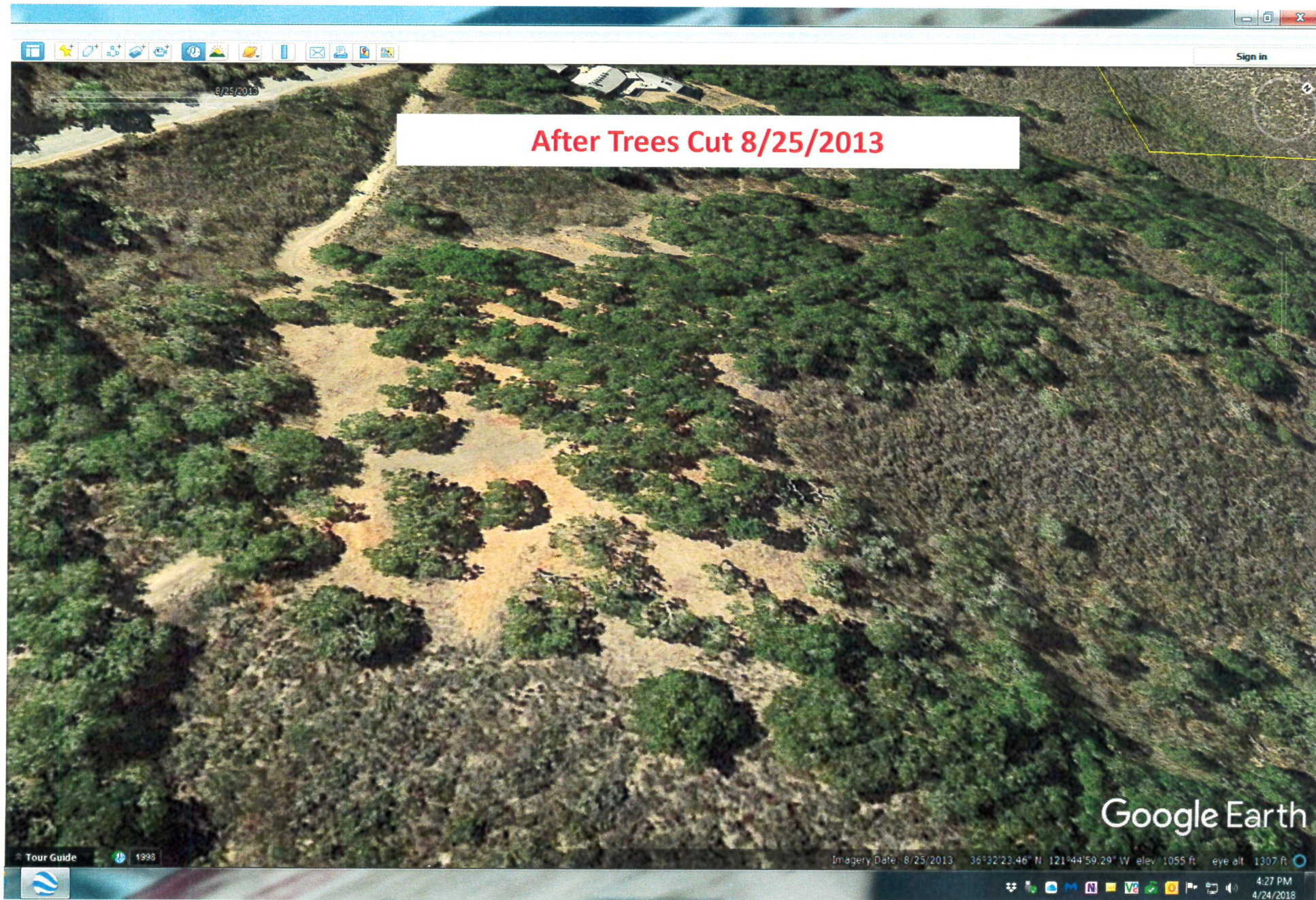


The Landslide Triggering Mechanisms









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

