

Attachment E

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ZANDER ASSOCIATES

Environmental Consultants

October 17, 2016

Jay Auburn
Studio Schicketanz
PO Box 2704
Carmel, CA 93921

**Caretaker's Studio Addition
Straine Residence
1145 Spyglass Hill Road
Pebble Beach, CA**

Dear Jay:

Zander Associates has reviewed plans (Straine Residence - Sheet A7) dated October 17, 2016, for the proposed Caretaker's Studio addition to the approved Straine residence at 1145 Spyglass Hill Road at Pebble Beach. According to the plans, building coverage of the main residence will remain the same at 4,440 sq. ft. The Caretaker's Studio will be an additional 803 sq. ft. Plan revisions to accommodate the addition will also involve reconfiguration of the driveway alignment, elimination of one of the driveway parking pullouts, a realigned fence and other changes along the north boundary, and reduction of the square footage of the patio and steps area.

The proposed design changes relative to our previous restoration plan are relatively minor and beneficial from a restoration perspective. Coastal scrub restoration area will increase by about 161 sq. ft. (5,032 sq. ft. in the previously approved plan vs. 5,193 sq. ft. with the new addition) along the north property line, and dune restoration area will increase by about 135 sq. ft. (14,359 sq. ft. in the previously approved plan vs. 14,494 with the new addition) according to the revised plans. The sand excavated for the lower level of the residence appears to be of suitable quality to provide good opportunity for dune restoration.

We do not believe that the Caretaker's Studio addition to the plans will result in any additional biological resource impacts or alter the potential effectiveness of the restoration effort on the site. Please contact me by email (mzander@zanderassociates.com) or telephone at (415) 897-8781 if you have any questions or comments.

Sincerely,



Michael Zander
Principal

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