

# Exhibit F

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## Quenga, Anna V. x5175

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**From:** Brian O'Neill [Brian.O'Neill@coastal.ca.gov]  
**Sent:** Friday, August 12, 2016 2:06 PM  
**To:** Ford, John H. x5158; Quenga, Anna V. x5175  
**Subject:** PLN160144 - 1154 Silver Trail/The Dunes

Hello John and Anna,

I was hoping to discuss the project at 1154 Silver Trail in Pebble Beach with your office. You were both listed as contacts for this project. Our office has numerous concerns about the proposed project because the entire site is located within ESHA. The proposed project would extend residential development outside of the current footprint and into degraded and potential sensitive habitat areas. The project would increase lot coverage where only resource dependent uses are allowed and does not propose any mitigation for the ongoing incompatible residential use. The submittal we received also did not contain a biological report to identify mitigation measures necessary to protect ESHA and does not state that ESHA will be permanently protected through a conservation easement or deed restriction. There also appear to be several patios and other structures that extend into the setbacks beyond what is allowed, does not include the use of permeable driveway pavers, and provides more parking than necessary. We also have concerns about how the height was calculated and the project impacts on visual resources.

In short, the proposed project does appear to be consistent with the LCP. I would like to set up a time to discuss the project before taking any additional steps. Please let me know if there is a time next week that would work. If you could also relay our concerns to the applicant, that would be helpful.

~Brian

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