

# Exhibit E

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**THE LAW OFFICE OF AENGUS L. JEFFERS**

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July 24, 2024

**VIA EMAIL DELIVERY**

Son Pham-Gallardo, Senior Planner  
Monterey County HCD-Planning  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, California 93901

**Re: PLN150805: Big Sur Land Trust Residential Project IS/MND (APN 416-011-007)**

Dear Ms. Pham-Gallardo:

On behalf of our client, Big Sur Land Trust (“BSLT”), we offer the following comments on the Initial Study-Mitigated Negative Declaration (“IS/MND”) prepared for the Combined Development Permit Application to construct a main residence (“Project”) at 3400 Red Wolf Drive, Carmel (“Property”).

The primary purpose of this letter is to clarify that while BSLT is the current owner of the Property, the Project is actually being pursued by the buyer in escrow to purchase the Property (“Buyer”) with Rob Carver acting as the Project architect and agent for the Buyer. The sale of the Property is expressly contingent upon the Buyer granting BSLT a Conservation Easement (“CE”) which substantially exceeds the development restrictions contained in the County of Monterey’s (“County”) standard conservation easement. BSLT, Mr. Carver, along with County Staff coordinated in the drafting of the CE and the express inclusion of the County as an additional beneficiary to the CE. The purpose of this coordination was to allow the CE to satisfy and exceed the conservation easement requirement we expect will be included as a condition of approval for the Project.

BSLT decided to sell the Property, subject to the CE, after determining that the conservation objectives which were the original basis for acquiring the Property are no longer applicable. BSLT originally acquired the Property about 26 years ago with the objective of seeing it added to either the State Parks system (which includes Point Lobos State Park and Ishxenta State Park) or Palo Corona Ranch (owned and stewarded by the Monterey Peninsula Regional Park District) as part of a Lobos Ridge annex to either of these adjacent parks. Unfortunately, in order to focus their resources on their existing park lands, neither park agency was able to extend their resources to annex Lobos Ridge. Proceeds from the sale will be used to support other BSLT high priority conservation objectives.

At the same time, a residential community developed along Lobos Ridge, including the following adjacent parcels which are currently under construction: APN: 416-011-004; -009; and -017 . Thus, the Property is no longer located within a larger undisturbed habitat area. The Property is now entirely surrounded by private parcels that have been or will be developed for single family residences.

Son Pham-Gallardo, Senior Planner

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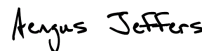
In BSLT's opinion, the appropriate current outcome is to allow development within a small 2.5 acre footprint of the Property while at the same time securing protection for the majority of the Property pursuant to the CE which will be actively monitored by BSLT.

BSLT has also reviewed the Project and wishes to express their support for Mr. Carver's design while also confirming the Project's consistency with the CE. The Project is located adjacent to the existing road with the main residence consolidated with the well and proposed septic system within a limited 2.5 acre footprint. Mr. Carver's design and choice of materials also blends into the native setting and the residential neighborhood without being visible from Point Lobos or Highway One.

Thank you for your consideration of these comments. If you have any questions, please do not hesitate to contact me.

Sincerely,

DocuSigned by:



7/24/2024

Angus L. Jeffers  
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