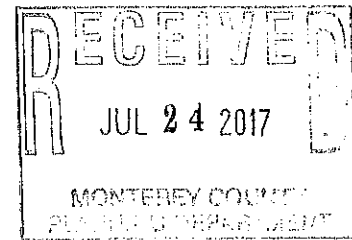


Exhibit E

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Keith Higgins

Traffic Engineer



DN170469

July 24, 2017

Jeanne C. Byrne, AIA
591 Lighthouse Avenue, Suite 5
Pacific Grove, CA 93950

Re: All Saints' Day School Traffic Evaluation, Carmel Valley, California.

Dear Ms. Byrne:

Per your request, this is an assessment of the traffic impacts associated with the proposed addition of a 1,760 square foot building to be used for up to 34 additional preschool children at the existing All Saints' Day School, 8060 Carmel Valley Road, Carmel, CA 93923, Permit No. 17CP01377.

The school had an enrollment of 164 for Preschool through Grade 8 during the 2016-2017 school year, according to Hugh Jebson, Head of School. The current proposal will result in a total enrollment of about 198 children.

The current Use Permit (No. 1170) allows a day school for Grades Kindergarten through 8 of 300 pupils. The resulting enrollment from the additional building will be well below that allowed by the existing permit. On this basis alone, no additional traffic analysis should be required because the impacts from the school with 198 students will clearly be far below the impacts anticipated from the 300 pupil enrollment allowed by the existing Use Permit. Additional considerations are as follows.

1. Most students at the school live in Carmel Valley and would be travelling to and from another school in the greater Carmel Valley vicinity. These will represent no net increase in traffic in Carmel Valley.
2. Also, the proposed new building is meant to serve younger preschool-aged children, thus expanding the age of children served at the school. Because they are additional ages and not just additions to existing grades, many of these will have siblings already attending older grades at All Saints' Day School who are already being transported to and from the school. These will not generate any new trips to and from the school.
3. Finally, school dismissal times are in the early afternoon, before the evening peak hour, when the highest congestion occurs on Carmel Valley Road. There will be virtually no additional impact at this critical time from the proposed new building.

In conclusion, the impacts from the proposed building are already accounted for in the existing Use Permit. The building itself will add an insignificant amount of traffic to the area road network. There is therefore no need for additional traffic analysis.

If you have any questions regarding this evaluation, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Keith B. Higgins".

Keith B. Higgins, PE, TE

cc: Chris Bardis
Plasha Will

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