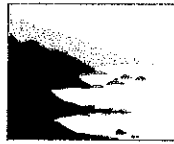
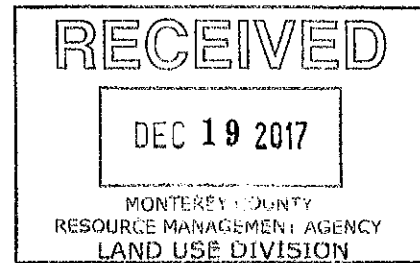


Exhibit E

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BIG SUR
LAND TRUST



County of Monterey
Resource Management Agency – Planning
Attn: Jacqueline Onciano, Chief Planner
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Re: Big Sur Land Trust (Lobos Ridge); File number PLN 150805

From: Big Sur Land Trust
Jeannette Tuitele-Lewis, President/CEO
(831) 625-5523

December 19, 2017

Dear Ms. Onciano:

Big Sur Land Trust (BSLT) has worked to conserve the significant lands and waters of the central coast of California for more than 35 years. As a result, roughly 40,000 acres of land in Monterey County have been protected for long term conservation. In recent years, BSLT has refocused and expanded its conservation mission to include the well-being of people and the stewardship of land. As a result, BSLT has been re-evaluating the purpose and function of our fee land properties to assess how these lands could more effectively advance our broader goals and conservation projects.

In 1993, BSLT purchased the approximately 1,300-acre Point Lobos Ranch property for \$11.1 million and reached an agreement with California State Parks to transfer the land to State Parks over a ten-year period. During that time, BSLT initiated the Point Lobos Expansion Program to acquire properties in the watersheds above Point Lobos State Reserve and Point Lobos Ranch with the goal of preserving the integrity of the watersheds for a future high priority state park expansion in this area. BSLT purchased five additional properties within the Point Lobos watershed. Three of these properties, totaling over 1,630 acres, have been transferred to California State Parks and Monterey Peninsula Regional Park District.

BSLT still retains ownership of two properties on Lobos Ridge, referred to as Canavaro (416-011-007, 28 acres) and Curtis (416-011-015, 20 acres). Since the time BSLT acquired these properties, a residential community has grown along Red Wolf Drive up to Lobos Ridge. Residential growth has been facilitated by a two-mile paved road that provides access from Highway One. The County has granted a number of permit approvals, and single-family residences have been constructed or are planned to be constructed adjacent to BSLT's Canavaro property. This property is now essentially landlocked, almost entirely surrounded by private

parcels that have been or could be developed or permitted for single family residences. Only one small corner of the property borders public land.

After years of our best efforts, BSLT has found no viable option for a public park agency transfer to manage and conserve these lands and the original vision to add the Canavaro property to the nearby public parks has been unachievable. Given BSLT's current conservation project priorities, and because of what has occurred on the surrounding properties and the inability to transfer this property to public open space, in 2015 BSLT's Board of Trustees directed staff to move forward with pursuing the option of selling the Canavaro property. BSLT's intent is to use the proceeds of the sale to support other high priority conservation efforts.

BSLT looked at the appropriateness of residential use on this property and pursued this application to allow a future owner to be able to build a single family dwelling (SFD) within identified limited building site areas. The entitlements that would be permitted through this proposed project would provide a buyer with greater certainty and an understanding of the limitations on the property. It would also confirm that BSLT would hold a conservation easement over the property concurrent with the sale to allow limited development while preserving the site's remaining conservation values.

This application varies slightly from similar applications that have been made in this vicinity in that no structures are proposed at this time, only a request to delineate potential building sites on the most suitable location for a SFD on the property and to define the limits to any future proposed structures on the site with more detail than the zoning ordinance requires. After two years of consideration by County staff to determine the appropriate permits and approval process to achieve BSLT's objectives, we are pleased to offer the following comments on the initial study and Mitigated Negative Declaration prepared for our proposed Lobos Ridge project.

Project Description & Land Use

The Coastal Development Permit application proposes to establish potential building site areas for limited residential development on the Canavaro Property (herein referred to as the property), and establishment of a conservation easement on the entire 27.9-acre parcel that will delineate two distinct areas on the Property: 1) Area A – Habitat Conservation Area – Limited Development (approximately 7.9 acres); and 2) Area B – Habitat Conservation Area – Strict (approximately 20 acres). Limited development would be permitted within one of three pre-defined building envelopes within Area A. A future property owner would choose one of the three building envelope options and would be permitted to construct a single family home and accessory structures, not to exceed 10,000 square feet, and associated support facilities including a driveway, driveway turnaround, parking, water tanks and domestic well within the chosen building envelope, as well as a septic leach field in Area A, subject to a discretionary permit.

BSLT would question the accuracy of the statement on page 3 of the Initial Study's project description that the property has not been properly analyzed. The Initial Study does appropriately analyze the potential impacts that could occur within the optional building site areas from residential development and proposes commensurate mitigation measures that would be implemented at the time that structures are proposed on the property. Only the three dimensional aspects of a structure have not been analyzed in the Mitigated Negative Declaration, because no structures are proposed by this application. These aspects of future residential development will be appropriately considered at the time subsequent entitlements are obtained, as noted on page

21 of the Initial Study under Aesthetics. As noted on page 17 under the discussion on Land Use/Planning, the project would be consistent with the Carmel Area Land Use Plan and Coastal Implementation Plan, and would not result in land use impacts. Therefore, Land Use/Planning impacts should not be checked under the Initial Study Section IV.A on page 16.

Because BSLT is an accredited land trust with an ongoing role in land conservation, we are proposing that BSLT retain a conservation easement over the entire Canavaro property to ensure that the habitat and other conservation values of the Property are appropriately preserved. BSLT recognizes that conservation easements are a standard condition of approval for projects like that proposed for the Property given its location in the Carmel Area Coastal Zone. BSLT desires to be the holder of the conservation easement for the property in perpetuity in order to be able to include provisions that meet the standards and practices of the national Land Trust Alliance and the Land Trust Accreditation Commission. These go above and beyond the typical easement requirements of the County and ensure long term monitoring and enforcement of the easement. BSLT conservation easement provisions, combined with annual monitoring, will be more extensive and detailed than the standard County easements prepared for other coastal development permits.

Construction of Test Well/Domestic Well

As noted in the project description, in April 2017, the County issued a Coastal Administrative Permit (PLN 170175) for a test well. In June 2017, Monterey County Environmental Health Bureau (MCEHB) issued Water Well Construction Permit No. 14-12429. The well was drilled in July 2017 by Granite Drilling Company (C-57# 279262). BSLT contracted with Bierman Hydrogeologic to oversee the test well work and prepare the associated report to satisfy the requirements of Monterey Peninsula Water Management District (MPWMD) and MCEHB for obtaining a single-parcel, single-connection Water Distribution System permit and a Water Well Use permit to serve a SFD.

The required 72-hr constant rate well pumping and aquifer recovery test was completed in September 2017. The documented findings in the associated report are that the well's quantity and quality are more than adequate for serving a proposed SFD. Specifically, the well's post-recovery pumping rate of (4.69 gpm) exceeds MCEHB minimum standards for a SFD (3 gpm) with the calculated yield (32.29 gpm) exceeding MPWMD criteria for obtaining an Exemption WDS permit. And, other than the presence of total coliform bacteria (which will be removed with well disinfection operations) the well's groundwater had excellent quality with very low Total Dissolved Solids with no primary or secondary constituents exceeding Drinking Water Standards. Therefore, requirements have already been met to establish adequate water supply for a future SFD.

We look forward to moving this proposed project to hearing and to completing this process. Thank you for your consideration of these comments.

Sincerely,



Jeannette Tuitele-Lewis
President/CEO

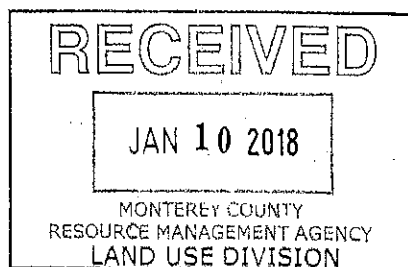


DEPARTMENT OF PARKS AND RECREATION
MONTEREY DISTRICT
2211 GARDEN ROAD
MONTEREY CA 93940

Lisa Ann L. Mangat, Director

December 5, 2017

County of Monterey
Resource Management Agency - Planning
Attn: Carl Holm, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901



Subject: Lobos Ridge MND Comments – PLN 160805, SCH #2017111076

In response to the request for comments on the Draft Mitigated Negative Declaration for the Lobos Ridge Project, California State Parks has prepared the following comments.

For Figures 3A, 3B and 3C: The alternative which sets the most development out of the viewshed from Pt. Lobos State Natural Reserve would be preferred. Orange construction fencing should be installed for each option so exterior structural elevations can be represented and a site visit should occur to see if the structure would be visible from Pt. Lobos SNR.

Landscaping outside the conservation areas should not include the use or installation of highly invasive non-native plants that could spread through the immediate area and onto state park lands nearby. The land trust staff should have deed language that allows BSLT staff to conduct annual inspections to assure the owners do not plant highly invasive plants; and if upon said inspection invasive plants are found they should be removed immediately.

Development related stormwater runoff should be treated and or infiltrated on site and should not be concentrated and conveyed to side slopes resulting in erosion of native soils.

The deed for the parcel should contain language that specifies that no trails shall be created linking the development to adjoining state park lands. Property lines should be well surveyed and staked so there is no confusion as to where the state park boundary line is; this will help assure that the landowner does not encroach onto state park property.

The development should use natural colored building materials to blend in to the surrounding environment. Lighting should not consist of high glare lighting that lights up the development highlighting the ridge.

There should be disclosure that the surrounding habitat supports mountain lions. This will make the homeowner aware that mountain lions could traverse through and over the property. Avoiding conflicts with mountain lions is essential. House pets should not be allowed to roam free as this could result in the death of said pets with the homeowner seeking depredation permits. As mountain lions are classified as a "specially protected species" with the California Department of Fish and Wildlife, this could be discussed in the Biological Resources section.

Surveys for species of special concern should occur prior to development. If take of special status species occur due to development a mitigation plan should be developed. If maritime chaparral habitat is destroyed, a landscaping plan should mitigate by reestablishing maritime chaparral habitat on any unused old roads etc.

The homeowner should be made aware that adjacent state park lands will not be used to provide fire protection for private property; this includes state park property adjoining Area B and state park lands adjoining Red Wolf Drive.

The property owner should be aware that the state park property known as Pt. Lobos Ranch will be developed into a functioning state park and will have public use including hiking trails, parking lots, possible visitor center etc.

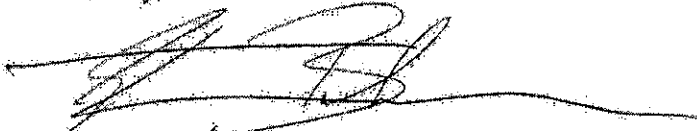
Page two, last bullet. Include in this checklist that stormwater conveyance onto adjacent state park lands shall not occur. Also, add that no hiking trails from either Area A or B shall be linked to the adjacent state park property.

The site should have an archaeological inspection to make sure there are no cultural features on the site.

The property owner should be aware that adjacent state park lands are not currently open to public access and residing in the area does not come with unrestricted access to state park land. Once state park lands are open for public use residents can either walk into the park unit or drive in and pay the day use fee, or purchase an annual pass.

If you have any questions regarding these comments, please do not hesitate to contact me at (831) 649-2862 or stephen.bachman@parks.ca.gov.

Sincerely,



Stephen Bachman
Senior Park and Recreation Specialist
Monterey District



County of Monterey
Resource Management Agency – Planning
Attn: Jacqueline Onciano, Chief Planner
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Re: Big Sur Land Trust (Lobos Ridge); File number PLN 150805

From: Big Sur Land Trust
Jeannette Tuitele-Lewis, President/CEO
(831) 625-5523

January 24, 2018

Dear Ms. Onciano:

Big Sur Land Trust (BSLT) appreciates this opportunity to address comments submitted by the California Department of Parks and Recreation (State Parks) on the Mitigated Negative Declaration (MND) for the above referenced application. We are working closely in partnership with State Parks in the vicinity of this property, and appreciate their suggestions to clarify and strengthen BSLT's proposal for this project.

As noted in our comment letter, after offers to transfer this property were declined by State Parks, BSLT looked at the appropriateness of residential use on this property and pursued this application to allow a future owner to be able to build a single family dwelling (SFD) within identified limited building site areas. Our goal is to provide a buyer with greater certainty and an understanding of the limitations on the property, with BSLT retaining a conservation easement over the property to allow limited development while preserving the site's remaining conservation values.

In regards to State Parks' first comment regarding orange construction netting to illustrate exterior structural elevations, the MND notes that this will be required for subsequent entitlements at the time that a residential structure is actually proposed. As we stated in our comment letter on the MND, this application varies slightly from similar applications that have been made in this vicinity in that no structures are proposed at this time. The potential building sites propose the most suitable locations on the property for a SFD based on slope, existing site disturbances, and avoidance of visual impacts from any future structure(s). As stated on page 4 of the MND, staking will be required at the time that subsequent permit applications are submitted for a residential structure to evaluate the extent to which any part of the development

is visible from the public viewshed. Please note that the property is located outside of the designated viewshed in the LCP (see attached figure).

Several of the State Parks comments suggest deed restrictions or other language regarding landscaping and non-native plants, prohibition of trails onto State Parks' property, and disclosures regarding future uses on adjacent and nearby State Parks, mountain lion habitat and avoidance of conflicts, as well as that fire protection from State Park lands will not be provided to adjacent private properties. BSLT will incorporate and address these issues in its conservation easement, rather than in another form of deed restriction, and will ensure all disclosures about these limitations on the property are made to prospective buyers.

It is our understanding that several of the other issues raised in State Parks' comments are already addressed by the mitigation measures or standard County conditions of approval. Biological surveys and a restoration plan are required by Mitigation Measures #2 and #2b. Requirements for treatment or infiltration of stormwater runoff and no offsite runoff from development onto adjacent property are covered by Mitigation Measure #6. Use of natural building materials and limitations on outdoor lighting will be considered in the subsequent Coastal Administrative Permit or Coastal Development Permit and Design Approval for a residential structure. Lastly, an archaeological reconnaissance has already been conducted and was submitted as part of our application; no resources were found.

We believe all comments from State Parks are being properly addressed, as noted above, and we look forward to moving this proposed project for establishment of limited building site areas to hearing.

Sincerely,



Rich Hamilton,
Chief Operating Officer



0 1200 feet



Property Boundary



Paved Road



Dirt Road



Designated Viewshed

Source: Google Earth 2013,
Monterey County Planning Department 1980

Figure 7

Designated Viewshed

Lobos Ridge - Initial Study

E

M

C