

Exhibit E

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Memorandum

Date: August 31, 2023

To: W&Smith CA, Inc.

From: Ollie Zhou
Nivedha Baskarapandian

Subject: Sight Distance Review for the Proposed Driveway at 3180 Cortez Road in Pebble Beach, California

Hexagon Transportation Consultants, Inc. has completed a sight distance review for the proposed driveway at 3180 Cortez Road in Pebble Beach, California. The project proposes to relocate the existing driveway which is located 160 feet north of the intersection of Cortez Road and Bonifacio Road (see Figure 1). This report will review the sight distance of the proposed driveway with relation to pedestrian, bicyclist, and motorist safety.

Sight Distance at Cortez Road

The project access points should be free and clear of any obstructions that would materially and adversely affect sight distance, thereby ensuring that exiting vehicles can see pedestrians, bicycles, and other vehicles traveling on adjacent roadways. Landscaping and parking should not conflict with a driver's ability to locate a gap in traffic and see oncoming pedestrians, bicyclists, and vehicles. Sight distance requirements vary depending on the roadway speeds.

The posted speed limit in Pebble Beach is 25 mph. The Caltrans *Highway Design Manual* recommended stopping sight distance for the proposed driveway is 150 feet (based on a design speed of 25 mph). Sight distance was checked for the proposed project driveway at 3180 Cortez Road via a site visit in August 2023. The site visit found that a driver exiting the proposed driveway location could see until the first roadway curve on the right and till the intersection of Cortez Road and Bonifacio Road to the left (see Figure 3), which is about 300 and 205 feet of sight distance respectively. This sight distance would be adequate for speed limits up to 30 mph from the east and 40 mph from the west. There is adequate sight distance at the proposed driveway as the road has low speeds and does not allow for street parking.

Hexagon recommends a sight triangle as shown in Figure 4 should be established at the driveway so that exiting vehicles can see bicycles and motor vehicles in the street and any vegetation taller than three feet should be removed within the sight distance triangle. Also, Hexagon recommends trimming the bushes north of the driveway on Oleada Road to improve driver visibility.

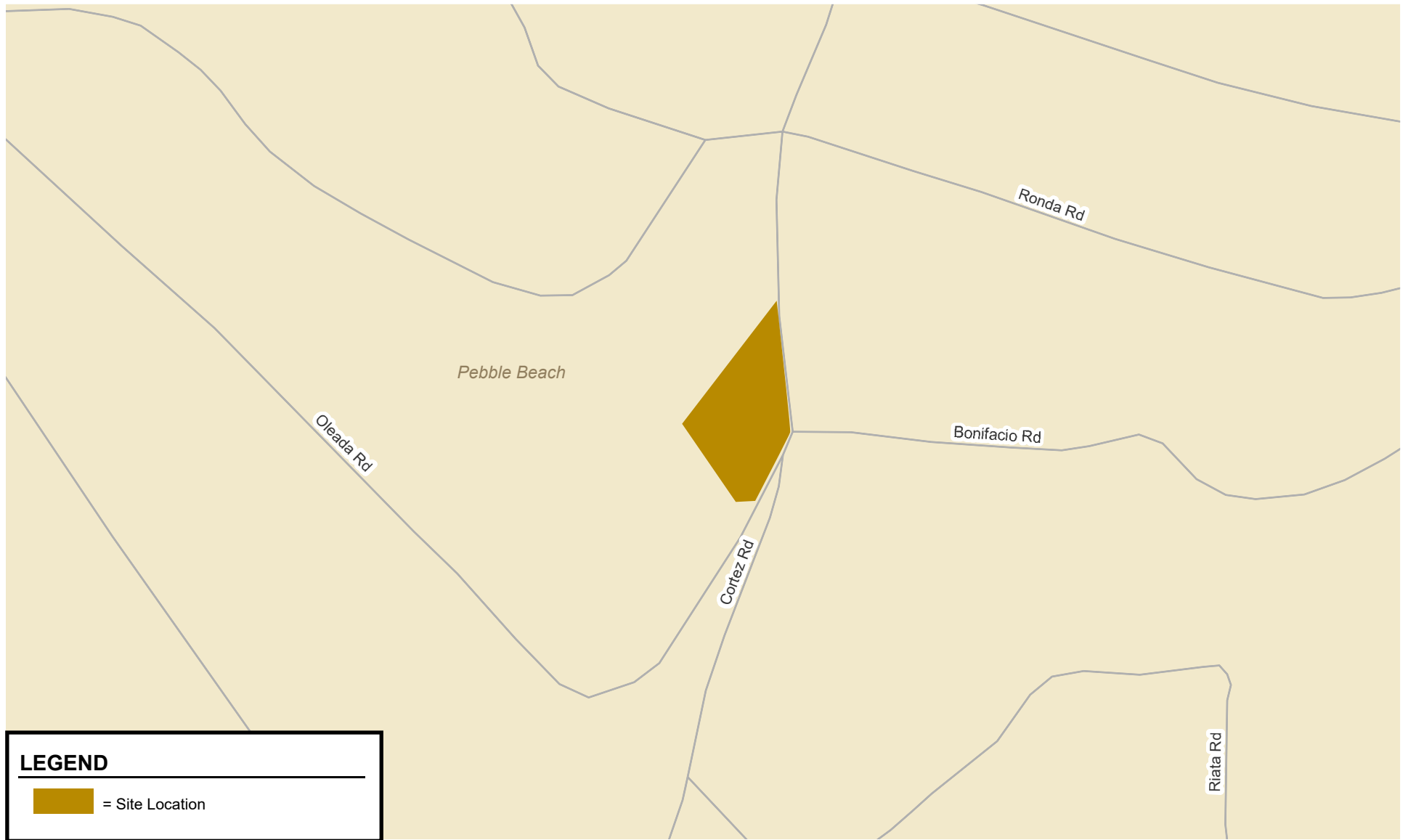


Figure 1
Project Site Location

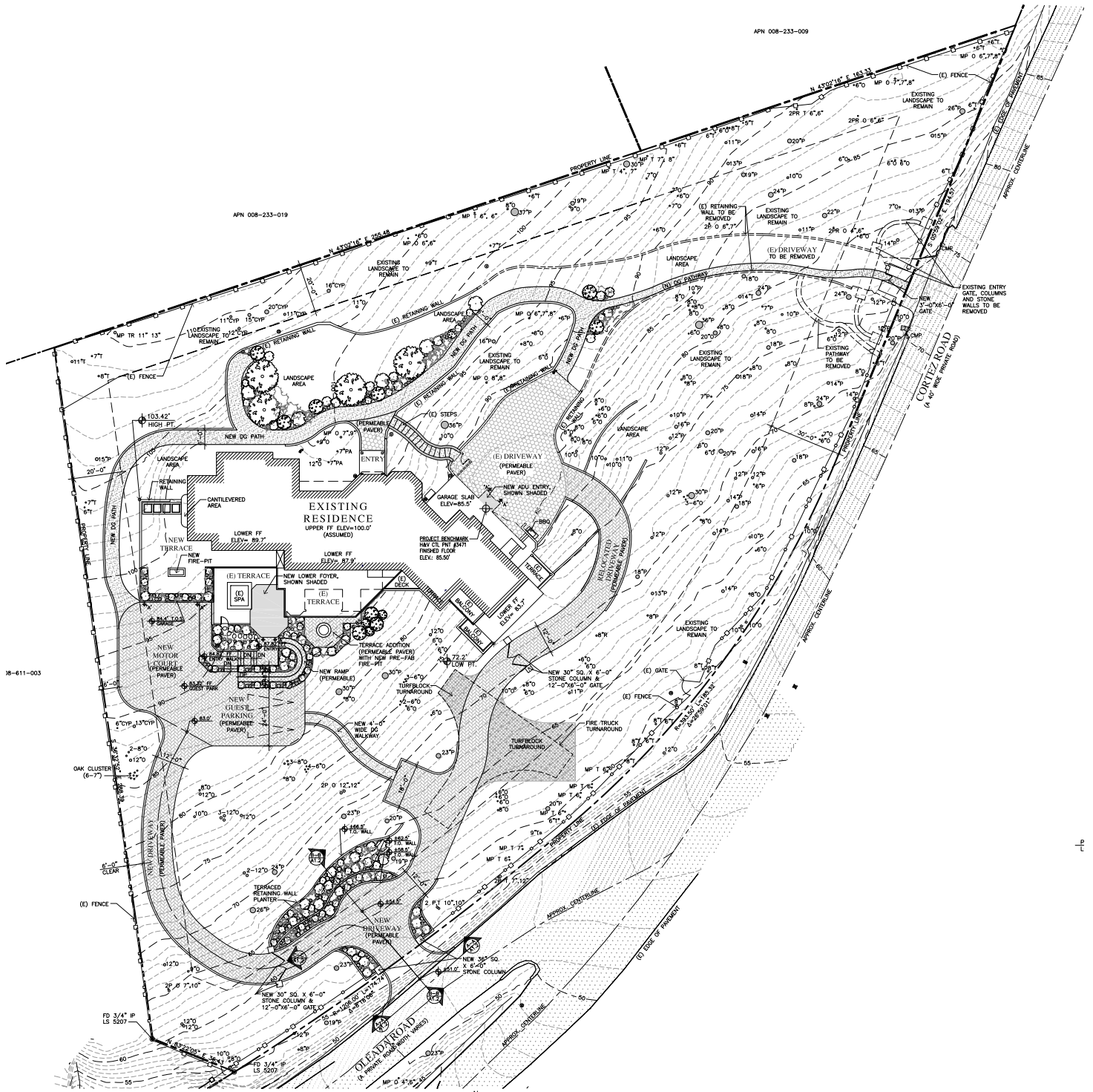


Figure 2
Site Plan

Looking Left



Looking Right



Figure 3
Proposed Driveway Sight Distance

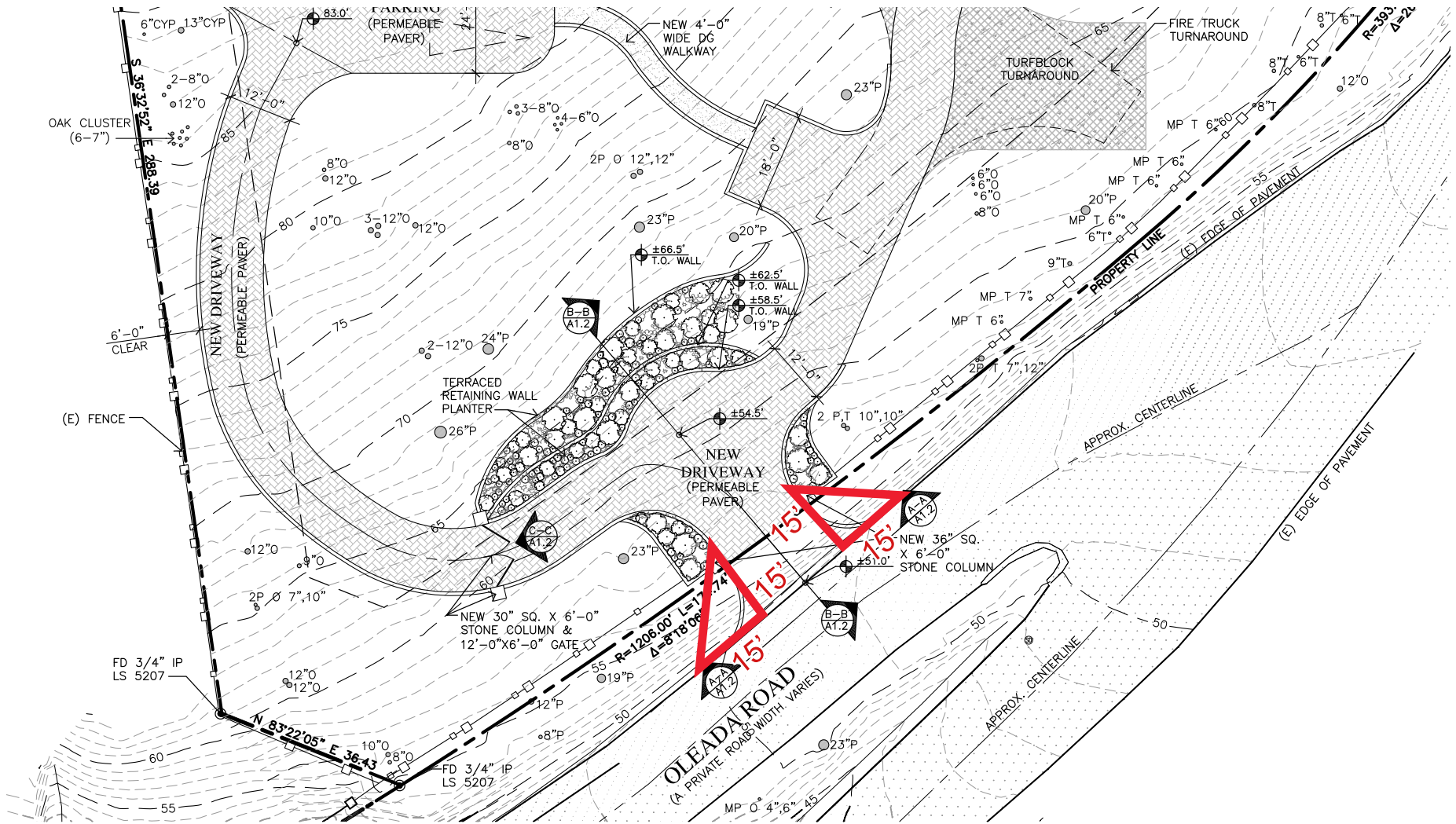


Figure 4
Proposed Driveway Sight Triangle

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