

Exhibit E

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Lopez, Steve x5198

From: jennifer@jrilawoffice.com
Sent: Monday, June 11, 2018 12:19 PM
To: Lopez, Steve x5198; Bowling, Joshua x5227
Cc: Onciano, Jacqueline x5193; Swanson, Brandon xx5334; Spencer, Craig x5233; Ku, Cheryl x6049; Rachel, paralegal to JRI
Subject: RE: PLN180217 Tringali Project - 25710 Rio Vista Road, Carmel
Attachments: PLN180217 - Letter from Neighboring Property Owner.pdf; PLN180217 - Notice of Concerns.pdf

Dear Mr. Lopez,

Attached please find letters in opposition to the above referenced PLN from both my office and my client.

Thank you,
Jennifer

Jennifer Rosenthal Iverson, Esq.
Attorney at Law
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Carmel Valley, California 93924
831.625.5193 - Office
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From: Lopez, Steve x5198 <lopezs@co.monterey.ca.us>
Sent: Friday, June 08, 2018 4:57 PM
To: jennifer@jrilawoffice.com; Bowling, Joshua x5227 <BowlingJ@co.monterey.ca.us>
Cc: Onciano, Jacqueline x5193 <oncianoj@co.monterey.ca.us>; Swanson, Brandon xx5334 <SwansonB@co.monterey.ca.us>; Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>; Ku, Cheryl x6049 <KuC@co.monterey.ca.us>; Bowling, Joshua x5227 <BowlingJ@co.monterey.ca.us>
Subject: RE: PLN180217 Tringali Project - 25710 Rio Vista Road, Carmel

Dear Ms. Rosenthal Iverson,

Thank you for bringing to our attention several matters regarding the PLN180217 Tringali Project (25710 Rio Vista Road, Carmel). As we discussed earlier, County of Monterey RMA – Planning staff have determined that a project continuance is in the best interest of all parties involved. Subsequently, RMA Planning staff will not be acting to approve the project on June 12, 2018 (as described in the “Notice of Pending Administrative Design Approval”).

PLN180217

LAW OFFICES OF

JENNIFER

ROSENTHAL

IVERSON



June 11, 2018

Monterey County Resource Management Agency
Land Use and Community Development
Attention: Ted Lopez, Associate Planner
1441 Schilling Place, 2nd Floor
Salinas, CA 93901-4527
Email: lopezs@co.monterey.ca.us

RE: PLN180217 – 25710 Rio Vista Road, Carmel

Dear Mr. Lopez:

My firm represents Mr. and Mrs. Bethea the owners of the neighboring property to the above referenced PLN. As property owners they have great concerns surrounding the continued development of the subject parcel and specifically surrounding the recent building permit application.

For the past several years the applicants have improved their property without going through the required channels of the permitting process. Following are my client's areas of concern:

1. A 185 foot sport court was build within feet of the property line. The construction of the sport court involved grading over 100 cubic feet;
2. The lights on the sport court are over 10 feet tall and shine directly into my client's master bedroom oftentimes past 10:30 p.m.;
3. The retaining wall built to support the sport court is within feet of the property line and involved grading over 100 cubic feet;
4. Electrical wiring was installed to supply power to the sport court, the wiring runs along the retaining wall;
5. A pipe directing water from the above referenced project is channeled and directed to the bottom portion of my client's property. It appears the line was trenched in an effort to create some sort of erosion control plan that was implemented by the applicants to force all the water off their property onto the neighboring properties;
6. A batting cage was installed just feet from the property line and balls are continuously coming onto my client's property. In addition the noise level from the cage and the usage thereof is disturbing to my clients and channels directly into their master bedroom;
7. A chicken coup was installed just feet from the property line and the loud noise therefrom is channeled directly into my client's master bedroom;

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8. The applicants and/or their agent trespassed onto my client's property and cut their trees over 10 feet without their permission. It is unlikely the trees will survive.

With regard to the current project, the addition of living space to the structures already onsite will bring the residence closer to my client's property, thereby adding additional noise and light pollution.

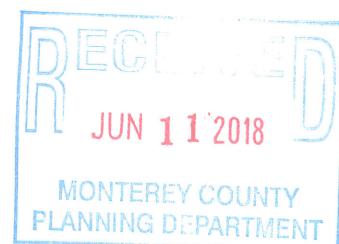
A site inspection is respectfully requested to determine the code violations currently onsite. Further, as a result of the violations, specific remedies must be enforced to bring the property into compliance with the required building and planning codes and to allow my clients to regain the value of their property and the quiet enjoyment of their home.

Please feel free to contact me with any questions you may have.

Thank you,

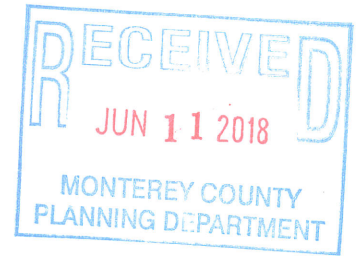


Jennifer Rosenthal Iverson, Esq.



June 6, 2018

Monterey County Resource Management Agency-Planning
Attention: Associate Planner Ted Lopez
1441 Schilling Place South 2nd Floor, Salinas CA, 93901
831-755-5198



RE: PLN180217

Dear Mr. Lopez,

My name is Dave Bethea, my family and I live next door to the Tringali's at 25750 Rio Vista Dr.

Over the past several years we have tried to be responsible neighbors and respect those families living in the Rancho Rio Vista community. In addition, we have abided by the County's requirement to file permits for multiple construction projects in an effort to notify our neighbors and the County of our intentions. As the Tringali's continue to develop their property unchecked, we are now at the point of these actions directly reducing our property value and diminishing the quality of life my family and I once enjoyed here in Carmel. I take no pleasure in writing this letter, while knowing I am going against the unwritten "code of the neighbor". Still, I have lost trust & faith in the Tringali's doing the "Right Thing" when it comes to construction projects as will be demonstrated below.

My concerns are:

1. There does not seem to have been a preliminary site inspection, otherwise the following transgressions would have been sighted and amended.
2. Last year the Tringali's built a 185 ft. "Sport Court" along our property line without considering the fact that our master bedroom is 20ft. away and our windows immediately face the Sport Court – thereby not following the County's set-back requirements. We both have acre lots, there should be plenty of room to respect one another's privacy. As disturbing as the sport courts infringement on our home, we wanted to give it some time to see if it would be a problem for us. Now we know it is, the noise from the court continues well into the night, the light shines through our bedroom window. I would have never built something like this without having my neighbors consent and especially not without the proper permitting process being followed. In the process of building this court a 4ft retaining wall was built along on the property line and it is clear that more than 100 cubic yards of grading took place. An exterior electrical conduit was installed that runs facing our property with a 12-14 ft. flood light pointed towards the court and our house. There is a drainage pipe that channels water into a rock bed located between the Bethea, Tringali and back neighbors properties. (Not sure Environmental Services would allow this without an erosion control or drainage plan). I am particularly sensitive to the risk of

PLN180217

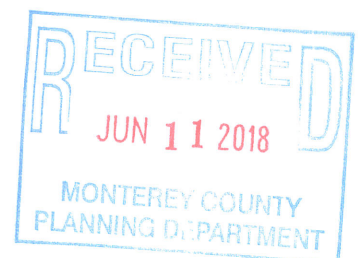
water run-off. Two years ago the Tringali's installed a new drive way that ended up directing a portion of water between the property lines and through my back yard with the heavy rain. I would like to ask the question, Should the Sport Court be relocated or removed all together based on the violations above?

3. After the Sport Court was complete the Tringali's asked us to trim a row of our trees that run down the property line. They wanted more of a view, in addition to sun and light for their Sport Court. We denied this request trying to keep some mode of a sound barrier between the court and our bedroom. While we were out of town the Tringali's had the cypress trees trimmed over 10 feet, they now claimed the trees were on their property. This is not true, I have a survey and recently staked the property line. To make matters worse, we came back from out of town to find their contractor cutting the trees and trespassing from our side of the property with no prior communication. The trees are so badly damaged from this work it is unlikely they will survive.
4. Unfortunately, based on the history above I have real reservations with PLN180217. This plan only moves the Tringali primary residence closer to ours. I am concerned the additional elevation will raise the Tringali house to 30 ft. in height causing it to overlook our house, backyard, and directly into our bedroom window. The Tringali house may be even taller depending on the grading. In addition, the construction of this project will create additional noise directly outside our bedroom window at all hours of the day. During the Sport Court construction there were many times construction took place before and after traditional work hours.

Please let me know if there are any additional details needed.

Thank you for your time.

Regards,
Dave Bethea



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