

# Exhibit E

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**Sidor, Joe (Joseph) x5262**

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**From:** earthlink <ccflash@mindspring.com>  
**Sent:** Friday, October 25, 2019 1:01 PM  
**To:** Sidor, Joe (Joseph) x5262  
**Subject:** Pin 109199 Joan Murray project

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Joe,

Since photos of the site were not presented at a the October 7, meeting, I thought I would send some to you. We thought very highly of Joan Murray and as you can in the first photo, she Took immaculate care of the landscaping even before work on the house.

The second photo shows the slide as it occurred with rivulets of water stripping Greenery and soil from the landscape. You can see all the soil that was stripped And plants and rock pathways that collapsed into the cove below.

The last photo shows what we have Looked at for almost 2 years with tarps being changed out from blue to black And no watering of the surrounding plants. No one is paying attention To the plants or they would know that in the dry season, the tarp is only Preventing plant growth. Please note that the photos show all the top soil Was ripped off the side of the hill, and it is hard to imagine that plants could Grow through the stainless steel mesh without some replenishment of the Soil and amendments. IT is hard enough to keep anything alive down here Particularly without soil or water. There is little information available From the project manager just what to expect. The standards set by the several Landslide repairs that have been made on adjacent properties are sensational Which you may know since you may have been involved with their planning.

We honored Joan Murray by not saying anything about this project until we saw Plans to be used that hardly live up to her standards. This seems like a down And dirty slipshod way to get the house sold. Sorry, but I feel like being a good Neighbor has just gotten a betrayal by the estate. They did not communicate with us Or even thank us for seeing the water gushing out of the hill. We called the Realtors And architect to alert them. We just live quietly here and appreciate the privilege Of being here. We only want reciprocal respect.

Sincerely,  
Carol and Bob Wallyn







## HORAN | LLOYD

ANTHONY T. KARACHALE  
STEPHEN W. DYER  
MARK A. BLUM  
JAMES J. COOK  
ELIZABETH C. GIANOLA  
JEROME F. POLITZER  
PAMELA H. SILKWOOD  
VIRGINIA E. HOWARD

*Of Counsel*

ROBERT ARNOLD INC.  
DEBORAH S. HOWARD  
JACQUELINE M. PIERCE  
KRISTIN M. DEMARIA  
MARK E. MYERS

FRANCIS P. LLOYD (Retired)  
LAURENCE P. HORAN  
(1929-2012)

HORAN LLOYD  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
26385 Carmel Rancho Blvd., #200  
Carmel, CA 93923

Tel: 831.373.4131  
Fax: 831.373.8302  
horanlegal.com

Mark A. Blum  
mblum@horanlegal.com

File No. 8141.01

December 26, 2019

### VIA US MAIL

Liza D. Horvath, CTFA, LPF  
Monterey Trust Management  
400 Camino El Estero  
Monterey, CA 93940  
[liza@montereytrust.com](mailto:liza@montereytrust.com)

Re: PLN190199

Dear Liza,

As you have not yet had the opportunity to return my phone call, in the interest of time I am writing to inform you of further developments in my clients' thinking about proposed application PLN190199.

Since you and I last spoke, Mrs. Wallyn has returned from an extended period out of town nursing a family member through surgical recovery. When she returned and spoke with Dr. Wallyn, Mrs. Wallyn was finally able to come to grips with the slope situation.

The winds and rain have made it even clearer that the previous bank retention at the project site consisted of stone walls. The walls are still evident on both sides of the slide. (See enclosed photo numbers 4 and 5.) The previous system of stone walls was present for many years and survived numerous Pacific storms. The slide occurred only when it was overwhelmed by the artificial situation of a water pipe leak. The bottom line is that Mrs. Wallyn strongly dislikes the gunite (as you thought most people might react) that Dr. Wallyn was initially prepared to accept. She feels very strongly that replacing the previous stone wall system is the most obvious and preferable solution. Dr. Wallyn is in agreement.

Dr. Wallyn first mentioned gunite as an alternative to the stainless steel mesh due to his shock at the results of the LUAC meeting presentation. Although the agenda misleadingly referred to "...a retaining structure with a faux stone surface", at the meeting your representative

December 26, 2019

Page 2

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never even mentioned replacing the stone wall with “a retaining structure with a faux stone surface”, but instead went immediately to the naked and ugly, steel mesh proposal. (I attach four photos which illustrate what the mesh could be expected to look like.)

Dr. Wallyn was stunned when the project was recommended by the LUAC without a rendering or even a visible sample of the mesh. He was similarly stunned that the proposal was recommended with only the “blowing of seeds” to restore vegetation, as this will almost certainly fail on these steep, exposed slopes. In his distressed state, Dr. Wallyn thought the recommendations of the LUAC would almost automatically be accepted at the next level of decision-making. Thus, at the time his mindset was that gunite would at least be an improvement over the mesh proposal.

The mesh solution would clearly result in a visual blight inconsistent with the applicable policies, regulations and guidelines of the Local Coastal Plan. Upon consulting each other and their neighbors, the Wallyns now conclude that gunite is not a visually acceptable treatment either. The solution they and their neighbors can support is to replace the original stone walls with stone walls visually compatible with the remaining walls. These would be also visually compatible with other slope retention structures in the cove, some of which may be visible from public viewing areas. (See enclosed photos for images of these example).

The Wallyns also feel strongly the walls should be planted with succulents for compatibility with the vegetation that remains on either side of the slide (see enclosed photo #1). The existing walls have proven to be particularly suitable for such planting as they create a terrace behind the wall segments.

Out of curiosity, I wonder if you have assessed the availability of homeowner’s insurance coverage that could potentially cover or contribute to the repair of the slope in a realistically approvable manner?

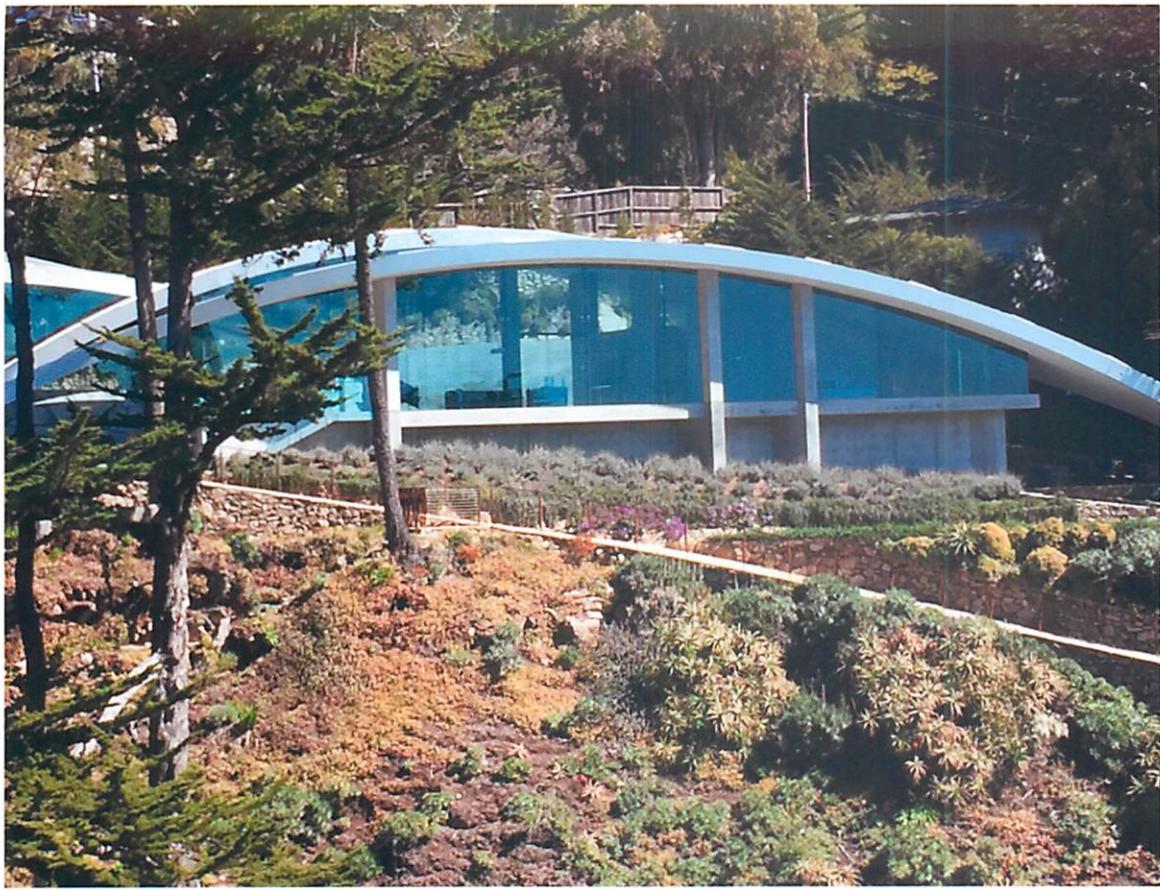
Sincerely,



Mark Blum

Enclosures: 12 Photos on 9 pages.

cc: clients  
Joseph Sidor  
Brandon Swanson

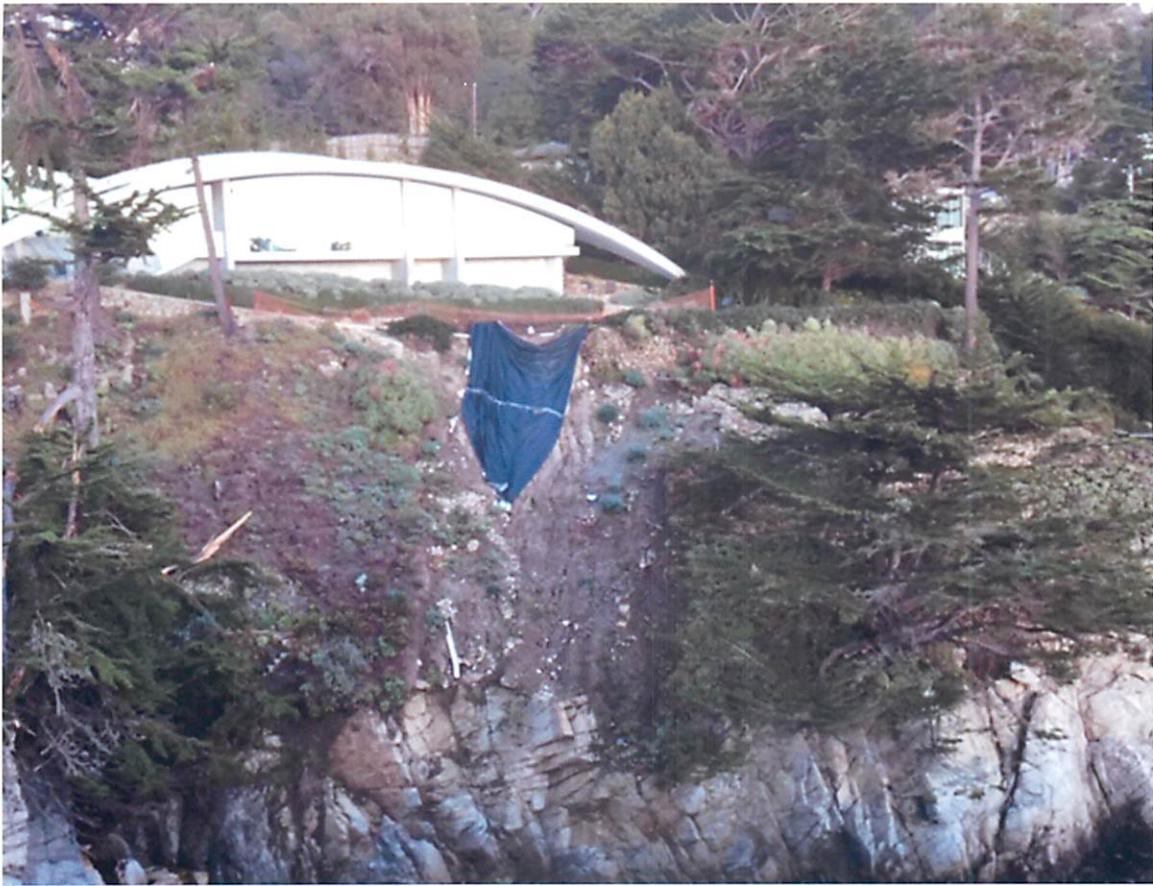


1



2





4



5

Examples of slide restoration on properties neighboring Murray slide



6



Examples of slide restoration on properties neighboring Murray slide



7





9



**Sidor, Joe (Joseph) x5262**

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**From:** Walter Blessey <wblessey@blessey.com>  
**Sent:** Tuesday, January 21, 2020 1:59 PM  
**To:** Sidor, Joe (Joseph) x5262

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Mr. Sidor, (Monterey County Project Planner for PLN190199)

We, the undersigned, think the proposed solution to the Murray property landslide as presented to the Carmel Highlands Land Use Advisory Committee is a detriment to the coastal viewshed and not up to the standard of other nearby masonry wall landslide solutions.

Walter Blessey  
237 Highway 1  
Carmel, Ca 92923

Received by RMA-Planning  
on January 21, 2020.  
- No pictures attached.

**Sidor, Joe (Joseph) x5262**

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**From:** Dennis Chambers <dennis-chambers@outlook.com>  
**Sent:** Tuesday, January 21, 2020 2:14 PM  
**To:** Sidor, Joe (Joseph) x5262  
**Subject:** Carmel Highlands

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Mr. Sidor,

Ref: Monterey County Project Planner for PLN190199

We, the undersigned, think the proposed solution to the Murray property landslide as presented to the Carmel Highlands Land Use Advisory Committee is a detriment to the coastal viewshed and not up to the standard of other nearby masonry wall landslide solutions. Their solution, as shown in the attached pictures, is not something you want to look out your front window and see each morning. They are attempting to put forth the low cost spread and not focusing on a long term, architecturally acceptable solution.

Sincerely Yours, Dennis Chambers, 258 Hwy One, Carmel Highlands

Dennis Chambers Inc.  
License # 475577  
Mobile: 408-605-6760  
225 Crossroads Blvd. Suite 378  
Carmel, CA 93923  
[dennis-chambers@outlook.com](mailto:dennis-chambers@outlook.com)

**Sidor, Joe (Joseph) x5262**

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**From:** Melanie Hibbs <melanie@oystertravel.com>  
**Sent:** Wednesday, January 22, 2020 12:17 PM  
**To:** Sidor, Joe (Joseph) x5262  
**Cc:** Richard Hibbs  
**Subject:** Landslide fix at Wildcat cove PLN190199

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Mr. Sidor,

We, the undersigned, think the proposed solution to the Murray property landslide as presented to the Carmel Highlands Land Use Advisory Committee is a detriment to the coastal viewshed and not up to the standard of other nearby masonry wall landslide solutions

Signature: Melanie Hibbs, Richard Hibbs

244 Hwy1 Carmel by the Sea, CA 93923

Melanie Hibbs  
Owner Oyster Travel  
Private Client Vacations to the best places in the world  
650.353.5408 office  
<https://www.virtuoso.com/advisors/14963099/melanie-hibbs>  
[melanie.hibbs@traveledge.com](mailto:melanie.hibbs@traveledge.com)

**Sidor, Joe (Joseph) x5262**

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**From:** Heide Cortopassi <dvdcrtpss@yahoo.com>  
**Sent:** Thursday, January 23, 2020 11:41 PM  
**To:** Sidor, Joe (Joseph) x5262  
**Cc:** Swanson, Brandon xx5334; Carol Wallyn  
**Subject:** Murray Mudslide Letter of Protest

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Mr. Joe Sidor,

I have cc'd Mr. Brandon Swanson on this letter because I have had the opportunity to work with him when I was acquiring a building permit (2017-2018-2019). What should have been such an enjoyable experience (you can probably imagine what it has taken for me to be able to move to this breathtaking part of our state) was a nightmare of an experience with ungodly amounts of wasted time, money and resources! I was robbed of any joy because this department is: Over work-Under paid-Miserable and Lacks communication! Knowing this has caused me to pay more attention to what is happening at the Murray Estate which is located at the entrance to the street I consider myself fortunate to be a resident of.

We as a neighborhood thought it would be more efficient and easier for you if we all communicated through one neighbor: Bob and Carol Wallyn, however, I have been notified you are requesting we all contact you individually. Mind you, some of our neighbors are undergoing surgery, others are away on business and one is grieving the loss of a relative, but I do believe everyone is contacting you individually, as you requested, because this matter is of great importance! You are being asked by each of us to understand why it is so important that you protect this area of the coast line and our neighborhood. The Murray estate is wanting to temporarily mend a section of the cliff that suffered a mudslide with unsightly Metal Grids and Bolts. This is not acceptable! Nothing about the proposed fix is or even resembles what was once a beautiful cliffside. It can be restored, but only if you are willing to enforce the laws. Thank you Mr. Sidor. Attached to this intro is my letter of opposition.

Heide Cortopassi  
209-327-1714

Dear Mr. Joe Sidor,

Hello and Happy New Year. I am writing to you to officially express my concern over the lack of responsibility the county planning department is displaying regarding a project you are assigned to. This project is one of my neighbors, the Murray estate, located at 243 Hwy 1, Carmel.

You and I met at the LUAC meeting and as was mentioned in that meeting verbally by many people in attendance, I am going to reiterate in writing.

The original owner of this property, I have been told, took great pride in the environment and doing her part to be ethical, responsible and dutiful in building along the coastal edge and within the public view shed. Unfortunately, her untimely death left her unfinished home to heirs who then proceeded to finish the project as inexpensively as possible and now have it for sale. The mindset has shifted. The concern has become one of greed as opposed to the mindset of doing the right thing. One would think there is insurance coverage on this property. Just a thought.

This is where the county has a very public and very large responsibility to enforce the protection of the coastline and the public's view! There was a very large landslide that occurred on this property and an ungodly amount of soil and rock washed into the ocean. The slide was covered "haphazardly" only to have many of those plastic tarps wash into the ocean! The county was notified and it appeared for months nothing was done about it. So my question is, WHO'S PAYING ATTENTION, besides all of us neighbors?

It costs money and time to do anything the right way, but when done correctly most things only need to be done once. It is appalling and extremely unethical for Monterey County to think that because this estate is fighting to put a "bandage" on this slide by using the cheapest form of repair (metal screen and bolts) instead of Gunite (a mixture of cement, sand and water to produce a hard cement shell that is often used on and under bridges and for structural repairs. This material resembles earth material and allows crevices for vegetation ie; succulents to seed and grow). It is obvious the mindset is to bandage the problem, sell the property and walk away. The ugly truth is this problem will not go away unless it is repaired properly and that being done is your responsibility.

In this same cove there was another mudslide years ago and the county enforced the owners using Gunite to repair the damage and protect the coastline. It blends in. Succulents are growing on the Gunite and it looks natural.

I look forward to seeing you at the public hearing and being notified of when this is being scheduled to take place. Thank you for your time and consideration with this very serious matter.

Best regards,

Heide Cortopassi  
255 Hwy 1  
Carmel, CA 93921

12/30/2019

Dear Mr. Sidor, (Monterey County Project Planner for PLN190199)

I am totally appalled that the steel mesh method of cliff stabilization could even be considered in the beautiful and pristine Wildcat Cove. I too have been forced to construct retaining walls because of landslides and erosion. However, I had much more land loss and used faux rock. I also did everything possible to mitigate the negative impact and continue to battle to find plants restore the bank to its native appearance. These efforts have been costly, a but certainly what the Carmel Highlands coast line viewshed and my neighbors deserve.

Sincerely,

Valera W. Lyles  
158A Spindrift Road  
Carmel Highlands CA 93923

*Valera W. Lyles*  
*831-917-6716*



Dear Mr. Sidor, (Monterey County Project Planner for PLN190199)

We, the undersigned, think the proposed solution to the Murray property landslide as presented to the Carmel Highlands Land Use Advisory Committee is a detriment to the coastal viewshed and not up to the standard of other nearby masonry wall landslide solutions.

Signature:

A handwritten signature in black ink, appearing to read "B.G. Ghaffary", written over a light blue grid background.

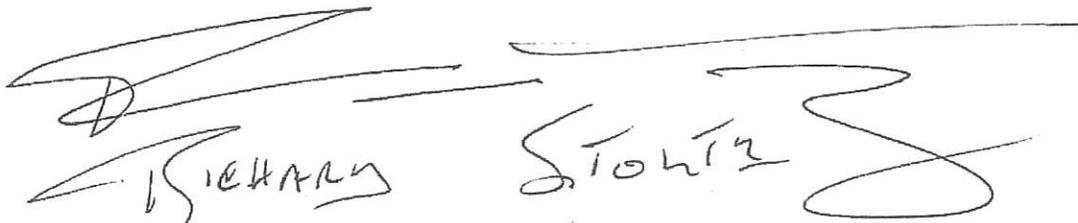
B.G. Ghaffary, 240 Highway 1 Carmel CA 93923  
(resident on same lane as Murray estate)



Dear Mr. Sidor, (Monterey County Project Planner for  
PLN190199)

We, the undersigned, think the proposed solution to the  
Murray property landslide as presented to the Carmel  
Highlands Land Use Advisory Committee is a detriment to  
the coastal viewshed and not up to the standard of other  
nearby masonry wall landslide solutions.

Signature:

  
STEPHEN SIDOR  
241 HIGHWAY 1  
CARMEL, CA 93927



**Sidor, Joe (Joseph) x5262**

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**From:** vitreous@ix.netcom.com  
**Sent:** Friday, June 12, 2020 9:23 AM  
**To:** Sidor, Joe (Joseph) x5262  
**Subject:** RMA-Planning File No. PLN190199

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Dear Mr. Sidor,

We have been in discussions with the applicant and have been informed of two further changes/clarifications in the newly submitted revised plans.

The retaining structure will be covered with real stone instead of the faux-stone specified in the  
Project Description.

The jute netting will be layered on top of the Geo Web Cellular Confinement System with GW30V size cells which in turn is layered on top of the Tecco mesh system (which is anchored into the slope).

These changes/clarifications are acceptable to us, but may not be reflected in the plans before the LUAC. If these modifications have not been added to the plans, we respectfully request that these two clarifications/changes be reflected in the record of the LUAC proceedings.

Thank you.

Robert and Carol Wallyn