

Exhibit E

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PEBBLE BEACH COMPANY

July 27, 2026

PROPERTY OWNER: WELLS, STUART C TR
MAILING ADDRESS: 14800 MONTALVO RD., SARATOGA, CA 95070-6059
LOCATION: **LOT:** 4A **BLOCK:** 160B **SUBDIVISION:** PB
ASSESSORS #: 008-331-030-000
PROPERTY ADDRESS: 1441 RIATA RD., PEBBLE BEACH, CA 93953-2807
PROPOSED PROJECT: DEL MONTE FOREST VACATION RENTAL

Dear WELLS, STUART C TR:

Pebble Beach Company ("PBC") has been advised that you have applied or intend to apply for an application to operate a vacation rental at the above mentioned Del Monte Forest Property (the "Property"). We regret to inform you that the proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") for the Property, and PBC does not currently consent to the use of its private road system for this purpose.

The Property's CC&Rs state that this property is restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement to obtain a license and payment of Transient Occupancy Tax from and to Monterey County. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of those letters are attached.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,

PEBBLE BEACH COMPANY

Nikki Simon
Del Monte Forest
Architectural Review Manager

Copy:

Melanie Beretti, Chief of Planning, County of Monterey

BerettiM@countyofmonterey.gov

Stacy Giles, Assistant Planner, County of Monterey

giless@countyofmonterey.gov

Kelly Donlon, Chief Assistant County Counsel, County of Monterey

DonlonKL@countyofmonterey.gov

Monterey County Board of Supervisors:

- Luis Alejo: district1@co.monterey.ca.us
- Glenn Church: district2@co.monterey.ca.us
- Chris Lopez: district3@co.monterey.ca.us
- Wendy Askew: district4@co.monterey.ca.us
- Kate Daniels: district5@co.monterey.ca.us

DEL MONTE FOREST ARCHITECTURAL REVIEW

P.O. Box 1767, Pebble Beach, California 93953 831-625-8455 telephone 831-625-8440 facsimile

www.pebblebeach.com website



PEBBLE BEACH
COMPANY

December 4, 2024

Supervisor Glenn Church, Chair
Monterey County Board of Supervisors
168 W. Alisal Street
Salinas, CA 93901

RE: 12/4/24 Item #35, Vacation Rental Study Session

Dear Chair Church,

Pebble Beach Company has repeatedly opposed commercial vacation rentals and unlimited vacation rentals of any kind in Del Monte Forest. We write to emphasize the Company's opposition to Commercial Vacation Rentals and Homestays in Del Monte Forest and request the County prohibit Commercial Vacation Rentals and Homestays throughout the Del Monte Forest by incorporating the prohibition in both the Del Monte Forest Land Use Plan and the Greater Monterey Peninsula Land Use Plan.

At the invitation of Housing and Community Development staff, Pebble Beach Company has submitted to the County a letter objecting to Commercial Vacation Rentals and Homestays within Del Monte Forest. The attached letter sets forth the various legal arguments that support our position.

The Del Monte Forest Land Use plans are written to protect a delicate balance between residential, visitor serving and habitat of the 5,3000 acres of the Del Monte Forest. 1,335 acres of the Forest are conserved as open space, and the remaining acreage is divided between visitor serving and residential. The Company is charged with maintaining this balance between conservation, visitor-serving and protecting the residential character of the Forest. Allowing commercial uses in our residentially zoned areas disrupts this balance and negatively impacts community character as well as our available housing and rental stock.

If the County decides to not prohibit vacation rentals in the Del Monte Forest, Pebble Beach Company reiterates our request that the cap of 4% of vacation rental units apply to the entire Del Monte Forest. As written, the Del Monte Forest is bisected into two different land use plans each with a 4% cap. This creates the potential for a higher density of up to 8% vacation rentals, more than any other planning area in Monterey County, and in a geographic area that already has a high number of visitor serving units. The staff report notes that it may be appropriate to place a 4% cap within the entirety of the Del Monte Forest to minimize clustering of allowable vacation rentals. If the Board decides not to prohibit vacation rentals in the Forest, please direct staff to amend the cap to 4% for the entire Del Monte Forest, both inland and coastal zoning.

Pebble Beach Company is opposed to allowing long-term renters to apply for a Homestay license. As written, Homestays are virtually indistinguishable from commercial vacation rentals

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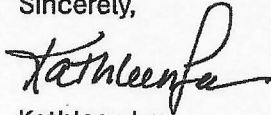
Post Office Box 1767, Pebble Beach, California 93953 831-647-7500 telephone 831-625-8411 facsimile

and enforcement will be a significant challenge. The Company is deeply concerned that Pebble Beach Company security will be the de facto enforcement agency and will be put in harm's way when a renter violates the ordinances and/or refuses to be a good neighbor.

Pebble Beach Company respectfully requests that the Board of Supervisors direct staff to ban Commercial Vacation Rentals and Homestays in the Del Monte Forest, that long-term renters not be allowed to apply for a Homestay license and that if Commercial Vacation Rentals and/or Homestays remain in Del Monte Forest, that the 4% cap be applied to the entire Del Monte Forest covering both the inland and coastal areas of the Forest.

Thank you again for your time and consideration,

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Lee', with a stylized, flowing script.

Kathleen Lee

Director of Governmental and Community Affairs
Pebble Beach Company

Attachment, October 9, 2024, letter from Pebble Beach Company

Cc:

Sup. Adams

Sup. Lopez

Sup. Alejo

Sup. Root Askew



PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

RE: Objection to Issuance of Vacation Rental Permits in Del Monte Forest

Dear Melanie:

Thank you for meeting with us on September 12, 2024, which as you know was the latest in a years-long series of meetings between County staff and Pebble Beach Company relating to short-term vacation rentals. We again discussed Pebble Beach Company's position that vacation rentals, and in particular, Commercial Vacation Rentals and Homestays (which the vacation rental ordinances recently passed by the Board of Supervisors will allow within Del Monte Forest) constitute commercial use of property in violation of the CC&Rs contained in the deeds on residential properties in Del Monte Forest. You invited us to submit this letter, which constitutes the Company's "blanket objection" to the issuance of such permits.

While not all deeds underlying properties in Del Monte Forest are uniform, to the best of my knowledge, every deed has language that prohibits commercial use of the premises, and California courts have concluded that restrictions on vacation rentals contained in CC&Rs are reasonable and enforceable. The language reproduced below constitutes CC&R language which is representative of the language contained in other Del Monte Forest deeds:

No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and if approved in writing by Grantor, a stable for saddle horses.

The plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest. Arguments to the contrary are entirely unpersuasive. For example, arguing that a use titled "commercial vacation rental" is somehow actually not a commercial use of the property defies logic and would be a problematic position for the County to take. In addition, the fact that commercial vacation rentals operated pursuant to Chapters 7.120 and 7.121 are required to obtain an annual business or operation license and pay transient occupancy taxes makes any such rentals, by definition, a business. Like hotels, vacation rentals are a business conducted for the

LEGAL AFFAIRS

purpose of making a profit, and are treated as such by federal laws and the County's own code provisions regulating business operations and the income derived therefrom.

Homestays are virtually indistinguishable from commercial vacation rentals. There are no restrictions on the number of rentals allowed by either classification. The permitting process for Homestays will simply be easier and less expensive, and since there is no cap, these will undoubtedly have the most significant impact on the Del Monte Forest residential community, particularly given the County's admitted challenges with regard to enforcement. Accordingly, Pebble Beach Company also objects to Homestays as a prohibited commercial use of property in Del Monte Forest.

There are three commercial land use designations allowed in Del Monte Forest pursuant to the Del Monte Forest Land Use Plan. Visitor-Serving Commercial allows "Major hotel or inn accommodations," defined as The Lodge, The Inn, Poppy Hills, and the Area M hotel site owned by Pebble Beach Company. The other two commercial designations are solely support functions for the uses permitted in those areas zoned as Visitor-Serving Commercial. The remainder of the Forest is zoned residential, which, consistent with the deeds, does not allow for commercial use.

Separately, for the portion of Del Monte Forest located within the Greater Monterey Peninsula Area Plan (GMP LUP), commercial uses are outright prohibited; the entire area is zoned for residential uses or open space/resource conservation.

Accordingly, Pebble Beach Company believes that operation of vacation rentals in Del Monte Forest would violate both the CC&Rs and both the Del Monte Forest LUP and the GMP LUP, and asks the County on this basis to deny applications for commercial and homestay short-term vacation rentals.

Finally, during our meeting, Pebble Beach Company affirmed its intent to require proof of access from applicants pursuant to Chapter 16.80 of the Monterey County Code, and restates that intent here. Del Monte Forest residents are granted right of access to their single family residence on roads privately owned by Pebble Beach Company subject to the payment of an annual road fee (which in many cases is only \$25 per year). Since commercial use of the property is specifically prohibited, the access agreement does not cover access for that purpose.

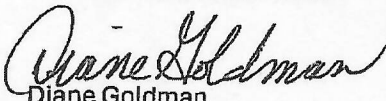
County staff stated that it will not enforce that portion of Chapter 16.80 that explicitly refers to right of access for a specific "Project." We understand the County's position to be effectively "reading out" the law's requirement that "[a]n applicant shall provide . . . [w]ritten permission to use a private road for the project from a private road governing structure[.]" Ch. 16.80.040(A)(3) (emphasis added); see also Ch. 16.80.040(C)(1)(g); Ch. 16.80.040(D)(6). If the applicant has right of access to the property via the private roads for any purpose (i.e., the right to access a home for residential purposes), the County has told us its position is that it will assume right of access via the private roads for the purposes of running a vacation rental. This position runs contrary to the plain text of the law, and in effect deletes the "for the project" requirement from the text of the law. A change of use from residential to commercial constitutes a specific project under the law; indeed, there would be no need for an "application" if the use did not constitute a "project" under the law. The plain text of both the private roads code chapter and the recently enacted short-term vacation rental ordinances support this common sense reading of both laws. As the owner of the

private roads that will be used to access such commercial projects, the law grants Pebble Beach Company the right to grant or deny access for the purposes of such projects under Chapter 16.80. Pebble Beach Company intends to withhold consent for the use of its privately owned and operated roads for such commercial purposes, and respectfully requests the County to reconsider its position and ensure enforcement of Chapter 16.80 as written.

In summary and in accordance with our longstanding public-private partnership on this short-term rental issue, Pebble Beach Company respectfully submits that the County must deny applications for vacation rentals in Del Monte Forest because, among other reasons, such rentals constitute a prohibited commercial use of a residential property. In addition, as the sole owner and operator of private roads in Del Monte Forest, Pebble Beach Company intends to enforce its statutory rights pursuant to Chapter 16.80 to grant or deny access to its private roads in the Forest, and respectfully requests the County's cooperation in this effort.

Sincerely,

PEBBLE BEACH COMPANY


Diane Goldman
General Counsel

- c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer

Notice of Public Hearing

County of Monterey Zoning Administrator

NOTICE IS HEREBY GIVEN that the **Zoning Administrator of the County of Monterey**, State of California will hold a public hearing to consider taking action on the project described below. The hearing will be held on **Thursday, August 13, 2026** at the hour of **9:30 a.m.** In addition to attending in person, public participation will be available by electronic and/or telephonic means. The agenda for the Zoning Administrator meeting will provide information on how the public may observe and provide testimony telephonically, electronically, or in person in the **Thyme Conference Room, located at the Monterey County Government Center at 1441 Schilling Place, 2nd Floor, Salinas, CA 93901**. At least 72 hours ahead of the meeting, the agenda will be posted at 1441 Schilling Place, Salinas, CA 93901 and on the County website at the following address:

<https://monterey.legistar.com/Calendar.aspx>

Any and all persons interested in participating in the public hearing on the project are encouraged to submit comments via email to zahearingcomments@co.monterey.ca.us by 5:00 p.m. the Wednesday prior to the Zoning Administrator hearing to facilitate distribution of the comments to the Administrator.

Project Name: WELLS STUART C TR
Project File No.: PLN250326
Project Location: 1441 RIATA RD, PEBBLE BEACH, CA 93953
Assessor's Parcel No.: 008-331-030-000
Permit Type: Coastal Development Permit
Planning Area: Del Monte Forest Coastal Land Use Plan
Project Description: Consider action on a Commercial Vacation Rental to allow the use of a single family dwelling for transient lodging for a period of 30 calendar days or fewer.
Proposed CEQA Status: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2.

Si necesita la traducción de este aviso, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de este aviso.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE **ZONING ADMINISTRATOR** AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT:

Imani Harrigan, Assistant Planner
Monterey County Housing and Community Development
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
(831) 755-5845 or HarriganI@countyofmonterey.gov



**PEBBLE BEACH
COMPANY**

July 30, 2026

Zoning Administrator
County of Monterey
1441 Schilling Place
Salinas, CA 93901

Re: PLN250326, Commercial Vacation Rental License Application for 1441 Riata Road,
Pebble Beach

Dear Zoning Administrator,

Pebble Beach Company reiterates its strong opposition to the issuance of commercial vacation rental permits within the Del Monte Forest, including the property at 1441 Riata Road, Pebble Beach.

Based on the prohibition on commercial use of residential property within the Del Monte Forest and the non-consensual use of Pebble Beach Company's private roads in violation of Monterey County Code Chapter 16.80, among other reasons, Pebble Beach Company has filed with the County of Monterey a blanket objection letter for all vacation rental permit applications within the Del Monte Forest, a copy of which is attached here. Pebble Beach Company requests the Zoning Administrator deny the application at 1441 Riata Road, Pebble Beach, on the basis of our objection as well as the direction from the Monterey County Board of Supervisors on January 6, 2026, to revise the vacation rental ordinances to restrict vacation rental licenses in residential areas.

Pebble Beach Company further requests that the Zoning Administrator cease the processing of all vacation rental license applications until such time as the Planning Commission and the Board of Supervisors have an opportunity to vote upon revised vacation rental ordinances. The discussion at the Board of Supervisors hearing on January 6, 2026, makes clear that the Board believes there is significant risk to the County General Fund from potential damages from pending litigation against the County.

The County's practice of continuing to process vacation rental applications in light of the blanket objection from Pebble Beach Company, the direction of the Board of Supervisors to revise the existing ordinances, and the County's memo of December 12, 2025, that

LEGAL AFFAIRS

Zoning Administrator

July 30, 2026

Page 2 of 2

enforcement of alleged vacation rental violations have been suspended, combine to create an untenable situation for both residents and owners within Del Monte Forest.

Pebble Beach Company respectfully requests that the permit application for 1441 Riata Road be denied and respectfully reiterates its request that a moratorium be placed on processing applications for vacation rentals with residential areas such as the Del Monte Forest.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen Lee", with a stylized, cursive script.

Kathleen Lee

Director of Community and Governmental Affairs

Pebble Beach Company

Cc: Imani Harrigan, Assistant Planner – HarriganI@countyofmonterey.gov
Attachment



PEBBLE BEACH
COMPANY

October 9, 2024

Melanie Beretti, AICP
Acting Chief of Planning
Monterey County Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

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Sincerely,

PEBBLE BEACH COMPANY


Diane Goldman
General Counsel

- c. Kathleen Lee, Director of Governmental and Community Affairs
Patrick Hovakimian, Chief Legal Officer

From: k.j.andrews@comcast.net
To: [293-zahearingcomments](#)
Cc: [Harrigan, Imani](#); [Giles, Stacy](#); [Beretti, Melanie](#); simonN@pebblebeachcompany.com
Subject: Public Comment for the Record – Opposition to PLN250326 / VR250194 and Associated STR Permit Requests
Date: Sunday, August 2, 2026 2:01:11 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Date: August 2, 2026

I am submitting this comment for inclusion in the administrative record for the August 13, 2026 Zoning Administrator hearing regarding **Project File No. PLN250326 / VR250194 (1441 Riata Road)**.

My name is **Karol J. Andrews**, legal owner of **1435 Riata Road**, a home my family has owned since 1977 and where I will soon return as my full-time residence. The outcome of these applications will directly determine whether my home remains safe and residential or becomes surrounded by a concentrated commercial lodging cluster.

I respectfully request denial of the following short-term rental applications:

- Project File No. **PLN250326 / VR250194 – 1441 Riata Road**
- Permit No. **VR250228 – 1427 Riata Road**
- Project File No. **PLN260105 / VR250238 – 1440 Oleada Road**

1. A Commercial Cluster Surrounding My Home

These applications are not isolated. Together, they form a coordinated commercial lodging cluster encircling my single-family home. This concentration directly violates the regulatory intent of Monterey County's 4% cap, which was enacted to ensure short-term rentals remain dispersed and incidental within residential neighborhoods.

The Zoning Administrator cannot evaluate Project File No. PLN250326 in isolation. Instead, the County must consider the cumulative impact of how the same operator is simultaneously attempting to convert my immediate block, as three of their pending applications directly abut my property lines:

- 1427 Riata Road borders my home on the left
- 1441 Riata Road borders my home on the right
- 1440 Oleada Road borders my rear property line

In addition, the same operator is active on Ronda Road, including 3896 Ronda Road (VR260090) and adjacent 3900 Ronda Road, which appears to be operating without a permit. These additional properties show that the operator's short-term rental activity extends beyond Riata Road and reflects a broader pattern of concentrated commercial lodging in this part of Pebble Beach. While my objection is focused on the three parcels directly surrounding my home, the Ronda Road activity further illustrates the cumulative intensity of STR operations in this residential pocket.

A map screenshot illustrating the proximity and clustering of these parcels is attached for reference.

This dense commercial cluster overwhelms an R-1 block and directly threatens the long-term livability of my home.

2. Sightline Hazards & Overflow Parking Concentrated at My Home

Riata Road has no sidewalks, and residents walk it daily. Fast-moving non-residents already make the road unsafe for pedestrians, and STR-related vehicle activity adds to that risk.

Because my home sits directly between two of the STR applicant properties, any overflow parking pressure concentrates at my frontage. My shoulder area is also the only place on Riata Road where vehicles can pull off the narrow roadway, making it a natural magnet for overflow parking during STR guest activity.

As a result, my property absorbs the full burden of STR parking overflow, creating a recurring and dangerous blind-driveway condition. This is a localized parking and infrastructure issue that directly compromises the access and safety of my property.

This has led to:

- The shoulder in front of my home functioning as a de facto overflow parking lot
- Vehicles parked in my private driveway
- Blocked sightlines creating a blind and hazardous driveway exit
- Pedestrians forced into the roadway due to vehicle overflow

These impacts do not occur evenly across the neighborhood—they occur only at my home, because it is both centrally located between the STR properties and the only place where vehicles can pull off the narrow road. My home does not have the commercial-grade landscaping or buffering needed to withstand this level of transient vehicle activity.

3. Example of Unmanaged Activity and Lack of Oversight

During Car Week in August 2024, a vehicle was left parked in my private driveway all day.

Renters were staying at 1427 Riata Road during this period, and although the owner attempted to get the Realty Company to contact them, the company refused to do so, saying it was not an emergency. The vehicle eventually left on its own.

The owner also explained that the home had been rented about 4–5 times a year over the last couple of years, mostly during busy event weeks, to help with the bills. This pattern of periodic rentals, combined with the Realty Company’s refusal to intervene, illustrates how unmanaged or unmonitored activity can spill over onto neighboring properties.

While I cannot say who parked the vehicle, the incident shows how short-term rental activity—when not actively supervised—can create confusion, boundary issues, and safety concerns. These risks would only increase if multiple STR permits were approved on adjacent parcels.

4. Pebble Beach CC&Rs Prohibit Commercial Use

All parcels on our block are subject to Pebble Beach CC&Rs prohibiting “any trade or business of any description.” Short-term rentals are a commercial lodging use, not a residential one. The

Pebble Beach Company has previously opposed discretionary STR permits in the Del Monte Forest on this basis.

This CC&R restriction applies directly to each of the parcels seeking STR permits.

5. Private Road Jurisdiction & Incorrect Disclosure

The application for PLN250326 / VR250194 (1441 Riata Road) incorrectly states that the parcel is not located on a private road. Riata Road is a restricted private road under Pebble Beach Company jurisdiction. This misclassification bypasses required private-road infrastructure review and fails to disclose that STR activity would require commercial use of a privately controlled road.

Pebble Beach Company prohibits commercial lodging activity on its private roads. STR operators have begun applying directly to the County to bypass Pebble Beach's private-road restrictions, creating a direct regulatory conflict: the County is being asked to authorize commercial activity in an area where the private road authority expressly prohibits it. Applicants should be required to obtain written road-transit consent from the Pebble Beach Company before any STR permit is considered.

Conclusion

These applications do not represent occasional, dispersed STR use. They represent a commercial lodging cluster surrounding a long-standing family home in a quiet R-1 neighborhood.

For the safety, integrity, and long-term residential character of Riata Road, I respectfully request denial of all three pending STR applications surrounding my home.

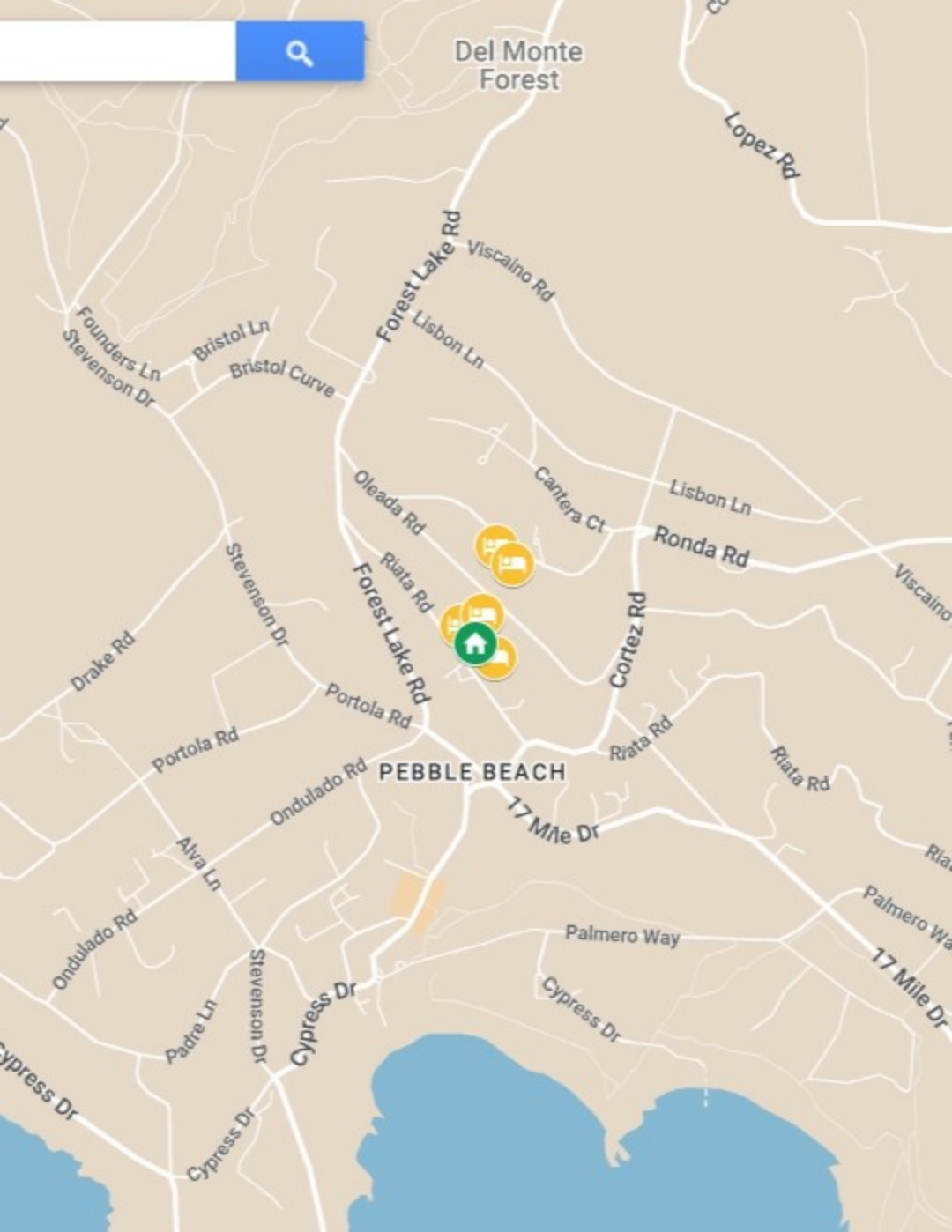
Please include this comment in the official record for all listed project files.

Sincerely,

Karol J. Andrews

1435 Riata Road

Pebble Beach, CA



Del Monte
Forest

Lopez Rd

Forest Lake Rd

Viscaino Rd

Lisbon Ln

Founders Ln
Stevenson Dr

Bristol Ln

Bristol Curve

Oleada Rd

Cartera Ct

Lisbon Ln

Ronda Rd

Viscaino

Drake Rd

Stevenson Dr

Riata Rd

Forest Lake Rd

Portola Rd

Cortez Rd

Riata Rd

Riata Rd

PEBBLE BEACH

17 Mile Dr

Ondulado Rd

Portola Rd

Alva Ln

Ondulado Rd

Padre Ln

Stevenson Dr

Cypress Dr

Palmero Way

Cypress Dr

Palmero Way

17 Mile Dr

Cypress Dr

Cypress Dr