Exhibit B

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NOTICE OF APPEAL

Monterey County Code
Title 19 (Subdivisions)
Title 20 (Zoning)
Title 21 (Zoning)

No appeal will be accepted until written notice of the decision has been given. If you wish to file an appeal, you must do so on or before 6/25/26 (10 days after written notice of the decision has been mailed to the applicant).

Date of decision: 6/11/26

1. Appellant Name: Douglas A. Clay
   Address: 87 Woodranch Circle
   Telephone: Danville, CA 94506

2. Indicate your interest in the decision by placing a check mark below:

   Applicant ✓

   Neighbor _____

   Other (please state) _____

3. If you are not the applicant, please give the applicant's name:

4. Fill in the file number of the application that is the subject of this appeal below:

	Type of Application	Area
a) Planning Commission: PLN	240358 CVR	~~Greater Monterey Peninsula~~
b) Zoning Administrator: PLN	240358 CVR	Greater Monterey Peninsula
c) Administrative Permit: PLN		

Notice of Appeal

5. What is the nature of your appeal?

   a) Are you appealing the approval or denial of an application? NO

cc: Original to Clerk to the Board; HCD Planning
Revised 5-7-2024

b) If you are appealing one or more conditions of approval, list the condition number and state the condition(s) you are appealing. (Attach extra sheet if necessary)

Condition # 6. SEE EXTRA PAGES.

6. Place a check mark beside the reason(s) for your appeal:

There was a lack of fair or impartial hearing _____
The findings or decision or conditions are not supported by the evidence ✓
The decision was contrary to law ✓

7. Give a brief and specific statement in support of each of the reasons for your appeal checked above. The Board of Supervisors will not accept an application for an appeal that is stated in generalities, legal or otherwise. If you are appealing specific conditions, you must list the number of each condition and the basis for your appeal. (Attach extra sheets if necessary)

SEE Additional PAGES

8. As part of the application approval or denial process, findings were made by the decision-making body (Planning Commission, Zoning Administrator, or Chief of Planning). In order to file a valid appeal, you must give specific reasons why you disagree with the findings made. (Attach extra sheets if necessary)

SEE Additional PAGES

9. You must pay the required filing fee of ~~$3,716.10~~ (make check payable to "County of Monterey") at the time you file your appeal. (Please note that appeals of projects in the Coastal Zone are not subject to the filing fee.)

$4,031.00

10. Your appeal is accepted when the Clerk to the Board accepts the appeal as complete and receives the required filing fee. Once the appeal has been accepted, the Clerk to the Board will set a date for the public hearing on the appeal before the Board of Supervisors.

The appeal and applicable filing fee must be delivered to the Clerk to the Board by the deadline. A mailed copy of the appeal and filing fee will be accepted only if it is received by Clerk of the Board by the deadline. The appeal and applicable filing fee should be mailed to PO Box 1728, Salinas CA 93902. A facsimile copy of the appeal will be accepted only if the hard copy of the appeal and applicable filing fee are mailed and received by Clerk of the Board by the deadline.

APPELLANT SIGNATURE Doug A Coy Date: 6/22/26

RECEIVED SIGNATURE _____ Date: _____

cc: Original to Clerk to the Board; HCD Planning
Revised 5-7-2024

Doug Clay - Notice of Appeal Addendum - Extra Pages for Notice of Appeal for Clay Douglas A. & Heather R. TRS (PLN240358) - 2924 Congress Road, Pebble Beach

5. What is the nature of your appeal?
   a) Are you appealing approval or denial of an application? No
   b) List the condition number and state the condition you are appealing.
   We are appealing Condition 6. Use of Private Road - The applicant shall provide HCD Planning with proof of access and adequate documentation demonstrating that the private road dispute has been satisfactorily resolved.

7. Give a brief statement in support of each of the reasons for your appeal checked above.

   Regarding condition number 6. Use of Private Roads:

   Condition 6 is not supported by the evidence
   a) The deed to the property makes this condition unnecessary and unlawful. The deed conveys an easement/license to the applicant. The recorded deed says, "Use of Roads and Bridle Paths: Grantee, subject to the provisions hereof, is hereby ***granted a license*** for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest..."
   b) The deed specifically grants an easement/license to the applicant, and among others, his tenants to use the roads without the need for additional permission. The easement/license is irrevocable.
   c) The use of the property as a short term rental is a residential use of the property that is supported by the Deed Covenant and Condition 1 that reads, "Said premises shall not be used for any purpose whatever except for the purpose of construction and maintenance of not more than one private single family residence..."
   d) The Pebble Beach Company is not an HOA and the Del Monte Forest area is not a common interest development. The Pebble Beach Company admits that it is not an HOA. There are no covenants, conditions & restrictions and there are no HOA governing rules because there is not a homeowners' association.
   e) The deed restrictions are equitable servitudes which are not within the scope of the County's jurisdiction or authority to enforce or get involved.

   Condition 6 is contrary to the law
   a) The deed to the property sufficiently resolves this conflict and grants the property owner, guests and tenants rights and privileges to use the roads.
   b) The County by imposing Condition 6 is denying property owners the legally granted rights to use the roads.
   c) The County, by imposing Condition 6, is granting the Pebble Beach Company rights and privileges that are not supported by the deed or the law. Condition 6 provides the Pebble Beach Company the ability to unilaterally block the clearing

of the condition and the legal use of our property despite the express grant of a license/easement in the deed.

d) The deed restrictions are equitable servitudes. The primary remedy is injunctive relief (court order) not County conditions. If the Pebble Beach Company believes that any property owner is in violation of the deed restrictions they are free to pursue injunctive relief.
e) By imposing Condition 6 the County is preventing us from exercising our legal rights to use the property and using our approved CVR permit.
f) The County's authority to regulate or impose conditions on the use of private roads is limited to public health and safety regulations. The County cannot legally strip away our legal right to use private roads as granted by our deeded easement.

8. Specific reasons why you disagree with the findings made.

During the permit hearing with the Zoning Administrator we clearly outlined the evidence and support for our position.

a) The deed to the property makes this condition unnecessary and unlawful. The deed conveys an easement/license to the applicant. The recorded deed days, "Use of Roads and Bridle Paths: Grantee, subject to the provisions hereof, is hereby ***granted a license*** for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest…"
b) The deed specifically grants an easement/license to the applicant, and among others, his tenants to use the roads without the need for additional permission. The easement /license is irrevocable.
c) The Pebble Beach Company is not an HOA and the Del Monte Forest area is not a common interest development. The Pebble Beach Company admits that it is not an HOA. There are no covenants, conditions & restrictions and there are no HOA governing rules because there is not a homeowners' association.
d) We outlined how the deed grants rights for our tenants to use the roads and that the deed does not specify or limit the length of a rental contract.
e) We outlined that the Deed Covenant and Condition 1 specifically allows for the residential use of the property.
f) We outlined that the Pebble Beach Company is not an HOA and that the deed restrictions are equitable servitudes that are enforceable by court order, not County conditions.
g) The Zoning Administrator did not evaluate or respond to our points or our position. He indicated that the position of the Board of Supervisors was to direct him to impose Condition 6.

h) The County's authority to regulate or impose conditions on the use of private roads is limited to public health and safety regulations. The County cannot legally strip away our legal right to use private roads as granted by our deeded easement.

We respectfully request the removal of Condition 6 - Use of Private Roads because we believe our rights to use the roads and any conflict about the issue is sufficiently resolved by the deed.

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