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August 26, 2025

Submitted Electronically

County of Monterey
Housing and Community Development
% Steve Mason, Associate Planner
1441 Schilling Place, 2nd Floor
Salinas, CA 93901-45277
MasonS@countyofmonterey.gov

**Re: PLN240069 - Viewing Pavillion
3270 17 Mile Drive, Pebble Beach**

Dear Mr. Mason,

I am submitting this letter on behalf of our client, Bechtel Corporation (the "Owner") related to the proposed viewing pavilion associated with the referenced project. In recent discussions with county staff, it has been expressed that county staff would support the viewing pavilion with a reduction in size. The project architect has provided a revised planning permit plan set dated July 31, 2025 including a reduced viewing pavilion with a floor area of approximately 643 square feet. The plans were provided to the county on August 6, 2025.

PROJECT JUSTIFICATION

Among the other policies and regulations, Sections 20.147.070.B.2, 20.147.070.B.3 and 20.147.070.B.10 of the Del Monte Forest Coastal Implementation Plan state,

"2. Development, along with related access roads, within visually prominent settings, including those identified on LUP Figure 3, shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Development shall be screened from view using native vegetation and topography. Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading."

"3. Development within the viewshed of visually prominent settings, including those identified on LUP Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New

structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive. Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. All structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate construction and materials to achieve that effect. Where necessary to meet LCP requirements, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.

"10. A minimum setback of 50 feet as measured from the setting shall be maintained for all structures located in all visually prominent settings, including those identified on the Del 27 Monte Forest Land Use Plan Figure 3. Siting and design of structures shall be such that tree removal and alteration to natural landforms is minimized. New structures shall be designed to harmonize with the natural setting and not be visually intrusive."

The viewing pavilion as originally proposed, a reduced version provided to county staff on June 19, 2025 and the further reduced submitted August 6, 2025, all comply with the aforementioned regulations and is fully consistent with Del Monte Forest Implementation Plan. The viewing pavilion has been carefully located, in all scenarios, on the existing hardscape and its location is supported by the project biologist and arborist. All existing Native Monterey Cypress trees are preserved to screen the structure. The viewing pavilion is located over 100 feet from 17 Mile Drive. The ground elevation at the viewing pavilion is approximately 14 feet lower than the elevation of 17 Mile Drive minimizing the impact on views.

The application, including all project components, is consistent with the Del Monte Forest Plan Use Plan, Del Monte Forest Implementation Plan and complies with Title 20. There are no significant impacts to the viewshed or environmental resources. Our team feels that the Project presents an extraordinary opportunity to renovate an existing residence and ADU while significantly reducing the impervious surfacing on the property. If you have any questions, please do not hesitate to contact me.

Sincerely,



Erik V. Lundquist, AICP

Principal, Land Use Planning and Permitting

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