Exhibit D

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July 29, 2024 Submitted Electronically

County of Monterey
Housing and Community Development
% Fionna Jensen, Senior Planner
1441 Schilling Place, 2nd Floor
Salinas, CA 93901-45277
JensenF1@countyofmonterey.gov

Re: PLN240069 - Combined Development Permit consisting of 1) Coastal Administrative Permit and Design Approval to allow a 1,200 square foot Accessory Dwelling Unit and 1,171 non-habitable pavilion; 2) Design Approval to allow minor exterior modifications to existing single-family dwelling; 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 4) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area. The property is located at 3270 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-005-000) Del Monte Forest Land Use Plan, Coastal Zone.

Dear Ms. Jensen,

At the request of our client, Bechtel Corporation (the "Owner"), I am submitting the attached materials comprising the Combined Development Permit Application for the property at 3270 17 Mile Drive, Pebble Beach, within the Del Monte Forest Planning Area (the "Property"). The Property comprises a total of 2.7 acres.

The purpose of the application is to allow the Owner the ability to refresh the existing single-family residence and accessory dwelling unit within its existing footprint, construct a non-habitable pavilion and beautify the grounds (the "Project"). The improvements will be a shot in the arm for the property and its surroundings.

As designed, the Project presents an opportunity to reduce impervious surfacing by 4,617 square feet, primarily resulting from the removal of the existing driveway leading to the accessory dwelling unit

The enclosed electronic application materials consist of the following:

- Executed and completed Development Project Application Form;
- Executed and completed Coastal Supplemental Application Form;
- Executed and completed Design Approval Request Form;
- Agent Authorization;

- Affidavit to Release Plans;
- Full size sets of plans;
- Recorded Grant Deed vesting ownership of the Property with the Applicant;
- Biological Assessment Report prepared by Pat Regan;
- Archaeological Report prepared by Susan Morley;
- Historical Assessment Report prepared by PAST Consultants LLC;
- Geological and Bluff Study prepared by Haro Kasunich and Associate
- Geotechnical Investigation prepared by Haro Kasunich and Associates; and
- Arborist Report and Forest Management Plan prepared by Urban Forest Management

The application fees were paid online.

Project Overview

The Property is zoned Low Density Residential, 2 acres per unit with a Design Control overlay within the Coastal Zone ("LDR/2-D (CZ)"). The Property's existing multi-story single family residence, single-story ADU attached and impervious patios, paths, decks, and driveway were all previously approved. The existing main residence and ADU collectively total 8,747 square feet of floor area, conditioned and unconditioned.

The proposed project proposes two new powder rooms and a new pantry on the first floor of the main residence. The second floor renovation would include a new laundry room and new roof terrace at the west wing. The south terrace improvements would include a new roof above the living room and new steel and wood trellis. The east courtyard improvements would include a new landing at doors, new steps and ramp to existing grade. All exterior doors and windows would be replaced.

The alterations to the existing ADU would result in two bedrooms with en-suite bathrooms, new roof material to match the main house, new waterproofing and new doors and windows throughout. A new non-habitable pavilion is proposed to include one main room, a powder room and a vestibule.

The Project also proposes alterations to the land. The landscaping and site work would include removing the driveway to the ADU, replacing driveway surfacing, new planting throughout, and new auto gates.

Policy 20

The Property is located within the Indigenous Monterey Cypress Habitat as mapped on Figure 2a of the Del Monte Forest Land Use Plan. An amendment to Policy 20 of the Del Monte Forest Land Use Plan was approved by the County in 2017 and certified by

the California Coastal Commission on February 7, 2018.

The Project was specifically designed with guidance from the project biologist, project arborist and landscape architect. New proposed development was focused within existing hardscape and building footprints to avoid new impacts to a critical root zone of the Property's existing Monterey Cypress.

As designed, the Project presents the opportunity to reduce the impervious surfacing by 4,617 square feet and to collectively restore a significant amount of native Monterey cypress and Northern Coastal Bluff Scrub habitat. This includes restoration of existing hardscape areas and the removal of non-native landscaping.

Conclusion

In closing, 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
707-888-6386
erik@brodiegrp.com

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