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August 7, 2024

Monterey County Planning Department
1441 Schilling Place
Salinas, CA 93901

RE : Transient vacation rental application PLNZZ30133

To whom it may concern:

My name is Frederick Scott Pereles. My fiancé Corinna Barrus and I live at 25635 Tierra Grande Drive. Technically we are the neighbors of Bob and Tracy Winkleblack, the builder/owner of the vacation rental address in question. Their driveway is immediately adjacent to our property. In reality they own the approximately 300 acre buckeye canyon parcel behind our house and their home proposed for rental is nowhere near anyone! The rental of their property would have essentially zero impact on us and for that matter, their property rental would have zero impact on any other resident of Tierra Grande neighborhood. I have known the Winkleblacks for approximately 5 years now. I met them in yoga class before we moved into our house over 3 years ago. They are lovely people. They have been exceptional stewards of the land. I was a Santa Lucia Preserve owner before moving to Tierra Grande so I know about stewardship of our native and precious California lands. Bob and Tracy have been nothing short of exemplary. They have planted beautiful lavender fields and are bee keepers promoting the essential health of our local bee population. They have improved their driveway with a guard rail and have mowed the accessible open lands to improve fire safety. Bob and Tracy's dream was to build their retirement house on the property. He is in the process of building that lovely home which he considerately hid amongst the native oaks of the canyon without disturbing them or cutting them down. Bob and Tracy have been respectful courteous neighbors and I have no doubt they will be model vacation rental hosts. I fully support their vacation rental application for approval. Feel free to contact me with any questions or concerns.

Sincerely,

Frederick Scott Pereles MD



fspereles@yahoo.com 831-917-8229

July 3, 2024.

Planning Department

1441 Shilling Place

Salinas, CA 93901

RE: Transient vacation rental application PLNZ230133

To whom it may concern,

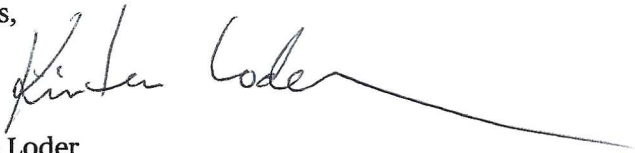
I have been a resident of the Rancho Tierra Grande neighborhood for the last 40 years. I have also been a County of Kauai, Hawaii, transient vacation rental owner for over 30 years. 14 years ago, in 2008, Kauai County issued an ordinance mandating licensing of vacation rental homeowners outside of the Visitor Designated Area (VDA). The County required a lengthy, difficult registration for homeowners to become licensed Transient Vacation Non conforming Rentals (TVR). Because of my experience, I am well suited to make recommendations for full support of the Winkleblack's administrative permit allowing the transient use of their residential property located 9700 Venado Drive in Carmel Valley.

The large parcel property is located in Buckeye Canyon which sits adjacent to our neighborhood of Rancho Tierra Grande Drive. The house site is well hidden from our neighborhood. It sits behind a hillside of mature oaks assuring sound will not be of consequence to my neighborhood. This is a peaceful, relaxing countryside retreat offering visitors a chance at rural life yet being close to shopping, restaurants and other amenities offered to enjoy in Monterey County.

I have know Tracy Winkleblack since our school days attending CUSD, a very long time ago. Bob and Tracy are of good character and have a history of contributions to the community. They have values that keep in faith with their courteous, respectful relationship with neighbors. I am confident they will be great vacation rental homeowners. Please contact me if you need any further information.

Thank you.

Regards,

A handwritten signature in black ink that reads "Kirsten Loder". The signature is written in a cursive style and is followed by a long horizontal line that extends to the right.

Kirsten Loder

loderkir@icloud.com

831-521-6020