

# Exhibit I

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June 5, 2025

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**VIA EMAIL (JENSENF1@COUNTYOFMONTEREY.GOV) AND US MAIL**

Fionna Jensen  
Principal Planner  
County of Monterey Housing & Community Development  
1441 Schilling Place, South 2nd Floor  
Salinas, CA 93901

Re: 115/117 Monterey Salinas Highway  
Our File: 30386.26927

Dear Fionna:

Thank you again for our virtual meeting last Friday to discuss our client's property located at 115/117 Monterey Salinas Highway ("Property"), and the language to be used in designating it as a Special Treatment Area in the Central Salinas Valley Area Plan.

As discussed, to facilitate the County's desire to use streamlined language to describe allowed uses and operations at the Property in the Special Treatment Area, we write to more fully memorialize the historic and ongoing uses of the Property so that they may be principally permitted and allowed at the Property going forward. To that end, please find enclosed photographs of the Property and the current uses and operations at the Property.

Also, historic uses at the Property can be generally described as: retail and commercial nursery and associated uses; landscape and landscaping materials (including ornamental) sales and supply; erosion control, soils amendments, property improvement materials sales and rentals; various prepackaged material sales; delivery operations; cultivation and agricultural related services and supplies; retail fruit and vegetable sales; related industry and seasonal events and sales such as Christmas trees; tree and gardening maintenance supplies; delivery truck and vehicle storage and parking; small scale ready mixed concrete batch plant and facility; associated administrative uses, including employee and customer parking.

Fionna Jensen  
June 5, 2025  
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Our client kindly requests this letter and its attachments be placed in County files related to the Property and the Special Treatment Area for reference in the future, if necessary.

Sincerely,

FENTON & KELLER  
A Professional Corporation

A handwritten signature in blue ink, appearing to read 'Alex J. Lorca', with a long horizontal stroke extending to the right.

Alex J. Lorca

AJL:moi  
Enclosure: Photographs  
cc: Don Chapin

115/117 Monterey Salians Highway  
Enclosure to June 5, 2025 letter





























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June 5, 2025  
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