

Exhibit L

This page intentionally left blank.

From: [Larry Bell](#)
To: [293-pchearingcomments](#)
Subject: New Gas Station @ Corral de Tierra & 68
Date: Wednesday, October 22, 2025 8:38:34 AM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

From: Larry & Pam Bell - 484 Corral de Tierra Rd, Corral de Tierra, CA 93908

TO: Monterey County Planning Commission

We saw the signs posted at the corner of Corral de Tierra Road and Highway 68 about the proposed new gas station and decided to take a closer look. After reviewing the plans online, we were really impressed. The design fits in beautifully with the look and feel of the area and ties in nicely with the Neighborhood Shopping Village that was approved back in 2012.

We truly appreciate the thought and care the applicant has put into this project. Having this gas station back will be a welcome convenience for local residents and will make the entrance to Corral de Tierra even more inviting.

We hope you'll approve this project and help bring this long-awaited addition to life.

Warm regards,
Larry & Pam Bell

Corral Wine Co.
Larry Bell
831-320-8405
larry@corralwine.com

From: [Shari Caraccioli](#)
To: [293-pchearingcomments](#)
Subject: Corral de Tierra Gas Station Hearing
Date: Wednesday, October 22, 2025 9:38:36 AM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

25850 Paseo De Los Robles – Corral de Tierra, CA 93908

October 21, 2025

Dear Planning Commission Members:

As a long-time resident of the Corral de Tierra community, I am writing to express my strong support for the proposed gas station on the corner of Corral de Tierra and Highway 68. This property has remained undeveloped for many years, and it's encouraging to finally see a plan that is both practical and visually appealing—one that can truly enhance the entrance to our community.

Since the closure of Mario's Station, the absence of a nearby, reliable place to refuel has been deeply felt by residents. Many of us have had to make extra trips into South Salinas just to fill our tanks, often during peak commute hours. A conveniently located gas station along our route home would greatly reduce unnecessary travel, save time, and ease congestion in other parts of town.

After years of waiting for meaningful development on this property, I believe this proposal offers a sensible and beneficial solution. I respectfully urge the Planning Commission to approve the project and help bring this long-awaited improvement to our community.

Thank you for your time, service, and dedication to shaping a better Corral de Tierra.

Warm regards,

Shari & Gary Caraccioli

Sent from my iPad

From: [Daniels, Margo](#)
To: [293-pchearingcomments](#)
Subject: RE: 3 Corral de Tierra Rd – PLN220348
Date: Monday, October 20, 2025 4:15:36 PM
Attachments: [20086_Gas Station_Fuel Station_3d View 01_09-19-2025.pdf](#)
Importance: High

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

County of Monterey
pchearingcomments@countyofmonterey.gov
168 West Alisal Street
Salinas, CA 93901

RE: 3 Corral de Tierra Rd – PLN220348

To Planning Commission:

After reviewing the drawings and design plans for the proposed fueling station at 3 **Corral de Tierra Rd**, I am writing to express my strong support for this project. I truly appreciate the thoughtful architectural approach taken to reflect the rural character of our community. The use of board and batten siding and the overall design aesthetic are well-suited to blend seamlessly with the surrounding landscape and the vision for the future neighborhood shopping village.

This project represents a well-considered enhancement to the area that will provide a much-needed local amenity while preserving the community's charm and rural appeal. I believe it will serve both residents and travelers responsibly and respectfully. Thank you for the opportunity to provide input. I hope this project moves forward as planned.

If you could please provide receipt of acknowledgement I would greatly appreciate it.

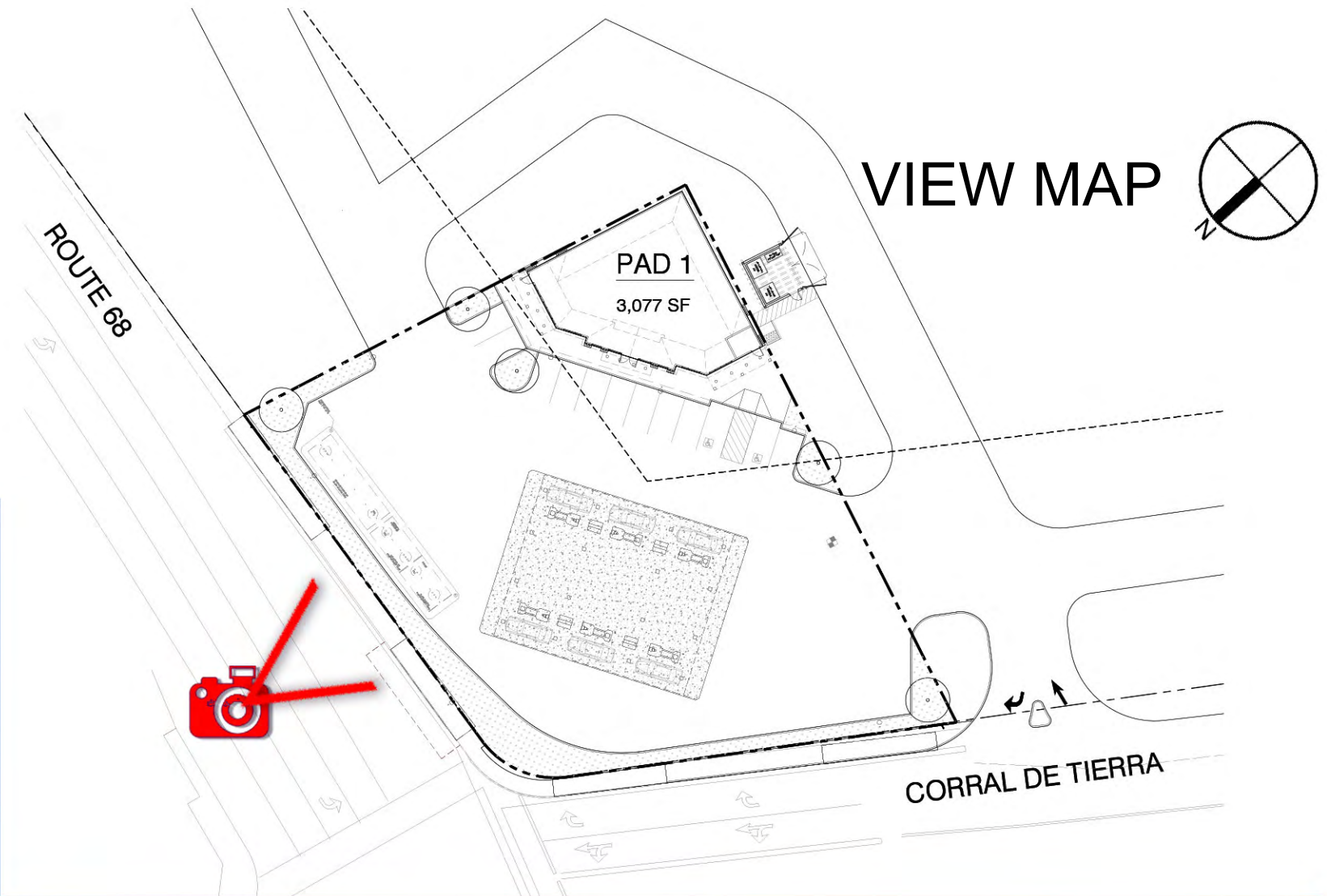
Sincerely,

Margo Daniels
11730 Camino Escondido Road
Carmel Valley, CA 93924



Margo Daniels
Assistant Tournament Director
Pebble Beach Company
P: (831) 625-8556
C: (831) 277-7773

www.pebblebeach.com



DATE: 09.19.2025
MCG JOB #: 20.086.01

DATE	REVISIONS

©MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

CORRAL DE TIERRA
MONTEREY, CA

CLEVELAND
DENVER
GLENDDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO


mcgarchitecture.comSM

From: [Rick DeSerpa](#)
To: [293-pchearingcomments](#)
Subject: Support For Gas Station at Hwy 68 & Corral de Tierra Rd.
Date: Tuesday, October 21, 2025 2:09:00 PM
Attachments: [Letter in Support of Hwy 68 & CDTCC Rd Gas Station.pdf](#)

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Monterey County Planning Commission
168 W. Alisal St.
Salinas, CA 93901

To Whom It May Concern:

Please see copied below (& attached) our letter in support of the proposed gas station at the corner of Hwy 68 & Corral de Tierra Rd.

October 21, 2025

Monterey County Planning Commission

168 W. Alisal Street
Salinas, CA 93901

Subject: Gas Station at Corner of Hwy 68 & Corral de Tierra Rd.

Monterey County Planning Commission,

I am writing to express my support for the proposed gas station at the corner of Highway 68 and Corral de Tierra Road. My family and I have lived in Markham Ranch and Corral de Tierra Oaks for more than 25 years, and we regularly used the previous gas station at this location. We are very pleased to see a thoughtfully designed project being proposed to bring this much-needed amenity back to our community. The design is attractive, fits the rural character of the area, and complements the Neighborhood Shopping Center that was approved in 2012.

This project will enhance the convenience, character, and overall livability of the Corral

de Tierra area. I respectfully encourage the Commission to approve this application and allow the project to move forward.

Sincerely,

Rick DeSerpa

DeSerpa Investments, LP

13350 Cuesta Verde, Salinas, CA 93908

(831)757-4602 x101 tel

rick@deserpa.com

Rick & Kelley DeSerpa

13350 Cuesta Verde

Corral de Tierra, CA 93908

rick@deserpa.com

October 21, 2025

Monterey County Planning Commission

168 W. Alisal Street

Salinas, CA 93901

Subject: Gas Station at Corner of Hwy 68 & Corral de Tierra Rd.

Monterey County Planning Commission,

I am writing to express my support for the proposed gas station at the corner of Highway 68 and Corral de Tierra Road. My family and I have lived in Markham Ranch and Corral de Tierra Oaks for more than 25 years, and we regularly used the previous gas station at this location. We are very pleased to see a thoughtfully designed project being proposed to bring this much-needed amenity back to our community. The design is attractive, fits the rural character of the area, and complements the Neighborhood Shopping Center that was approved in 2012.

This project will enhance the convenience, character, and overall livability of the Corral de Tierra area. I respectfully encourage the Commission to approve this application and allow the project to move forward.

Sincerely,



Rick DeSerpa

From: [Jackie Finn](#)
To: [293-pchearingcomments](#)
Cc: [Patrick Finn](#)
Subject: Hwy 68 gas station - Corral de Tierra
Date: Tuesday, October 21, 2025 7:35:16 PM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Jackie Finn
13532 Paseo Terrano
Salinas, CA 93908

Dear Members of the Monterey County Planning Commission,

I'm writing to share our support for the proposed gas station. We truly believe this project would be a great addition to our neighborhood and meet a real need for local residents.

Right now, many of us have to drive all the way to South Salinas just to fill up our cars. This often means extra trips during already busy commute hours, especially for families traveling between nearby schools. Having a convenient fueling option right here would save time, reduce unnecessary traffic, and make daily life a little easier for everyone in the area.

Beyond the practical benefits, we think this project could really enhance the neighborhood feel. With the right design and landscaping, the station could blend nicely into the community and create a more complete, welcoming environment for residents and visitors alike.

We hope you'll consider how much this addition could help local families and improve the flow of our area. Thank you for your time, your work, and your commitment to shaping a thoughtful, balanced community.

Warm regards,
Jackie & Patrick Finn
Corral de Tierra Oaks

From: [Brandon Harreld](#)
To: [293-pchearingcomments](#)
Subject: Gas Station
Date: Monday, October 20, 2025 2:42:24 PM
Attachments: [image001.png](#)

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To Whom It May Concern:

I'm writing to express our full support for the proposed gas station at the corner of Corral de Tierra Road and Highway 68. Having this gas station reopened will be a tremendous convenience for local residents like us.

We maintain a large property that requires regular fueling for our vehicles, lawn equipment, and other tools. A nearby fueling station will save time and travel, while also supporting the needs of our rural community.

We appreciate the thoughtful design that will allow the gas station to blend with the surrounding area and contribute positively to the neighborhood.

Respectfully,

Brandon and Kate Harreld
240 San Benancio Rd
Corral de Tierra, CA 93908

Brandon Harreld
Sales



Email: bharreld@holadayseed.com
Mobile: (831) 998-4496
Office: (831) 796-0504
Holaday Seed Company
4 Elvee Circle, Salinas, CA 939014

From: [Kent Hibino](#)
To: [293-pchearingcomments](#)
Subject: Proposed Gas station at HWY 68 and Corral de Tierra Road
Date: Tuesday, October 21, 2025 11:07:23 AM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Monterey County Planning Department,

My wife and I are lifetime residents of Monterey County, and we are writing to express our strong support for the **Omni Resources, LLC** application to replace the old gas station located at the corner of Corral de Tierra Road and Highway 68.

We drive by this property every day and are excited about the opportunity to once again have a local fueling station that serves our community. We believe this thoughtfully designed project will be a beautiful and practical addition to the area.

The fueling station will complement the existing **Neighborhood Shopping Village** and bring to completion a long-awaited vision for the Corral de Tierra communities. We appreciate the rural character and design elements that ensure it blends well with its surroundings.

We encourage you to approve this project and help make this long-standing community goal a reality.

Sincerely,
Kent & Aimee Hibino

Kent Hibino
Henry Hibino Farms, LLC
106 Rico Street
Salinas, CA 93907
(831) 757-3081
(831) 757-0176 Fax

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, may contain confidential and privileged information and is only for use by the intended recipient(s). Any unauthorized review, disclosure, copying, distribution, or use is prohibited. If you have received this message in error, please contact the sender immediately by reply e-mail, destroy all copies of the original message, and promptly delete this message and any attachments from your computer system.

From: [Braden Hoover](#)
To: [293-pchearingcomments](#)
Subject: New Gas Station Corner of Corral de Tierra & Hwy 68
Date: Tuesday, October 21, 2025 6:57:24 AM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear County of Monterey,

We are writing to express our strong support for the proposed gas station at the corner of Corral de Tierra Road and Highway 68.

As nearby residents who pass by this location daily, we believe the addition of a fueling station will provide a much-needed and convenient service to the community. The proposed design is thoughtfully planned and aligns well with the rural character of the area. In fact, it may become one of the most attractive stations in the entire county.

We respectfully urge the County to approve this project and allow it to move forward.

Sincerely,

Braden and Nette Hoover

266 Corral de Tierra Rd
Corral de Tierra, CA 93908

From: [Rodney Meeks](#)
To: [293-pchearingcomments](#)
Subject: RE: Gas Station – Corner of Corral de Tierra Rd & Hwy 68
Date: Tuesday, October 21, 2025 1:04:53 PM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To Whom It May Concern:

I have reviewed the proposed gas station at 3 Corral de Tierra Road and strongly believe it will be a valuable addition to our community. The current vacant lot has sat unused for years, creating an eyesore at one of the most visible and traveled corners in Corral de Tierra. This project represents an opportunity to turn an underutilized piece of land into a thoughtfully designed and attractive neighborhood amenity.

From the plans I've seen, the architectural design blends nicely with the rural character of the area, using natural materials and a scale appropriate for the setting. Rather than detracting from the community, this station will enhance the entrance to the Corral de Tierra Village by bringing new life, well-maintained landscaping, and a clean, safe, and useful service hub for local residents.

Practically speaking, this gas station will make a meaningful difference for people who live and work in the area. Many of us commute daily along Highway 68 and currently have to drive miles out of our way to fuel up or grab a quick coffee. Having a nearby, convenient location will not only save time but also reduce unnecessary traffic further down the corridor. It will support local residents, landscapers, ranchers, and commuters alike.

Importantly, this project reflects careful planning and investment in our community's future. A well-maintained station will generate local jobs, increase county tax revenue, and provide an additional layer of safety for residents and travelers by ensuring fuel and essential goods are more readily available in emergencies.

In short, the proposed gas station is not just a business—it is an upgrade to the community. It turns a long-neglected property into a thoughtfully designed, functional, and beneficial neighborhood asset.

I urge the County to move this project forward and approve the proposal.

Rodney Meeks
13470 Cuesta Verde
Salinas, CA 93908

From: [Thomas Parola](#)
To: [293-pchearingcomments](#)
Subject: Phelps Gas Station
Date: Tuesday, October 21, 2025 12:12:32 PM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Thomas & Gabriella Parola DBA Love Lavender Farm

388A Corral de tierra Road

Corral de Tierra, CA 93908

10/18/2025

Dear Planning Commission Members,

I just wanted to share my support for the Phelp's gas station. I've lived off Highway 68 for a long time. I think this project would be a really good addition to our community.

That property has sat empty for years, and it would be nice to finally see something useful and well designed go there. There isn't a good, reliable place nearby to get fuel, especially diesel. On our property, we use heavy equipment to keep things cleared for fire safety, and we also run a small artesian lavender farm. Having to drive all the way to South Salinas in the middle of the day for fuel really throws off our work and makes things harder than they need to be.

A local station would make a big difference—not just for us, but for neighbors, commuters, and other small operations along Highway 68. It would save time, reduce extra trips, and create a more complete, convenient community feel.

Thanks for considering it, and for all the work you do for our area.

Sincerely,

Thomas Parola

Corral de Tierra Resident & Business Owner

From: [Mike Grim](#)
To: [Jensen, Fiona](#)
Subject: Gas Station Hwy 68
Date: Wednesday, October 22, 2025 11:50:20 AM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Michael Grim
22840 Bravo Place
Salinas, CA 93908

Monterey County Planning Commission
168 W. Alisal Street
Salinas, CA 93901

To: Monterey County Planning Commission,

My wife and I have lived in Toro Park for over 35 years, and we're very happy to share our support for the proposed gas station at the corner of Highway 68 and Corral de Tierra Road. When the previous station was open, it was part of our daily routine. I'd stop there to fill up our cars and grab my morning coffee on the way to work—it was easy, safe, and convenient.

Rebuilding this station would give local residents a safe and reliable stop close to home, with easier access and better traffic flow than before.

We appreciate that the new design fits the character of the area and will make a positive difference for everyone who lives and drives through this community.

Thank you for considering this important project.

Warm regards,
Michael Grim

Mike Grim

TriCord Tradeshow Services

Cell: (831) 320-8406

Office: (831) 883-8600

www.tricord.net

From: [Jeff Pomo](#)
To: [Jensen, Fiona](#)
Subject: Gas Station at Highway 68 & Corral de Tierra Rd
Date: Wednesday, October 22, 2025 11:44:50 AM

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Ms. Fiona Jensen

Monterey County Planning Commission
168 W. Alisal Street
Salinas, CA 93901

Dear Ms. Jensen,

We are writing to express our support for the proposed gas station at the corner of Highway 68 and Corral de Tierra Road. As residents of Harper Canyon, we used the previous gas station frequently when it was open and truly valued the convenience it provided to our family.

Reopening this gas station would allow us and many other local residents to safely and easily access fuel without having to travel several miles out of the way. With Highway 68 being such a busy corridor, having a nearby and well-designed fueling station enhances both safety and convenience for families in the area.

We appreciate that the project has been thoughtfully designed to fit the rural character of Corral de Tierra and believe it will be a positive addition to our neighborhood.

Sincerely,
Jeff & Jennifer Pomo

51 Harper Canyon Rd
Salinas, CA 93908

From: [Megan Laughton](#)
To: [Jensen, Fiona](#)
Cc: [chuck laughton](#)
Subject: Gas Station & Convenience Store Corner Corral de Tierra Road and Hwy 68 - Monterey County Planning Commission
Date: Wednesday, October 22, 2025 11:22:40 AM
Attachments: [image001.png](#)
Importance: High

This Message Is From an External Sender

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Planning Commission Members,

We are writing to express our support for the proposed gas station and convenience store at the corner of Corral de Tierra Road and Highway 68.

Our family of six lives in Toro Sunshine and travels frequently to Pattee Ranch in Corral de Tierra to feed and care for our horse. Having a safe and convenient location nearby to refuel, especially with diesel for our vehicles, and grab quick snacks for our four active boys would be a tremendous benefit.

Beyond convenience, we appreciate that the proposed design aligns beautifully with the previously approved Neighborhood Shopping Village. The thoughtful architecture and rural character will enhance the area and complete the original vision for a true, self-contained neighborhood center that serves the daily needs of local residents and commuters alike.

We respectfully urge the County to approve this well-designed and much-needed project. It will bring life back to a long-vacant corner and provide essential services in a way that complements the community's character and landscape. Please reach out with any questions.

Sincerely,

Megan & Charlie Laughton
20452 Franciscan Way
Corral de Tierra, CA 93908



This page intentionally left blank