

Summary for Electronic Document Submittal

Lead agencies may include 15 copies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH# _____

Project Title: Jimenez Salvador Jr Tr (The Red Barn)

Lead Agency: County of Monterey Housing & Community Development - Planning

Contact Name: Mary Israel

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Project Location: Aromas (Unincorporated) Monterey
City *County*

Project Description (Proposed actions, location, and/or consequences).

Use Permit Amendment to ZA-3117 and ZA-3269 to amend the parking and sales area and expanded operations as described in a General Development Plan. The Amendment to the Use Permit amends the size and location of parking and sales area for open air retail and wholesale sales in the Light Commercial zoned area of the property, relocating operations impacted from loss of 8.74 acres of the 41.50-acre property due to CalTrans construction and adding onsite storage for vendors. The General Development Plan addresses expanding potential uses from open air retail and wholesale sales to events such as corporate events, weddings and quinceñeras within the Red Barn structure and electric carts, nursery events, outdoor movies, paintball club in addition to the parking and sales area for open air retail and wholesale sales in outdoor areas.

Through this Planning Permit and subsequent grading permits and construction permit 22CP00896 (Extended Application), for construction of a new wastewater treatment system to connect restrooms (20CP01271) for a 7 day a week property operation, code violation cases 22CE00422 and CE080396 will be resolved.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential to create Aesthetic impacts in the form of offsite glare and blocking views, Mitigation Measure AES-1 requires views of the Red Barn from US 101 to be maintained, Mitigation Measure AES-2 requires the drive-in movie screen to be installed only after County review of the orientation to avoid off-site glare.

Potential to disturb cultural resources during ground disturbance (grading), Mitigation Measure C-1 requires cultural resource pre-construction meeting, construction crew training, and an on-site archaeological monitor and stop work if any resources are discovered.

Potential to disturb Tribal Cultural Resources during ground disturbance (grading), Mitigation Measure TRC-1 requires Tribal Cultural Monitor to be present during ground disturbing activities.

Potential to result in a net increase in GHG emissions above existing conditions, Mitigation Measure GHG-1 requires at least 10 percent of parking spaces to be EV charging station capable and for solar panels to be installed on the site to produce 94 kilowatts of power per year to balance for the net increase in annual emissions (estimated at 473.4 CO₂e).

Potential for nuisance noise from paintball club activities, Mitigation Measure N-1 reduces the hours that the paintball activities shall occur to the hours of 10 a.m. to 8 p.m.

Potential intensification of water use in a critically overdrafted Pajaro Valley-Corralitos subbasin, Mitigation Measure HYD-1 requires the onsite well to be monitored for output and for the owner to submit annual water usage reports to EHB and HCD for at least six years and then on demand.

Corrective measures will be taken if the total use exceeds 2.44 AFY. Mitigation Measure HYD-2 requires all water fixtures installed on the property to be low-flow fixtures. Standard condition of approval for North County Landscaping Plan requires the owner to only install drought-tolerant landscaping.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Land Use and zoning of the rear section of the property is Residential. It is not proposed for commercial uses. Multiple code violations have been called in and assessed on the property, some require resolution through permitting and others indicate that there are concerns with noise and traffic in the residential neighborhood to the southeast.

Provide a list of responsible or trustee agencies for the project.

CalTrans