

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies 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 #: 2024040732

Project Title: Jimenez Salvador Jr Tr (The Red Barn) [Use Permit Amendment/Revised General Development Plan]

Lead Agency: County of Monterey Housing & Community Development

Contact Name: Mary Israel

Email: israelm@countyofmonterey.gov

Phone Number: (831)755-5183

Project Location: Aromas, unincorporated County of 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 quinceañeras within the Red Barn structure and expanded parking and sales area for open air retail and wholesale sales in outdoor areas.

Through this Planning Permit and subsequent grading permits and construction permits, 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 blocking views of the Red Barn, Mitigation Measure AES-1 requires views of the Red Barn from US 101 to be maintained. Potential to disturb nesting birds during grading activities, Mitigation Measure BIO-1 requires construction to commence prior to the nesting season (February 1 and August 31). If this is not possible, a pre-construction survey for nesting birds shall be conducted by a qualified biologist within one week prior to activity beginning on-site, appropriate no-work buffers would be applied, qualified biologist would indicate when buffer can be removed (after fledging or nest failure). Potential to disturb special-status wildlife by indiscriminate use of outdoor lighting during dusk and evening events, Mitigation Measure BIO-2 requires Wildlife-Safe Outdoor Lighting. 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 stations. 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.

Public raised concern with potential impacts to biological resources. Therefore, County contracted a qualified Biological consultant team to survey and assess potential impacts. Two mitigation measures were added to the Mitigated Negative Declaration (MND) after circulation of the Draft Initial Study/MND which are included in this recirculated draft.

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.

The Proposed Project would not have significant effects on the environment once County's standard conditions of approval and mitigation measures are implemented. Implementation of mitigation would reduce impacts to aesthetics, greenhouse gasses, biological resources, hydrology, and tribal cultural resources.

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

CA State Water Resources Control Board (El Camino WS #16)
CalTrans (traffic and vendor issues on CalTrans right of way)