

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024040732**Project Title:** Jimenez Salvador Jr Tr (The Red Barn) [Use Permit Amendment/Revised General Development Plan]

Lead Agency: County of Monterey

Contact Person: Mary Israel

Mailing Address: 1441 Schilling Place South 2nd Floor

Phone: (831) 755-5183

City: Salinas

Zip: 93901

County: Monterey

Project Location: County: Monterey

City/Nearest Community: Aromas

Cross Streets: U.S. Highway 101 and San Juan Road (1000 Harry Ellingwood Road)

Zip Code: 95004

Longitude/Latitude (degrees, minutes and seconds): 36 ° 51 ' 14 " N / 121 ° 37 ' 56 " W Total Acres: 31.5

Assessor's Parcel No.: 141-013-035-000

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 101

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: Recirculated

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: General Development Plan**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 52,642

Acres 31.5

Employees 75

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: Events -- corporate, wedding, quinceñeras**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☒ Other: Greenhouse gas emissions**Present Land Use/Zoning/General Plan Designation:**

Light Commercial, Rural Density Residential

Project Description: (please use a separate page if necessary)

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. Additional 34,500 sq. ft. of vendor space and 18,140 sq. ft. vehicle access area on the approx. 156,880 sq. ft. vending area and approx. 307,000 sq. ft. parking and vehicle access. 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 in addition to the parking and sales area for open air retail and wholesale sales in outdoor areas. Additional Assessor's Parcel Numbers 141-013-034-000, 141-013-037-000 & 141-131-025-000

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 18, 2025 Ending Date January 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Jimenez Salvador Jr Tr</u>
Address: _____	Address: <u>14601 Roland Canyon Road</u>
City/State/Zip: _____	City/State/Zip: <u>Salinas, CA 93908</u>
Contact: _____	Phone: <u>(831) 596-5936</u>
Phone: _____	

Signature of Lead Agency Representative: /s/ Mary Israel, Supervising Planner Date: 12/16/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.