COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

Planning – Building – Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DELCARATION
MONTEREY COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared an Initial Study (IS) for a General Development Plan (Jimenez Salvador Jr Tr [The Red Barn], File Number PLN140602) at 1000 North Highway 101, Aromas (main APN 141-013-035-000) which indicates that a draft Mitigated Negative Declaration (MND) be recirculated, pursuant to the requirements of CEQA (see description below).

Pursuant to Section 15073.5 of the CEQA Guidelines, the Draft IS/MND is being recirculated for public review as it has been revised after public notice of its availability has previously been given (SCH#2024040732). The Recirculated IS/MND has been revised (in strikeout/underline) to include updates to the following study: Biological Resources Memorandum for the Proposed Red Barn Revised General Development Plan and Use Permit Project, Aromas, Monterey County, California (HCD Library Doc. No. LIB250408). Other edits that were made post-circulation were made at the request of commenters such as the applicant, who reduced the scope of the project. The County requests that reviewers limit the scope of their comments to only the portions of the Recirculated IS/MND that have changed. Comments on both documents, the Draft MND circulated from April 17, 2024, to May 17, 2024, and this Recirculated IS/MND will be included in the Final MND. The recirculated IS/MND, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California, and Monterey County Free Libraries Prunedale Branch at 17822 Moro Road, Prunedale. The IS/MND are also available for review in an electronic format by following the instructions at the following link: https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents .

The Board of Supervisors will consider this proposal and an appeal of a previous decision on the Project at a meeting in the spring of 2026 in the Monterey County Board of Supervisors Chambers, 168 West Alisal St, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **December 18, 2025** to **January 20, 2025**. Comments can also be made during the public hearing.

Project Description: 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 properties are located at 1000, 1050, 1060 and 1150 North Highway 101, Aromas (Assessor Parcel Numbers 141-013-034-000, 141-013-035-000, 141-013-037-000 & 141-131-025-000), North County Area Plan.

We welcome your comments during the 33-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@countyofmonterey.gov

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature, and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Housing & Community Development requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Housing & Community Development
Attn: Mary Israel
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Jimenez Salvador Jr Tr (The Red Barn); File Number PLN140602

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

___ No Comments provided
___ Comments noted below
___ Comments provided in separate letter

COMMENTS: _____

_____

_____

DISTRIBUTION

1. State Clearinghouse (1 copy of the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Region 4, Renee Robison
7. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
8. Aromas Tri-County Fire Protection District C/O CSG Consultants
9. Monterey County Water Resources Agency
10. Monterey County HCD-Engineering Services
11. Monterey County HCD-Environmental Services
12. Monterey County Public Works, Facilities & Parks
13. Monterey County Environmental Health Bureau
14. Monterey County Sheriff's Office
15. Monterey County Free Libraries Prunedale Branch
16. Jimenez Salvador Jr Living Trust, Owner
17. Joel Panzer, Agent
18. Gail Hatter, Supporting Agent
19. The Open Monterey Project
20. LandWatch Monterey County
21. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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46. Patricia Waibel (patricia.waibel@managementtrust.com)
47. Mary Hsia-Coron (maryhsiacoron@gmail.com)
48. Andy Hsia-Coron (andyhc7@gmail.com)

RECIRCULATION READERS GUIDE

This Readers Guide is provided to facilitate reviewing changes between this Mitigated Negative Declaration and Initial Study Checklist (Recirculated IS/MND) and the Draft IS/MND previously circulated for public review for The Red Barn Amended Use Permit Project (proposed project): PLN140602.

The Draft MND was previously circulated for public review from April 17, 2024, to May 17, 2024 (a 30-day public review period). All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft MND to the County of Monterey. Since the previous circulation, portions of the Draft IS/MND have been revised to provide additions and changes to the environmental analysis, pertaining to the issue area of the Project Description (reduced proposed uses), minor edits to the Cultural Resources and Air Quality sections, and substantial edits to the Biological Resources section. The edits which reflected reduced proposed uses and minor edits in response to public comments were done on November 21, 2024 and presented to the Planning Commission for review and adoption with the project on December 11, 2024. An appeal of the decision recommended the need for additional research and environmental review to better reflect the potential impacts of the Project on Biological Resources. Edits to the Draft IS/MND to reflect research on Biological Resources were done in December, 2025.

County of Monterey is recirculating the Draft IS/MND for public review pursuant to Section 15073.5 of the State CEQA Guidelines because a portion of it has been substantially revised after public notice of its availability was previously given. The County requests that reviewers limit their comments to the revised portions of the Recirculated IS/MND. Comments on the previously distributed Draft IS/MND and this Recirculated IS/MND will be included in the presentation of the Final MND to decision makers (the Board of Supervisors). Therefore, County requests that comments, if any, be made only on the text indicated in "strikeout/underline" format, which captures revisions to the previously circulated Draft IS/MND. The reader can view all deleted text as indicated in strikethrough format.

New comments must be submitted to County of Monterey. Comments on the Recirculated IS/MND must be received no later than January 18, 2026 (a 30-day public review period) and should reference the project name: The Red Barn Use Permit Amendment Project. Comments can be emailed to ceqacomments@countyofmonterey.gov. Comments can be mailed to the following address:

Housing and Community Development ATTN:
Mary Israel
1441 Schilling Place, South Building 2nd Floor
Salinas, CA 93901