

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# 2019119091

Project Title: 11721 Hidden Valley LLC

Lead Agency: County of Monterey Resource Management Agency-Planning

Contact Name: Kenny Taylor, Associate Planner

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Project Location: 11729 Hidden Valley Road, Carmel Valley Monterey
City County

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

Administrative Permit and Design Approval to allow and operate a private winery, not open to the public, producing approximately 300 cases of wine per year. The property is located at 11721 Hidden Valley Road, Carmel Valley off Laureles Grade Road, between Highway 68 and Carmel Valley Road. The 11.3 acre property is currently improved with a single family dwelling, an accessory dwelling unit, a garage, and approximately 1.35 acres of vineyards (referred to as the East vineyard). The proposal involves:

1. A 1.6 acre expansion of the vineyard (referred to as the West vineyard) bringing the total vineyard area to 2.95 acres;
2. Construction of a 3,018 square foot, 3-level barn with a 937 square foot equipment storage area, half bath, and mechanical room on the lower level, 1,551 square foot main level surrounded by a 1,771 square foot outdoor patio with the main level including a bar, seating area, full bathroom, and storage area, and a 530 square foot a loft (third level) with office space;
3. Construction of an 853 square foot wine cave with a fermentation tank, area for storage of wine barrels, and cold storage area;
4. An approximately 400 square foot crush pad attached to the wine cave; and
5. Grading of 1,815 cubic yards cut and 2,150 cubic yards of fill for improvements to access through the west vineyard driveway and turn around at the barn and wine cave, and excavation for the wine cave and building foundations.

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

Less than significant impacts have been identified for air quality, geology/soils, greenhouse gas emissions, hydrology/water quality, land use/planning, noise, traffic, tribal cultural resources, wildfires.

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

N/A

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

Air Resources Board, Caltrans District #5, Department of Food & Agriculture, Native American Heritage Commission, Public Utilities Commission, Regional Utilities Commission, Regional WQCB #3, Department of Water Resources, Monterey Bay Air Resources District, Regional Water Quality Board, Central Coast.