

Exhibit A

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DRAFT RESOLUTION

*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

Resolution No.

26CP00819 - HISTORIC RED BARN

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) Approve the Construction Permit to allow the exterior alterations to repair with limited replacement of damaged exterior aluminum siding on the 20,000 square foot steel-framed Historic Red Barn. Colors and materials to match the existing historic appearance including the aluminum siding.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on June 4, 2026, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, On March 30, 2026, Salvador Muñoz (applicant) filed with the County of Monterey, an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn.

WHEREAS, the subject parcel is located at 1000 N Hwy 101, Aromas (Assessor's Parcel Number 141-013-035-000), North County Inland Area Plan. The property is zoned Rural Density Residential Zoning and Light Commercial. Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, the property is an approximately 6.5 acres and is located off U.S. Highway 101, located near the residential neighborhood called Ballantrae Estates. The subject property is currently developed with the 20,000 square foot Red Barn, an office trailer, a restroom trailer, and multiple compact non-habitable accessory structures to serve as vending stands and storage associated with their previously approved General Development Plan. Previous building permits have been issued on the site for structures other than the Red Barn, including a construction permit was issued August 27th, 2025, to replace the restroom trailer with two 786 square foot accessory structures to serve as restrooms.

WHEREAS, previously known as the Elingwood Hay Company Barn, the subject property was constructed in 1945 with an exterior wall-cladding of Kaiser aluminum siding over a steel three-hinged arch support method of construction. The barn is 20,000 square feet, 200 feet long, and 100 feet wide, with a height of 52 feet. The barn's exterior went unpainted before 1970, with the

exception to previous advertisements displaying on the sides, as well as the barn 's own advertising in large block letters that said "World's Largest Hay Barn" on the roof. The exterior was painted red in 1970 along with the installation of the existing skylights. Sliding aluminum doors were added on the front & rear elevations in 1976 (see DPR 523A provided for full history of the subject property). Due to age and wear, over time, areas along the exterior wall-cladding have deteriorated and require repair and minor replacement.

WHEREAS, An Historic Report was prepared by Kent Seavey on March 28, 2026. It states that the subject property is a listed as a contributing resource in the Monterey County Historic Resources Inventory, as approved by the Monterey County Historic Resources Commission in 2010, through California State DPR523. Presently, the subject property retains its historic appearance and reputation as an 'iconic agricultural feature of the landscape' in association with the agricultural development Post-World War II, with the 1970 red exterior and skylights as well as the 1976 aluminum door additions. The DPR 523A Assessment states that the structure qualifies at a state level for listing in the California Register due to the method of construction and size.

WHEREAS, the intent of the current owners is to replace the deteriorated aluminum siding throughout the barn, matching in kind, the historic features. The proposed project as seen on the design drawing provided consists of the needed repair and replacement of damaged exterior aluminum siding, matching in like of the existing stamped aluminum pattern. The work will be limited to the building envelope and does not include any expansion, alteration of the building footprint, or modification to the existing structural system. The contractor shall repair, as needed, the siding based on field conditions, prioritizing preservation of existing materials. Replacement of siding shall be limited to areas where material is deteriorated beyond repair, as determined in the field. The intent is to preserve and maintain the historic character of the structure, in compliance with applicable Monterey County Historical Review Board (HRB) requirements.

WHEREAS, the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) provides the framework for evaluating the impact of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration & reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project the treatment approach is rehabilitation. Out of the ten standards for rehabilitation, only the first six apply:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed repair & replacement of damaged siding will allow the Red Barn to retain its commercial building use in keeping with this Standard.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The proposed repair and limited replacement of deteriorated exterior wall cladding, with in-like-kind aluminum panels, matching the historic 1945 period of Significance is consistent with this Standard.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project, employing in-like-kind materials for the project will not create a false sense of historical development, consistent with this Standard.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The barn skylights & sliding doors added in the 1970s are over fifty years of age and can be considered as historic features of the subject property, making them consistent with this Standard.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Both materials and their method of construction are consistent with this Standard.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Again, the employment of in-like-kind materials and the maintenance & repair approach to the project are consistent with this Standard.

WHEREAS, A phase II historic report was prepared by Kent L Seavey (HCD-Planning File No. LIB260113) dated March 28th, 2026, which concludes that the project would be consistent with the Secretary of the Interior's Standards.

WHEREAS, the project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because this exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. The minor renovation of this project meets this criterion for an exemption.

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends approval of the Administrative Design Approval subject to the following findings, which are supported by the listed evidence:

Finding: The project qualifies for a categorical exemption from the CEQA Guidelines pursuant to CEQA Guidelines section 15331.

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, additions, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

- Evidence:
1. Construction Permit Application and other materials in file 26CP00819
 2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
 3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
 4. Historic Resources Inventory (DRP523A) prepared by Kent Seavey, Preservation Consultant, dated 2010.
 5. Phase II Historic Assessment, prepared by Kent Seavey, dated March 28, 2026.
 6. Oral testimony and HRRB discussion during the public hearing and the administrative record.
 7. The State CEQA Guidelines.

Passed and adopted on this 4th day of **June**, 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name Jordan Evans-Polockow, HRRB Secretary

Date June 4, 2026