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February 14, 2013

434834

John Thompson  
Thompson Holdings, LLC  
P.O. Box 2015  
Horsham, PA 19044

Subject: Paraiso Springs Resort - PLN040183  
Stream Channel Modification  
Response to Comments from Monterey County

Dear John:

We have reviewed the February 2, 2013 email from John Ford of the Monterey County Planning Department, regarding the subject Project and offer the following responses relative to information requested. The questions from the email have been included below in italics, for ease of reference. Our response immediately follows each question as listed below.

1. *Q. An engineered plan showing the existing contours along the stream channel, including the existing grades and the proposed changes to the channel including removal of the culvert, recontouring of the channel and improvements for the crossing locations*

A. Existing elevation contours along the stream channel are shown on the Project Site Plan included on the Tentative Map, previously submitted to the County on 5/18/12. Proposed changes to the stream channel include the following:

- Removal of existing small diameter metal culverts at four locations (see attached Site Plan). As part of this work, the stream bed and banks would be reconstructed to match the existing channel section adjacent to these work areas and to a stable side slope per geotechnical recommendations. Disturbed channel areas would be revegetated with native grasses via hydroseeding.

- Portions of the Project will encroach into the 50-ft top of bank setback zone and rock slope protection will be installed in the channel to prevent erosion, per County Code 16.16.050K. The general location and installation details are included in the Stream Setback Plan Technical Memorandum, dated 4/20/12, previously submitted to the County.
- New stream channel crossings for new roadways are proposed at two locations. These locations and roadway widths are shown on the Tentative Map. The crossings are planned to be clear-span concrete slab bridges on pile foundations. The bridge spans would be approximately 50 ft long. Rock slope protection would be installed on the channel banks beneath and approximately 25 ft upstream and downstream of the bridge abutments for erosion and scour protection. Disturbed channel areas would be revegetated with native grasses via hydroseeding. Another similar type bridge will cross the proposed pond immediately north of the main Hotel building (see attached Site Plan).

2. *Q. The potential impacts to wetlands need to be identified. This would include impacts in the existing stream channel where modifications are proposed and areas of riparian vegetation along the eastern stretch of the channel, particularly where the stream crossing is shown. WRA did the wetland delineation, but did not evaluate the impacts associated with any activities around the stream. They indicate there will be no impacts to the stream channel. Right now there is no assessment of the potential impact on the channel for either minimal improvements (channelization and stream crossings) or for the re-circulating stream.*

A. Wetland impacts will be addressed by others.

3. *Q. If the recirculating stream is to be analyzed, we need to know where the water will come from, the volume of water used, and the source of the water. Please define the extent of the recirculating stream, and what improvements are needed to the channel to accommodate the stream. How will the recirculating stream affect water supply? The biologist should assess what impact the recirculating stream will have on the vegetation along the stream channel there is a portion of the stream that goes through oak woodland.*

A. A pond is proposed as a landscape feature located between the Hotel and Hotel parking lot, as shown on the Tentative Map. The pond would have a surface area of approximately 15,000 to 20,000 sf and a depth of 5-10 ft. It would be constructed in an area where the stream currently is contained in an existing culvert and would be connected to the existing stream channel at the westerly and easterly ends of the pond. The stream connections are anticipated to be graded transitions and armored with landscape-type amenities, such as boulders. The water source for the pond would be natural springs water piped from the spa overflow. As the springs flow constantly, the pond would fill and then spill excess water down the existing stream channel, as is the current condition. Because springs water would be used to fill the pond, no effect on the Project water supply is anticipated. A pond liner is

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anticipated to control seepage and retain water volume. The pond would likely include an aeration system to maintain water quality.

Thank you.

Sincerely,

CH2M HILL Engineers, Inc.

A handwritten signature in black ink, appearing to read "David Von Rueden". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

David Von Rueden  
Sr. Project Manager

Attachments

c: file



NOT TO SCALE



Paraiso Springs Resort  
Site Plan

SCALE: NOT TO SCALE  
DATE: 02/12/2013