

Planning for Success.

DRAFT ENVIRONMENTAL IMPACT REPORT

PARAISO SPRINGS RESORT

State Clearinghouse # 2005061016

VOLUME II APPENDICES

PREPARED FOR

County of Monterey

July 2013

EMC PLANNING GROUP INC. A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831.649.1799 Fax 831.649.8399 www.cmcplanning.com

Table of Contents

Appendix A

- 1. Notice of Preparation
- 2. Proposed Mitigated Negative Declaration
- 3. Notice of Preparation Responses

Appendix B CalEEmod

Appendix C Biological Resources

- 1. *Paraiso Hot Springs Biological Assessment (Final)* (Rana Creek Environmental Planning 2005)
- 2. Forest Management Plan for Residential Parcel APNs 418-361-004, 418-381-002, 418-381-021, Paraiso Springs, 34358 Paraiso Springs Road, Monterey County, California (Forest City Consulting 2005)
- 3. Interim Report for the Bat Assessment Survey for Paraiso Springs Resort (Central Coast Bat Research Group 2008)
- 4. *Habitat Assessment for California Tiger Salamander and California Red-Legged Frog* (Rana Creek Environmental Planning 2008)
- 5. *Paraiso Hot Springs Biological Assessment Supplement* (Rana Creek Environmental Planning 2008)
- 6. Central Coast Bat Research Group. Report for the Bat Assessment Survey for Paraiso Springs Resort (Central Coast Bat Research Group 2008)
- 7. Section 404 Wetland Delineation Paraiso Springs Resort (WRA Environmental Consultants 2009)
- 8. *Paraiso Springs California Tiger Salamander 2010 Spring Survey Results* (Biological Consulting Services 2010)
- 9. Paraiso Springs 2010 California Red-Legged Frog Visual Survey Results (Biological Consulting Services 2010)
- 10. *Biological Assessment for the Paraiso Springs Road Widening* (WRA Environmental Consultants 2012)
- 11. Paraiso Springs Resort PLN040183: Stream Channel Modification (CH2M HILL 2013)
- 12. *Paraiso Springs Resort Monterey County PLN 040183* (Regan Biological and Horticultural Consulting 2013)
- 13. *Paraiso Springs Resort Riparian Impact Assessment* (WRA Environmental Consultants. 2013)

Appendix D Geology

Landset Engineers 2004 Geologic and Soil Engineering Feasibility Report for Paraiso Hot Springs SPA Resort, Monterey County, California (December 2004)

Appendix E Hazards

Phase I Environmental Assessment (Lee & Pierce, Inc)

Appendix F Hydrology and Water Quality

- 1. *Geologic and Soil Engineering Feasibility Report* (Landset Engineers 2004)
- 2. *Existing Hydrologic and Hydraulic Site Conditions* (CH2MHill 2005)
- 3. *Paraiso Springs Resort: Response to Hydrology and Hydraulic Analysis and Erosion Control Measures Review Comments* (CH2M Hill 2008)
- 4. Response to Preliminary Engineering Reports for Paraiso Springs Hot Springs Prepared by CH2MHill dated August 2010 (Monterey County Water Resources Agency 2010)
- 5. Paraiso Springs Resort Drainage Analysis and Drainage Plan Comments, May 2, 2012 (CH2MHill 2012)
- 6. *Stream Setback Plan* (CH2MHill 2012)
- 7. Letter re. Paraiso Springs Resort PLN040183 Stream Channel Modification Response to Comments from Monterey County (CH2M Hill 2013)
- 8. *Stream Setback Plan* (CH2MHill 2013)

Appendix G Public Services and Utilities

Wastewater

- 1. Paraiso Springs Resort Estimated Wastewater Production and Proposed Treatment, Irrigation, and Storage (CH2MHill 2010);
 - Memo to EMC Planning Group, subject: Paraiso Springs Resort Review of Wastewater (Wallace Group 2012).
 - 1b. Memo to EMC Planning Group, subject: Paraiso Springs Resort Review of Wastewater. Comments to Applicant's response to Comments –Wastewater (Wallace Group 2013).
- 2. Dave Von Rueden, CH2MHill. Email message to applicant, March 2013.

Potable Water Source, Demand and Quality

- 3. *Paraiso Springs Resort Estimated Potable Water Demand* (CH2MHill 2009)
 - 3a. Memo to EMC Planning Group, subject: Paraiso Springs Resort Review of Water System (Wallace Group 2012).

- 3b. Memo to EMC Planning Group, subject: Paraiso Springs Resort Review of Water System. Comments to Applicant's Response to Comments – Water (Wallace Group 2013).
- 4. *Field Pilot Test Report Paraiso Hot Springs Potable Water Treatment Plant: Fluoride Treatment and AD74 Absorption* (AdEdge Technologies, 2012)
- 5. *Paraiso Springs Resort Fluoride Water Treatment Regeneration Effluent Analysis* (Culligan MATRIX Solutions 2012).

Stormwater Drainage

- 6. *Paraiso Springs Road: Existing Hydrologic and Hydrologic Site Conditions* (CH2MHill 2005).
- 7. Paraiso Springs Resort Response to Hydrology and Hydraulic Analysis and Erosion Control Measures Review Comments (CH2MHill 2008).
- 8. *Paraiso Springs Resort Drainage Analysis and Drainage Plan Comments* (CH2MHill 2012).

Appendix H Traffic

- 1. Paraiso Springs Resort Traffic Analysis Report (Hatch Mott MacDonald 2008)
- 2. *Paraiso Springs Resort Traffic Analysis Report. Final Report* (Hatch Mott MacDonald 2011)
- 3. *Peer Review of the Traffic Study Report for the Paraiso Springs Resort Project in Monterey County, California.* (Hexagon Transportation Consultants 2011)
- 4. *Paraiso Hot Springs Resort, Monterey County California Traffic Analysis Response to Commentst* (Hatch Mott MacDonald 2011)

This page intentionally left blank.