2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed Paraiso Springs Resort Development (hereinafter "proposed project") is located approximately 130 miles south of San Francisco in unincorporated southern Monterey County in the western foothills of the Central Salinas Valley, approximately seven miles west of the City of Greenfield at the western terminus of Paraiso Springs Road (Figure 2.1, Regional Location, and Figure 2.2, Project Vicinity).

2.2 ENVIRONMENTAL SETTING

Site Characteristics

The project site consists of about 235 acres nestled in the mouths of the Paraiso Springs Valley and Indian Valley and extending westward into the foothills between the crest of the Sierra De Salinas Foothills and the Salinas Valley. The site and is bordered to the east by grazing and farm land, and to the north, south and west by the Santa Lucia Mountains. Happy Valley is located on the other side of the ridge to the south of the site. The surrounding land is designated by the *Monterey County General Plan* for farmland and rural grazing uses, and is currently used for agriculture and vineyards, and grazing in the steeper areas.

The project site itself is designated as "Commercial" in the 1982 *Monterey County General Plan* and is zoned for "Visitor Serving/Professional Office." Several single-family residential uses are located below and to the east of the project site on Paraiso Springs Road. The project site is located at 34358 Pariaso Springs Road and is comprised of Assessor's Parcel Numbers 418-381-021-000, 418-361-004-000, and 418-381-022-000. Surrounding land use and parcel boundaries are illustrated in Figure 2.3, Aerial Photograph, and Figure 2.4, Parcel Boundary and Site Characteristics.

The project site is visible on the approach from Paraiso Springs Road and is identifiable by several tall palm trees. The buildings currently located on the project site consist of 15 vernacular cabins along the hillside, a changing room, a recreation room, indoor and outdoor baths, six mobile homes, a lodge, a workshop, a yurt compound[1], and several small outbuildings. Photographs of the project site are presented as Figure 2.5a and Figure 2.5b, Project Site Photographs.

Vegetation and Wildlife

The project site is comprised of areas that contain non-native landscape plantings, eucalyptus, palm trees, live oak woodland, Diablan sage scrub, baccharis scrub, riparian, wetlands, and annual grasslands. The project site contains approximately 11,000 trees, the majority of which are coast live oaks (Forest City Consulting 2005). The site supports a variety of wildlife including invertebrates, amphibians, reptiles, birds, and mammals.

[1] A yurt is a portable, covered, framed dwelling structure.

Climate

The project site is located in the Mediterranean climate zone typical of California, with moderate temperatures throughout the year, including mild rainy seasons. The average annual precipitation at the project site is approximately 23 inches per year (CH2MHill 2008).

Geology

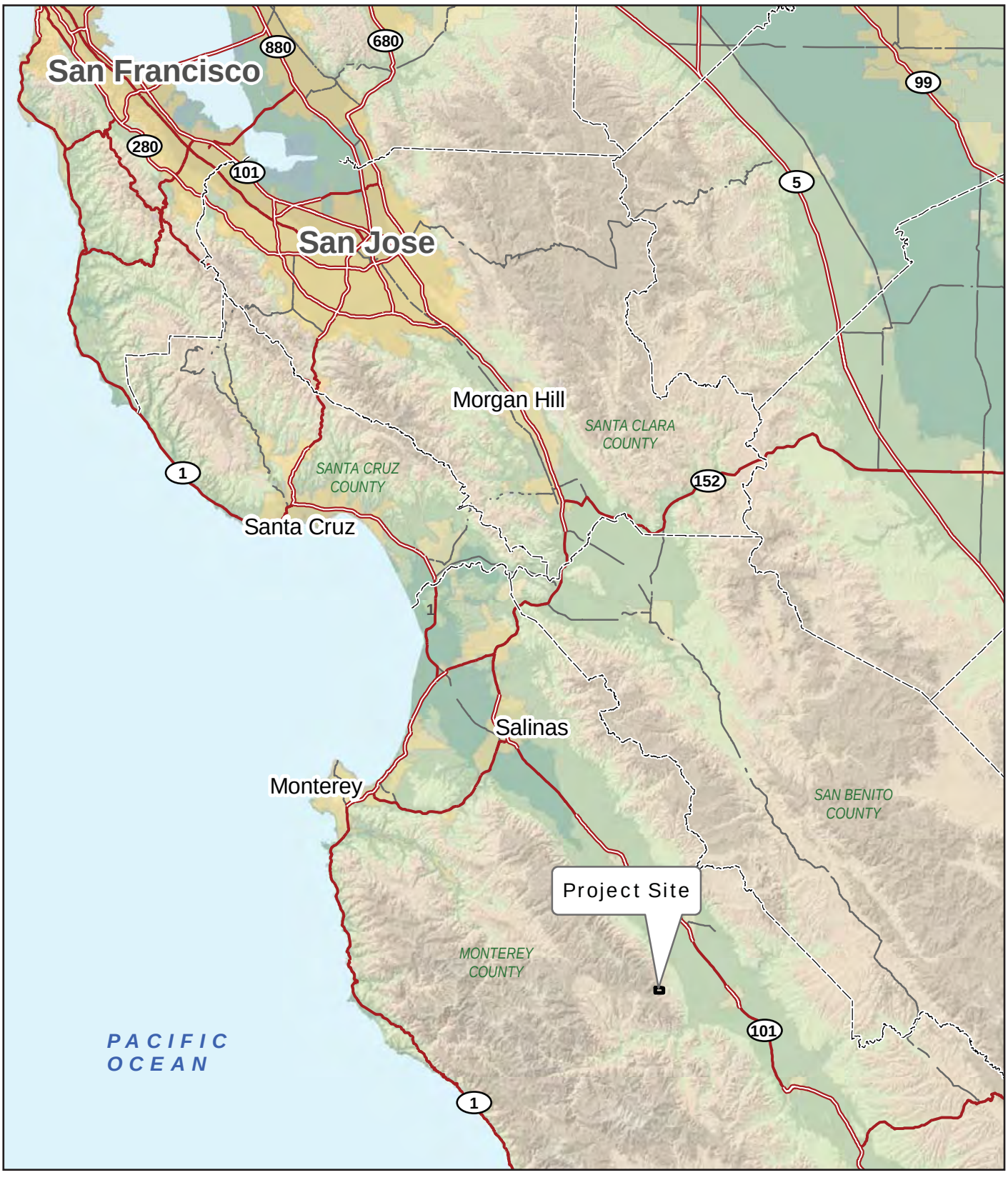
Geologic mapping of the project site and its vicinity identified a number of distinct geologic units. Situated on the east flank of the Sierra De Salinas Foothills on the west side of the Salinas Valley, the project site is underlain by Pre-Cretaceous Sierra De Salinas Schist and Cretaceous age Salinian Block granitic rocks. Overlying the granitic rocks of the Salinian Block is a series of folded and faulted Tertiary age (Oligocene to middle Miocene) sandstones, conglomerates, and volcanics. In general, soil conditions of the upland areas of the project site are composed of bedrock and landslide deposits, while the valley areas are underlain by unconsolidated to semi-consolidated alluvium (LandSet Engineers 2004).

Cultural Resources

Prior to contact with Europeans, Native Americans made use of the hot springs located throughout the site. Evidence of Native American occupation in the area dates back several thousand years (ARM 2005). Archival research revealed that there are two recorded prehistoric sites within the project site, which consist of bedrock outcroppings containing bedrock mortars (ARM 2008), and one identified, but not yet recorded site in the area of the off-site road improvements (ARM 2012).

In 1791 several acres of land, including the project site were granted to the Spanish Padres by the King of Spain for the purpose of establishing a mission. The project site, located approximately seven miles from the Soledad mission, became known as the Vineyard of Mission Soledad (ARM 2005).

In 1866, the Church sold the project site and it was developed and operated as a recreational hot springs resort. Multiple structures were constructed on the project site; toward the end of the nineteenth and beginning of the twentieth century. Some of these structures were destroyed in a fire in 1954. In 1971 the site was designated as having historical significance by a study conducted by the County. The project site was closed to the public in 2003. In November of 2003, nine Victorian cottages and nine cabins were demolished on the property. For the purposes of CEQA, these nine Victorian cottages are considered to have been historic resources (Painter Preservation & Planning 2008).



Source: RBF Consulting 2010

Figure 2.1

Regional Location

Paraiso Springs Resort EIR

E M C

This page intentionally left blank.

0 5 miles

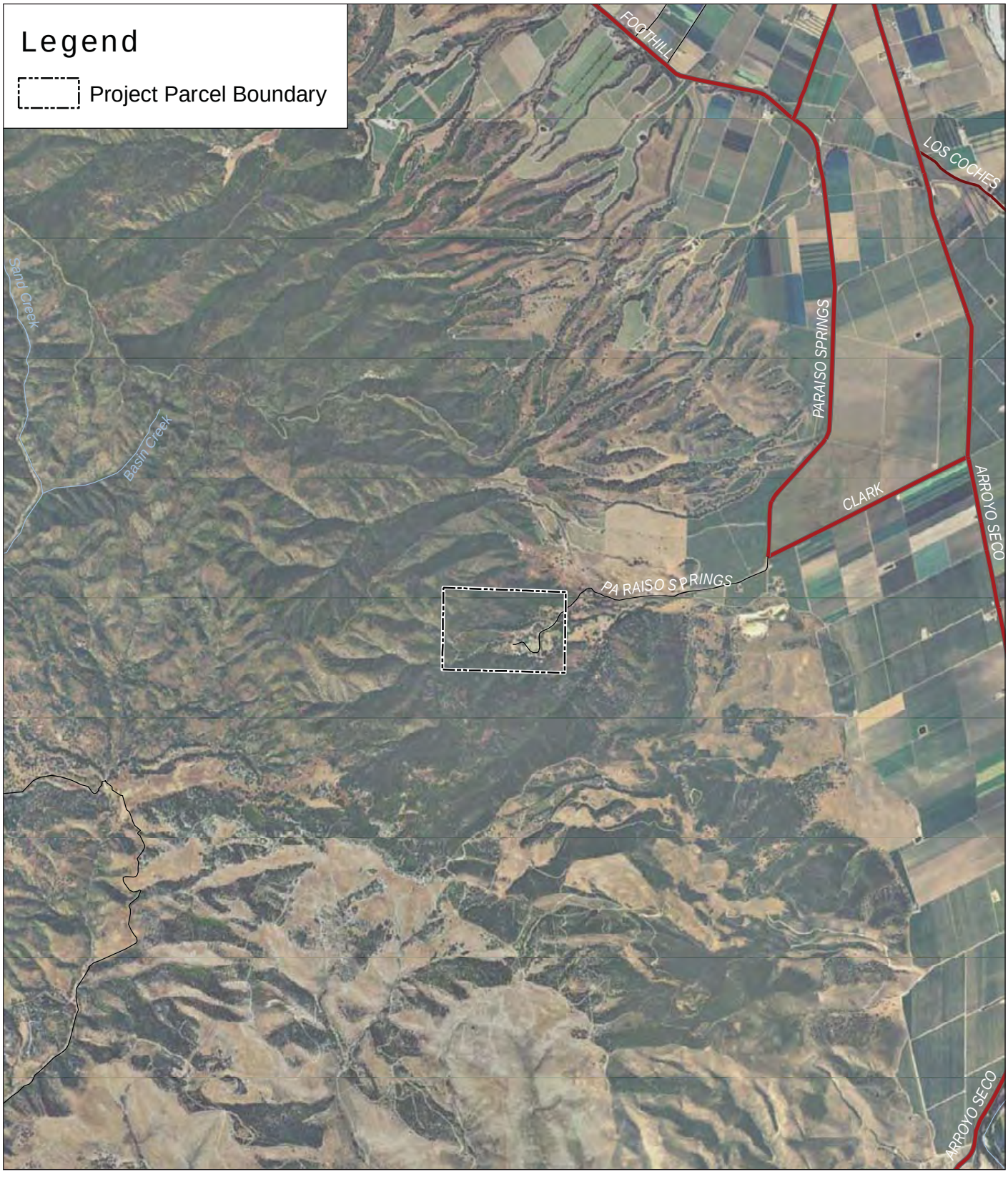
Source: RBF Consulting 2010

Figure 2.2

Project Vicinity

Paraiso Springs Resort EIR

This page intentionally left blank.



0 1 mile

Source: RBF Consulting 2010

Figure 2.3

Aerial Photograph

Paraiso Springs Resort EIR

E M C

This page intentionally left blank.

Source: RBF Consulting 2010

Figure 2.4

Parcel Boundary and Site Characteristics

Paraiso Springs Resort EIR

E M C

This page intentionally left blank.

Photo: Internal road looking north heading toward the exit of the Project Site.

Photo: Looking northwest from Paraiso Springs Road, view of the main lawn with the recreation room building in the background.

Source: RBF Consulting 2007

Figure 2.5a

Project Site Photographs

Paraiso Springs Resort EIR

E M C

This page intentionally left blank.

Photo: View of one of the existing mobile homes located in the southern portion of the Project Site.

Photo: View of the existing pool room located on the Project Site.

Source: RBF Consulting 2007

Figure 2.5b

Project Site Photographs

Paraiso Springs Resort EIR

E M C

This page intentionally left blank.

Hazards

According to the *Central Salinas Valley Area Plan* (County of Monterey 1987), the project site is located in an area subject to fire hazards. The Mission Soledad Rural Fire Protection District provides primary fire protection for the project site. The closest station is located approximately eight miles from the project site. Current on-site fire protection consists of fire hydrants, three on-site wells and storage tanks, hoses, alarms, fire pump, and extinguishers.

There are several buildings located within the project site with the potential to contain asbestos and lead due to the age of the structures. On-site chemicals and materials include regular maintenance and cleaning supplies, paint, and minor amounts of lubricant for equipment. One unused, above-ground fuel storage tank and numerous propane tanks exist within the project site.

Hydrology

The project site has a long history of groundwater use, including wells and hot springs. Three wells are located on the project site. During their site investigation, LandSet Engineers encountered groundwater at depths ranging from 11 to 55 feet below the ground surface. In the proximity of the hot springs, the depth to groundwater ranges from 11 to 18.5 feet below the ground surface. West of the hot springs, but still within the bottom of the canyon, the depth to groundwater ranges from 18.5 to 55 feet (LandSet Engineers 2004).

Floodplains and Wetlands

The Flood Insurance Rate Map (FIRM) for Monterey County indicates that the project site is in Zone X, which includes areas of minimal flooding (FEMA 2009). The main drainage feature on the project site is a defined channel that traverses the middle of the project site from west to east. The drainage channel has an approximate width of 50 feet and the current bank capacity is approximately 4,000 cubic feet per second (cfs). It is estimated that approximately 316 cfs of runoff would be generated from the watershed above the west boundary of the project site during a one percent (100 year) storm event. There are also several smaller, steeper drainage swales that enter the site from the north. *Paraiso Spring Resort (PLN040183) – Stream Setback Plan* (CH2MHill 2012b).

Transportation

Access to the project site is provided by Paraiso Springs Road, via Clark Road or River Road, which have direct access from U.S Highway 101 and State Route 68, respectively. Paraiso Springs Road is a two-lane county road that terminates at the project site. Circulation on-site is provided by private, single-lane rural dirt roads.

2.3 PROJECT OBJECTIVES

In accordance with CEQA, a statement of objectives sought by the proposed project should be clearly stated to aid the Lead Agency in developing a reasonable range of alternatives to evaluate in the EIR. These objectives are also utilized to aid decision makers in preparation of findings or statement of overriding considerations (Title 14 CCR § 15124 (b)). The following objectives outline the objectives of the project:

- Redevelop the existing vacant Paraiso Springs Resort into a world-class destination spa/resort hotel;
- Build a project that is consistent with the objectives and policies of the C*entral Salinas Valley Area Plan* and the 1982 *Monterey County General Plan*;
- Develop a mission style resort that provides visitor-serving support for the Monterey County wine corridor honoring the historic connection to the Soledad Mission's use of the property as a vineyard and retreat;
- Proactively engage the services of local businesses in the construction and on-going operation of the resort;
- Work with Monterey County, local wineries, and other related businesses to promote the Monterey wine corridor as a destination for tourism;
- Provide a therapeutic environment for wellness treatment and education;
- Utilize the existing mineral hot springs and sweeping views of the Central Salinas Valley as key amenity features;
- Provide services and amenities for both overnight and day guests;
- Provide an economically sustainable combination of hotel units and timeshare units of varying sizes;
- Create long-term employment and economic (tax revenue) opportunities for Monterey County;
- Provide an onsite interpretive display of the history and historic events associated with the Paraiso Springs Resort;
- Develop and provide opportunities to reduce greenhouse gas emissions through the provision of a shuttle service for employees and guests, and on-site programs such as the use of electric service vehicles, energy efficient building design, use of Energy Star appliances and fixtures, etc. to the extent feasible; and
- Retain a minimum of 150 acres of the project site as natural open space that would accommodate hiking trails and landscaping, and preserve the existing habitat and natural landforms.

2.4 PROJECT DESCRIPTION

Overview

Thompson Holdings, LLC (hereinafter "project applicant") currently owns the three lots of record that comprise the 235-acre site. The proposed project is a request consisting of the following elements:

A. An "After The Fact" Demolition Permit, with prior review by the Historic Resources Review Board of the County of Monterey, to authorize demolition of the nine historic cottages at the Paraiso Hot Springs Resort, November 2003 (to clear Code Violation Case CE030404/PLN040488);

B. A Combined Development Permit consisting of:

1. A General Development Plan to allow the phased redevelopment of the Paraiso Springs Spa Resort with the following amenities:

   - Hotel consisting of 103 one- and two-story clustered visitor-serving hotel units, three restaurants, nine meeting and conference rooms, activity terrace with croquet and bocce ball courts and associated support facilities;
   - Ornamental streams;
   - Amphitheater stage and pavilion, amphitheater lawn;
   - 34 two-bedroom and 26-three bedroom timeshare units;
   - 17 timeshare villas;
   - Hamlet consisting of a day spa, a general retail store, artist studios and, wine tasting, garden center and real estate office;
   - Spa and Fitness Center consisting of courtyard gardens, teahouse, spa water gardens, labyrinth, activity center, lap pool, vitality pavilions, indoor golf school, putting greens, basketball pavilion, racquetball pavilion, tennis courts and ornamental therapy stream and pool;
   - Wine pavilion and associated vineyard;
   - Visitor center;
   - Pariaso Institute for day training and other special events;
   - Wastewater treatment plant;
   - Garden Center;
   - Hiking trails, trailside outlooks, and natural solarium area;
   - Pedestrian and vehicular bridges;
   - Laundry and maintenance facilities;
   - Landscaping of the grounds;
   - Grading of 162,073 cubic yards (cut and fill of 123,489 cubic yards); and
   - 500,000 gallon underground water storage tank.

2. A Use Permit for the creation of 77 Timeshare units (60 condominiums and 17 villas).

3. A Vesting Tentative Map for the creation of 60 airspace condominium units (included in the 77 Timeshare units).

4. Standard Subdivision (Vesting Tentative Map) to allow the merger and resubdivision of three parcels of 157.88 acres (Assessor's Parcel Number 418-361-004), 77.27 acres (Assessor's Parcel Number 418-381-021) and 0.49 of an acre (Assessor's Parcel Number 418-381-022) into 23 lots, as presented in Table 2.1, Project Features by Lot.

Table 2.1 Project Features by Lot

Lot No.	Use	Acreage
1	Hotel, Hamlet, Spa, Fitness Center	214.44
2	Wine Pavilion, Vineyard	6.69
3-19	17 Timeshare Villas	4.38
20	20 Condominium Units	3.79
21	12 Condominium Units	1.97
22	14 Condominium Units	2.24
23	14 Condominium Units	2.42
	Total	**235.93**
Source: Preliminary Vesting Tentative Map, HG Architects, 7/15/05, revised 5/18/12.		

5. Use Permit for removal of 185 protected oak trees; and,

6. Use Permit for development on slopes in excess of 30 percent.

C. Off-site road improvements on Paraiso Springs Road as delineated on the December 9, 2011 "Exhibit of Proposed Improvements" prepared by Atlas Land Surveys, Inc. Road improvements will be constructed in four phases as follows:

Phase 1 Installation of traffic signs warning of curves and narrow road.

Phase 2 Widen 625' of Paraiso Springs Road from project site to new intersection to 18' width as shown on conceptual plans prepared by Atlas land Surveys dated December 9, 2011. Install new "T" intersection with stop control.

Phase 3 Widen Paraiso Springs Road from new "T" intersection west for 1,400' to 20' width and install centerline stripe as shown on conceptual plans prepared by Atlas land Surveys dated December 9, 2011 .

Phase 4 Repave and widen 1,400' of Paraiso Springs Road to 20' width and install centerline stripe as shown on conceptual plans prepared by Atlas land Surveys dated December 9, 2011.

Project Features and Development Plan

The proposed project is envisioned to be a premier spa resort providing both overnight and day guests with a unique "wellness" treatment program typically found at European spas. In combination with the wellness treatments, the proposed project will provide an extensive educational component, fitness program, and culinary experience.

The proposed project will include a series of single and two-story clustered buildings consisting of a hotel, a day-use "hamlet," a spa and fitness center, and timeshare residences. The architectural treatments, materials, colors and landscaped grounds will be designed to emulate the Paraiso Spring's former affiliation with Mission Soledad. This Mission Revival Style, which was popular in the late 19th century, drew inspiration from the early Spanish missions in California. Typical design characteristics may include stucco walls with broad, unadorned surfaces and limited fenestration; wide, projecting eaves; and low-pitched clay tile roofs. Other features included long, arcaded corridors; piered arches; and curved gables.

Graphic renderings of the proposed project are shown in Figure 2.6, Project Site Plan, and Figure 2.7, Conceptual Rendering of Proposed Project. Project Components are identified in Figure 2.8, Preliminary Vesting Tentative Map. Each component of the proposed project is described in more detail below.

Hotel

A proposed 146,878 square foot hotel will consist of 103 guest rooms, three restaurants (totaling 7,570 square feet), meeting and conference facilities (14,016 square feet), lobby, administration and "back of house" facilities (including on-site laundry service) and 110 parking spaces. The hotel would be located near the center of the project site. The hotel units are designed so that they may be clustered in groups of two/four units, or as a detached single unit. The three restaurants will provide dining facilities for all guests. A garden and greenhouse will be located near the restaurant (s), offering herbs and produce grown on the resort property. The restaurant would also incorporate a culinary training facility.

Adjacent to the hotel will be an 18,550 square foot "hamlet" which will accommodate day users and include a 2,500 square foot day spa, 3,500 square feet of retail, seven artist studio and stores (6,300 square feet), wine and garden center (6,200 square feet), and 86 parking spaces.

Spa and Fitness Center

The spa and fitness center, located just northeast of the hotel, will offer massage, beauty, therapeutic services, and lectures by wellness professionals. Conference facilities will offer seminar and meeting spaces. An outdoor/indoor fitness center will integrate outdoor activities with indoor physical wellness and training facilities. Facilities will include two tennis courts, a basketball court, a racquetball pavilion, and a golf school.

Residential

Seventeen single-family timeshare villa lots will be created and 60 two-and-three bedroom timeshare condominiums will be constructed as part of the residential portion of the project. Associated with these residential areas will be construction of 114 surface parking spaces. The timeshare villas will be larger units overlooking the project site that provide family-style living for the guests. The timeshare condominium units, located to the north of the hotel, will include small kitchens, a small dining area, a living room and two/three bedroom suites.

Other Amenities

The proposed project also includes a wine pavilion/vineyard, an outdoor amphitheater, new landscaping, pedestrian pathways, gardens and pergolas, and walking trails with scenic lookouts. Other amenities on the site include:

- Large amphitheater lawn with pavilion and stage;
- Day Spa Pool and Pavilions;
- Ornamental streams;
- Hiking Center, trailheads and hiking trails through natural area;
- Nursery Center;
- Ornamental Therapy stream and swimming pool;
- Solarium Sundecks and Spas; and
- Activity Terrace with Croquet and Bocce Courts.

A breakdown of the main components of the proposed project is summarized in Table 2.2, Project Components.

Elevations of the main resort complex, the one and two story casitas, the wine pavilion and the institute expansion are shown in Figure 2.9a through Figure 2.9h. The proposed project also includes approximately 188 acres of open space, streams, hiking trails, and, trailside overlooks.

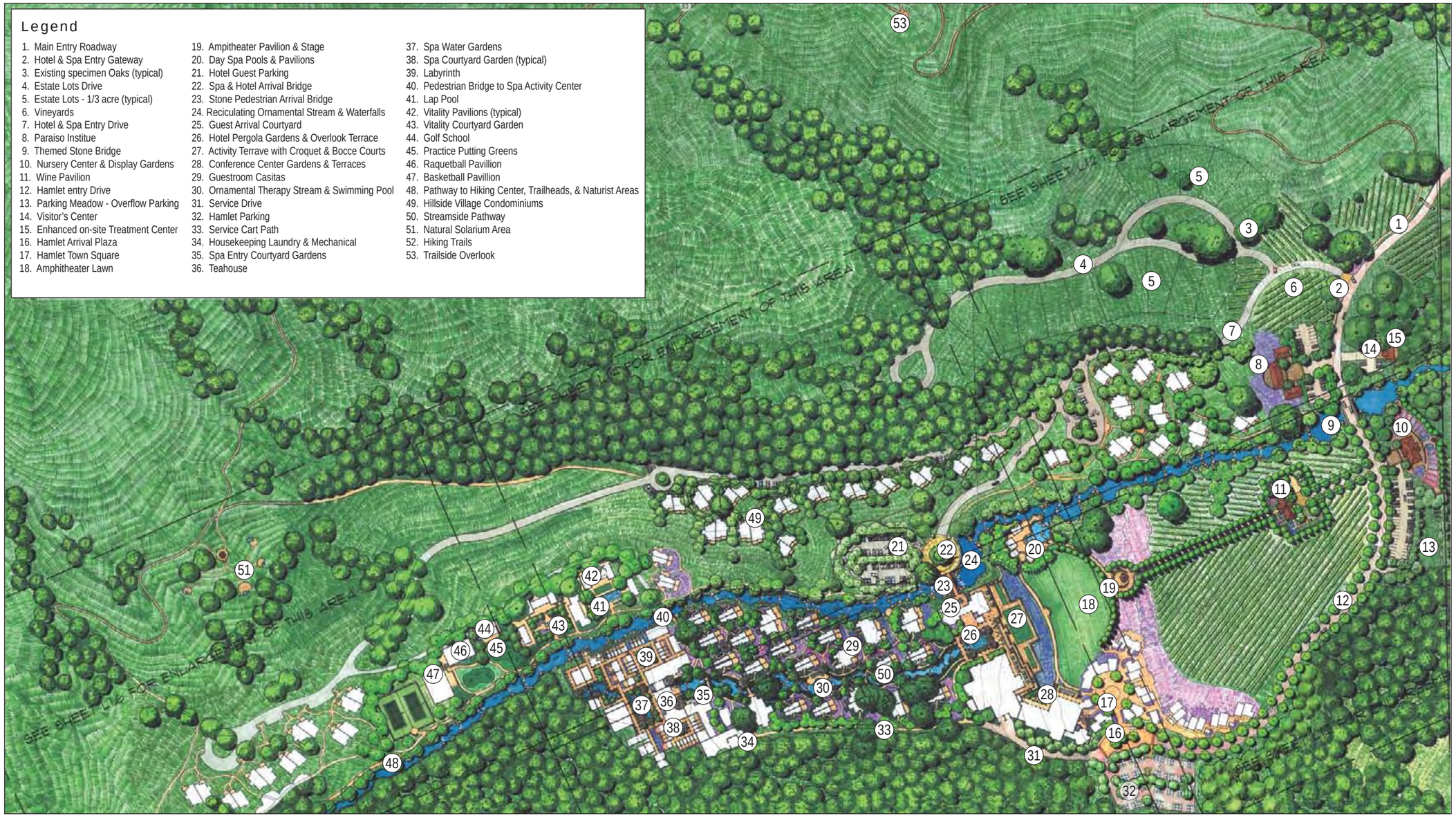
Circulation and Infrastructure Improvements

Site Access

Access to the project site will be from Paraiso Springs Road, a two-lane rural road with pavement widths that vary from less than 16 feet immediately east of the project to between 20 and 22 feet in the vicinity of Clark Road. Currently, very little traffic (about 85 vehicles per day) utilize this roadway, which serves the existing Paraiso Hot Springs, agricultural fields, several residences, and a small winery. About 2,000 feet east of the entrance to the existing Paraiso Hot Springs, is a tight curve and existing fencing surrounding a residential property, resulting in limited sight distance.

Legend

1. Main Entry Roadway
2. Hotel & Spa Entry Gateway
3. Existing specimen Oaks (typical)
4. Estate Lots Drive
5. Estate Lots - 1/3 acre (typical)
6. Vineyards
7. Hotel & Spa Entry Drive
8. Paraiso Institue
9. Themed Stone Bridge
10. Nursery Center & Display Gardens
11. Wine Pavilion
12. Hamlet entry Drive
13. Parking Meadow - Overflow Parking
14. Visitor's Center
15. Enhanced on-site Treatment Center
16. Hamlet Arrival Plaza
17. Hamlet Town Square
18. Amphitheater Lawn
19. Ampitheater Pavilion & Stage
20. Day Spa Pools & Pavilions
21. Hotel Guest Parking
22. Spa & Hotel Arrival Bridge
23. Stone Pedestrian Arrival Bridge
24. Reciculating Ornamental Stream & Waterfalls
25. Guest Arrival Courtyard
26. Hotel Pergola Gardens & Overlook Terrace
27. Activity Terrave with Croquet & Bocce Courts
28. Conference Center Gardens & Terraces
29. Guestroom Casitas
30. Ornamental Therapy Stream & Swimming Pool
31. Service Drive
32. Hamlet Parking
33. Service Cart Path
34. Housekeeping Laundry & Mechanical
35. Spa Entry Courtyard Gardens
36. Teahouse
37. Spa Water Gardens
38. Spa Courtyard Garden (typical)
39. Labyrinth
40. Pedestrian Bridge to Spa Activity Center
41. Lap Pool
42. Vitality Pavilions (typical)
43. Vitality Courtyard Garden
44. Golf School
45. Practice Putting Greens
46. Raquetball Pavillion
47. Basketball Pavillion
48. Pathway to Hiking Center, Trailheads, & Naturist Areas
49. Hillside Village Condominiums
50. Streamside Pathway
51. Natural Solarium Area
52. Hiking Trails
53. Trailside Overlook



0 200 feet

Source: RBF Consulting 2010, Hill Glazier Architects, EDSA 2005

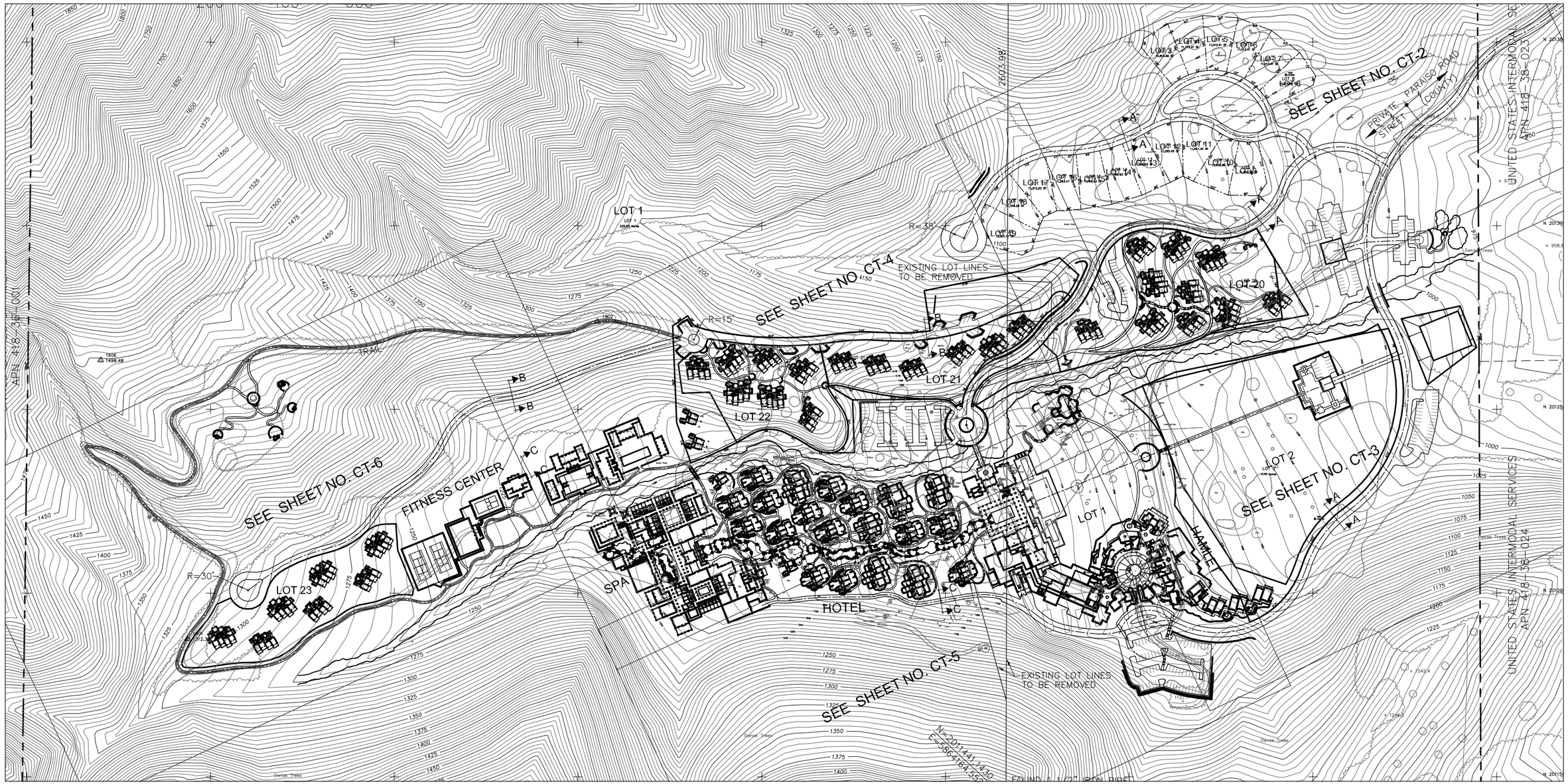
Figure 2.6
Project Site Plan
Paraiso Springs Resort EIR

This page intentionally left blank.

Source: RBF Consulting 2010, Hill Glazier Architects, EDSA 2005

Figure 2-7
Conceptual Rendering of the Proposed Project

This page intentionally left blank.



0 300 feet

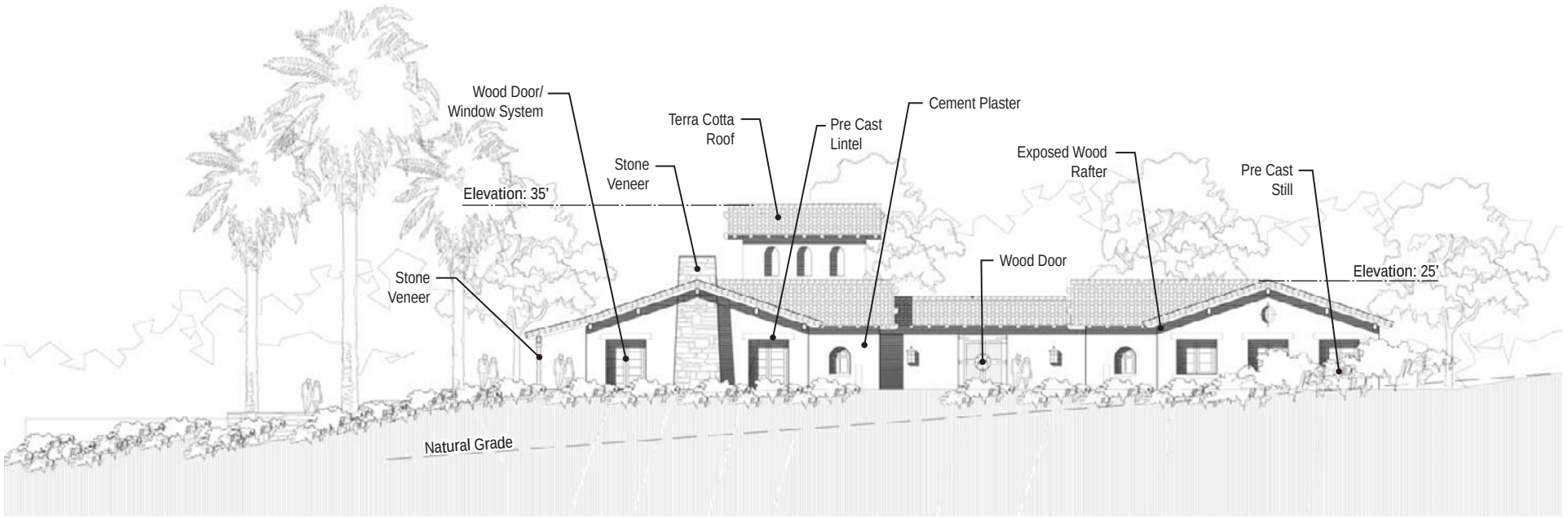
Source: RBF Consulting 2010, Hill Glazier Architects, CH2MHill 2005 (Revised 2009 and 2012)

Figure 2.8

Preliminary Vesting Tentative Map

Paraiso Springs Resort EIR

This page intentionally left blank.



ELEVATION 1

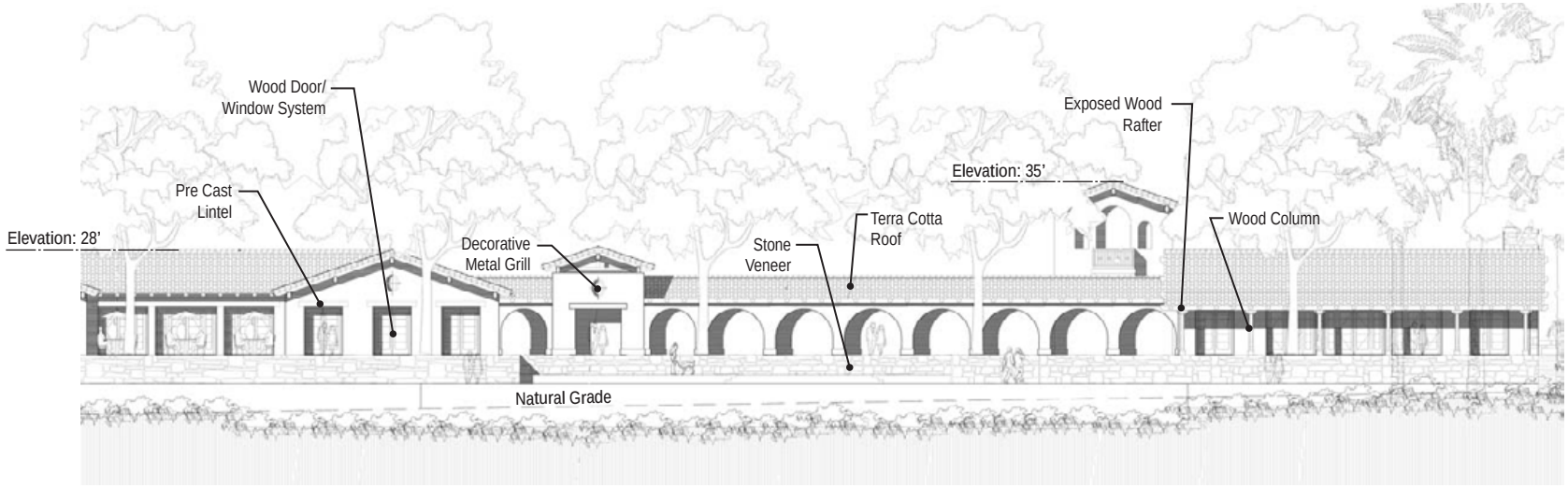
Source: RBF Consulting 2010, Hill Glazier Architects 2005

Figure 2-9a

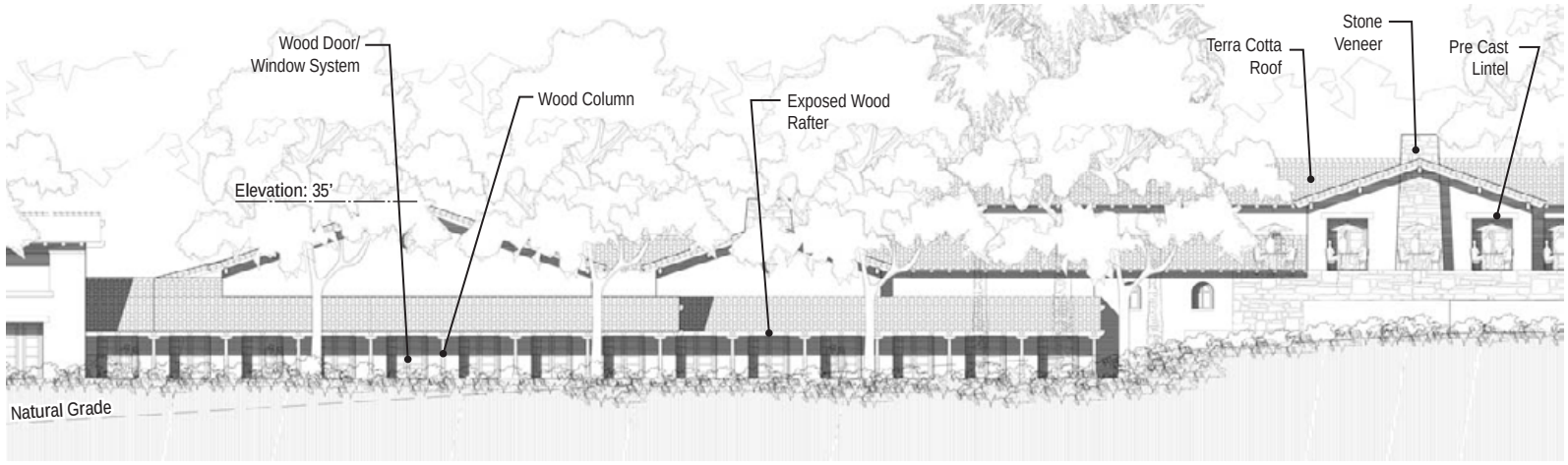
Elevation - Main Resort Elevation 1

Paraiso Springs Resort EIR

This page intentionally left blank.



ELEVATION 2a

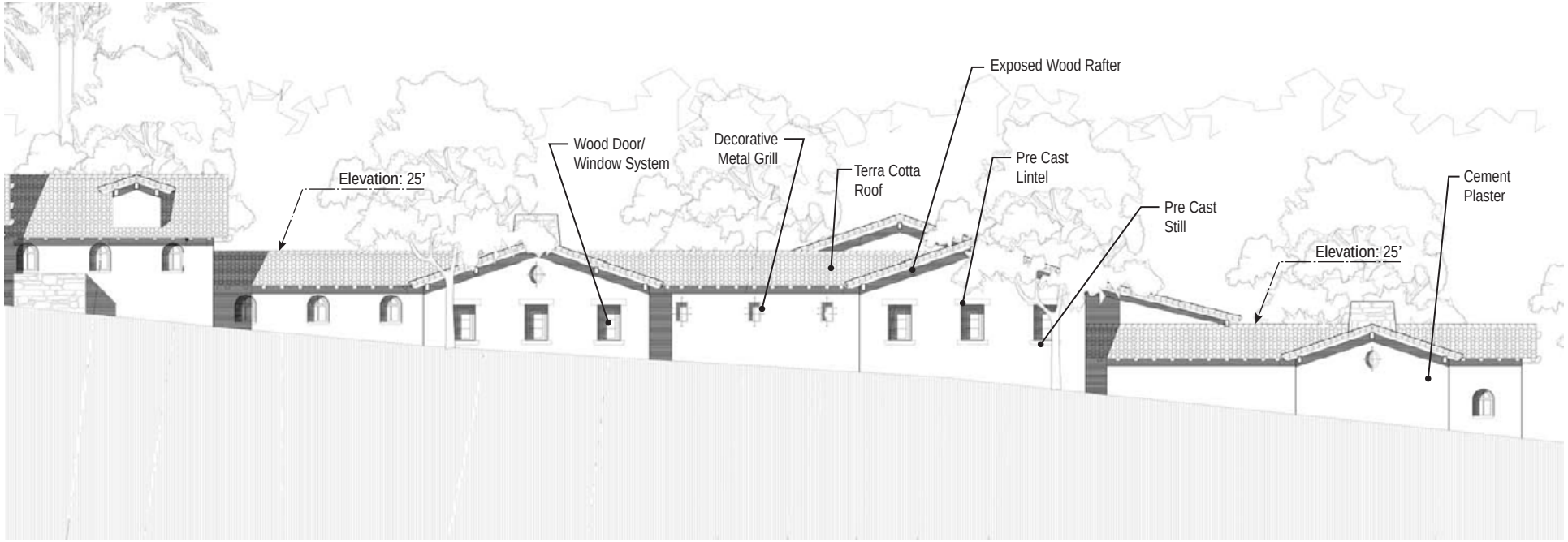


ELEVATION 2b

Source: RBF Consulting 2010, Hill Glazier Architects 2005

Figure 2-9b
Elevation - Main Resort Elevations 2a and 2b

This page intentionally left blank.

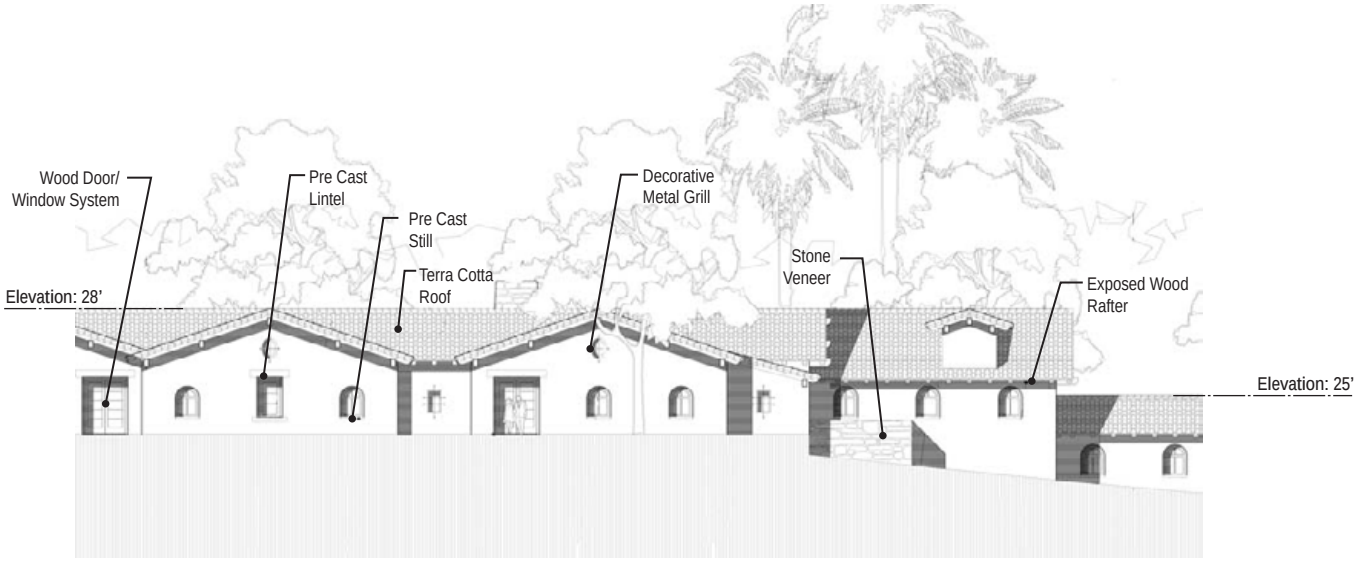


ELEVATION 3

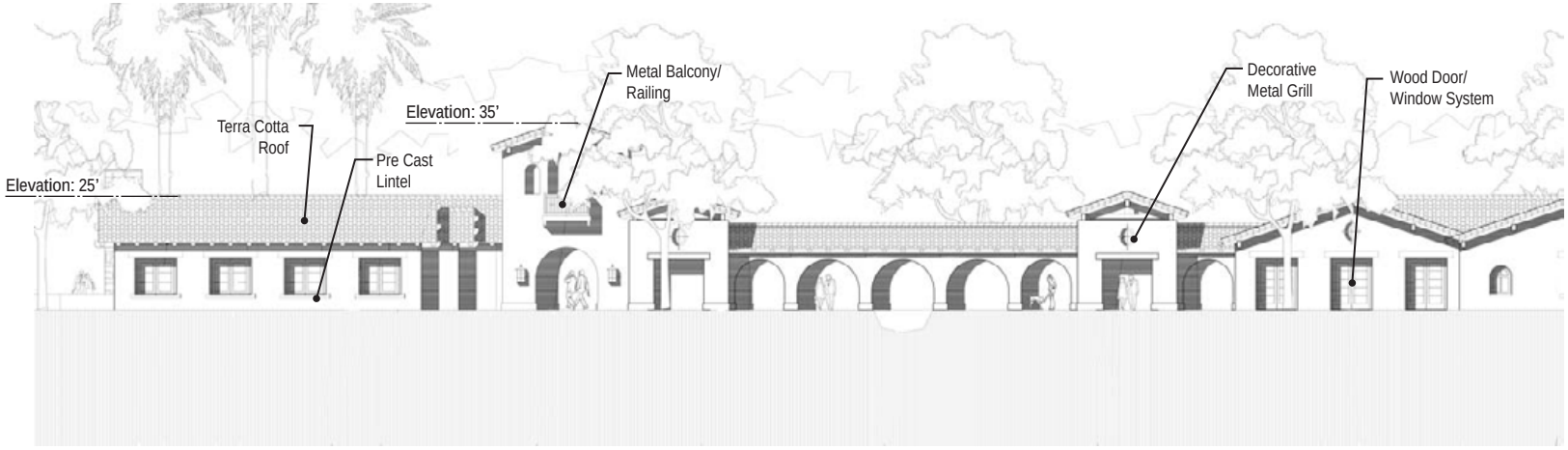
Source: RBF Consulting 2010, Hill Glazier Architects 2005

Figure 2-9c
Elevation - Main Resort Elevations 3

This page intentionally left blank.



ELEVATION 4a

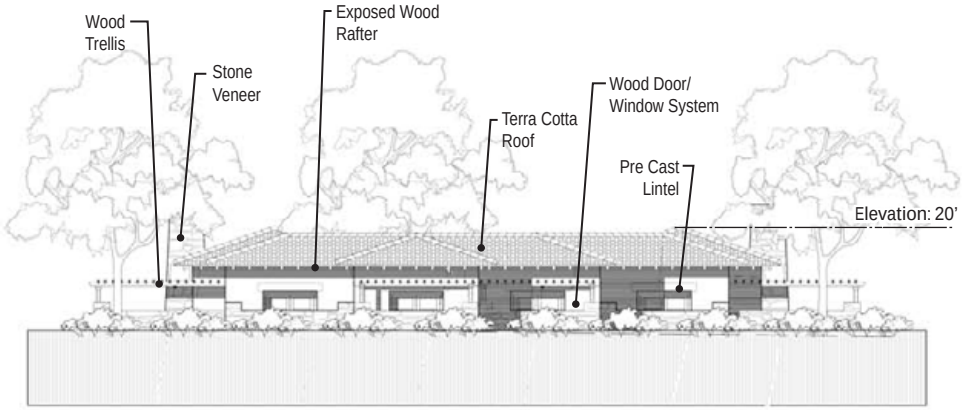


ELEVATION 4b

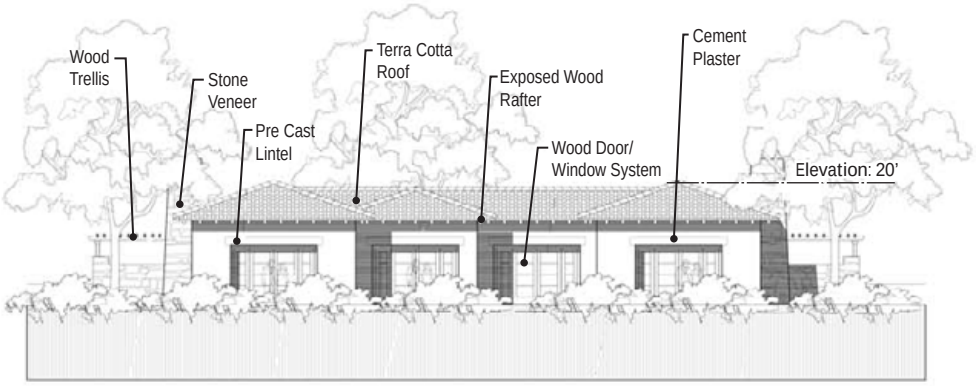
Source: RBF Consulting 2010, Hill Glazier Architects 2005

Figure 2-9d
Elevation - Main Resort Elevations 4a and 4b

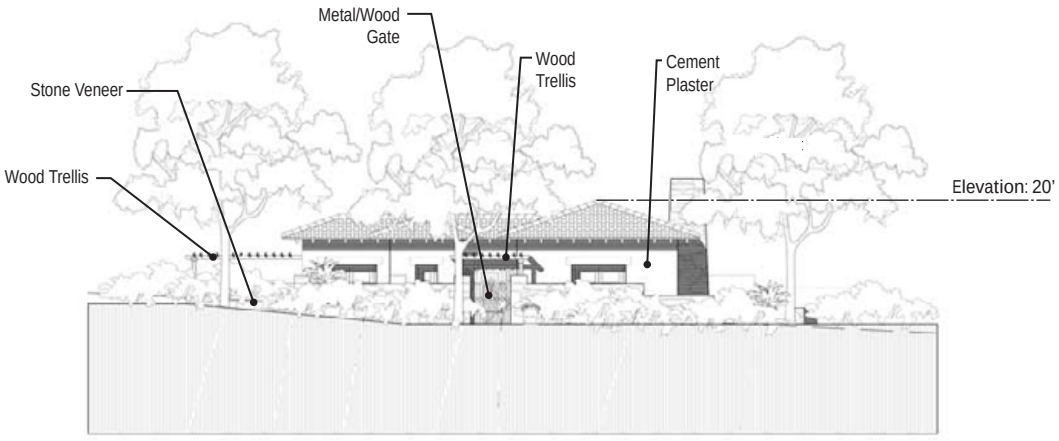
This page intentionally left blank.



ELEVATION 1
Typical 1 Story Casitas



ELEVATION 2
Typical 1 Story Casitas

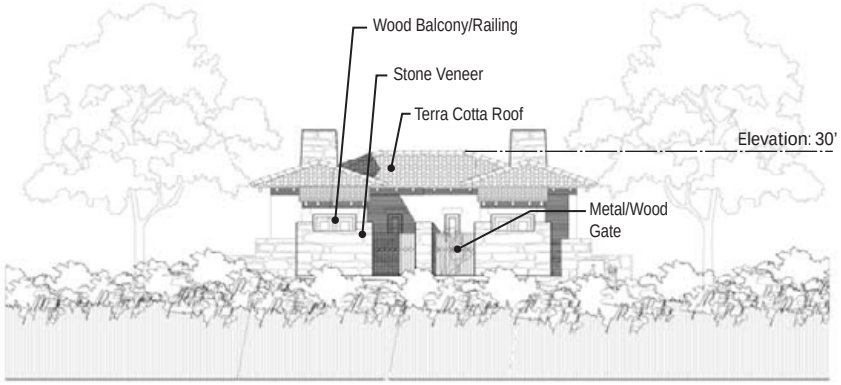


ELEVATIONS 3 & 4
Typical 1 Story Casitas

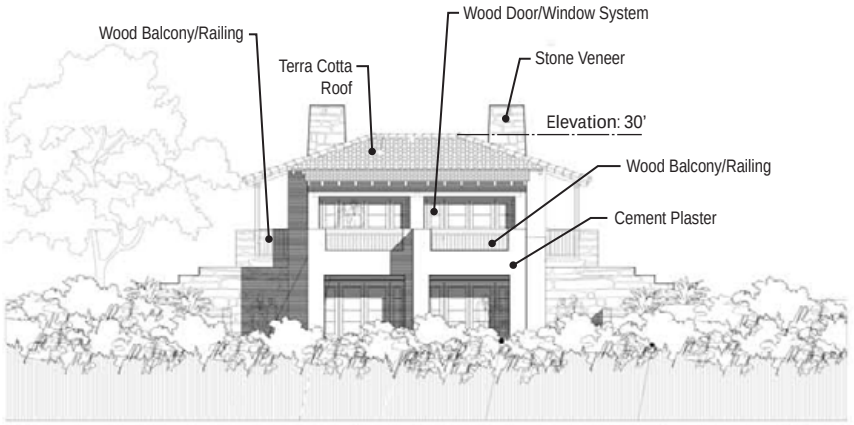
Source: RBF Consulting 2010, Hill Glazier Architects 2005

Figure 2.9e
Elevation - Typical One Story Casitas
Paraiso Springs Resort EIR

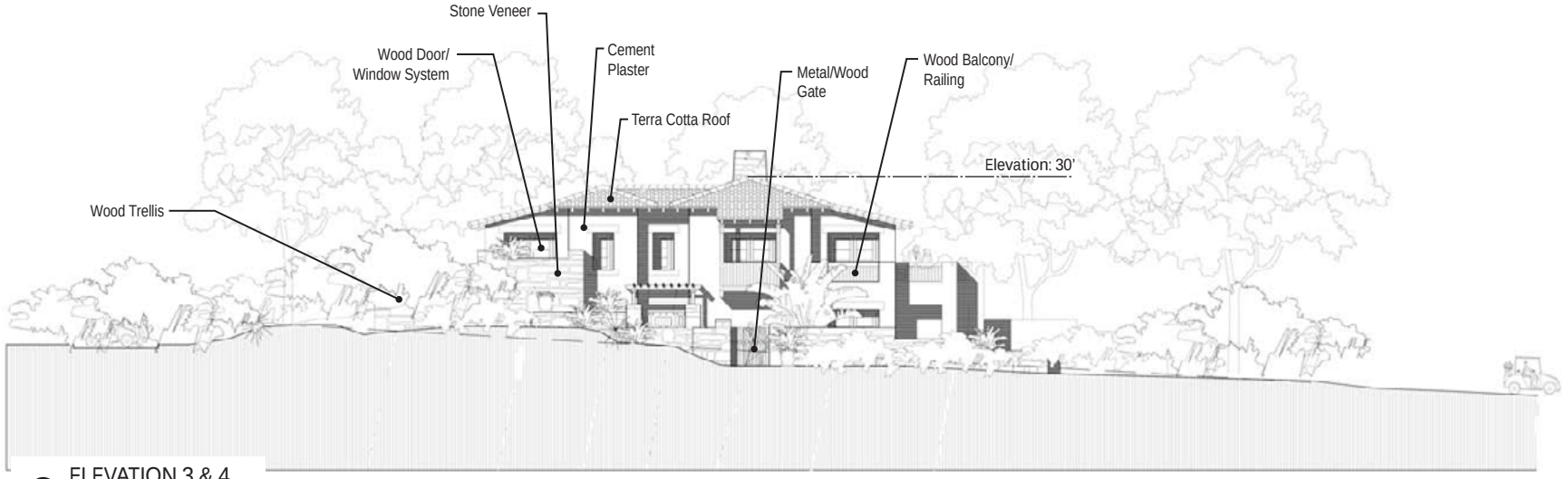
This page intentionally left blank.



ELEVATION 1
Typical 2 Story Casitas



ELEVATION 2
Typical 2 Story Casitas



ELEVATION 3 & 4
Typical 2 Story Casitas

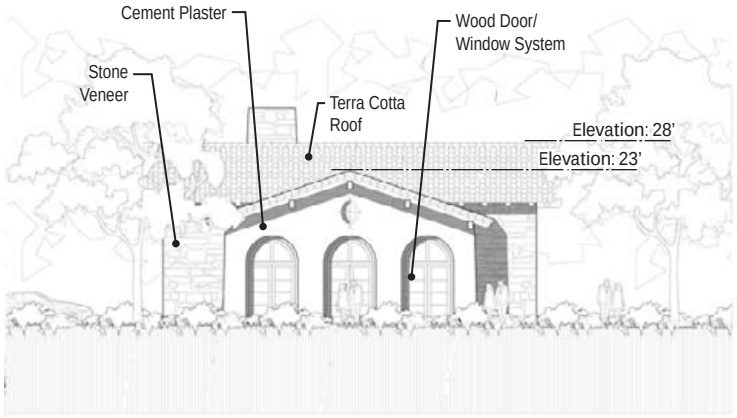
Source: RBF Consulting 2010, Hill Glazier Architects 2005

Figure 2.9f
Elevation - Typical Two Story Casitas

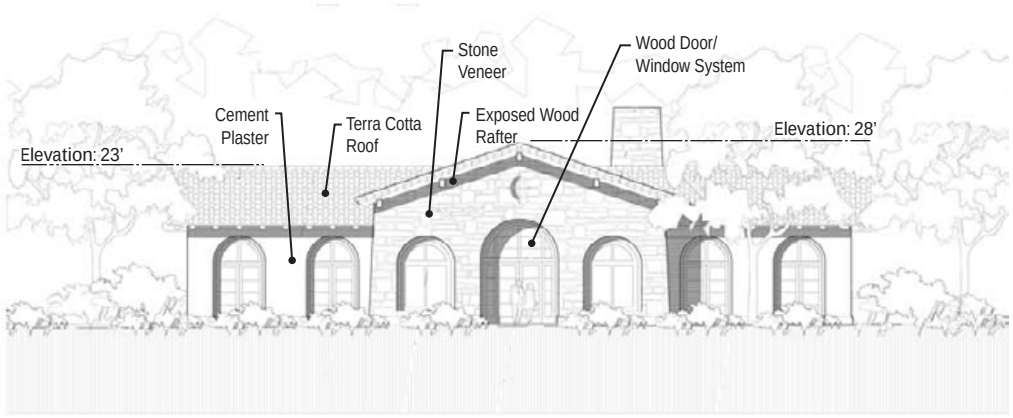
Paraiso Springs Resort EIR

E M C

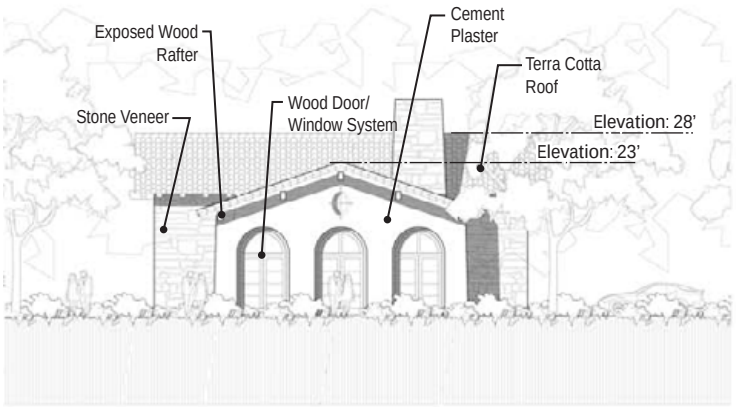
This page intentionally left blank.



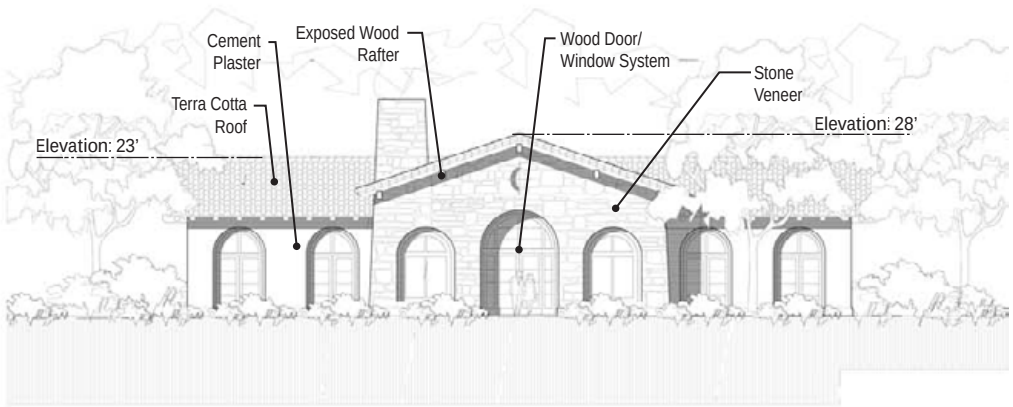
ELEVATION 1
Wine Pavilion



ELEVATION 2
Wine Pavilion



ELEVATION 3
Wine Pavilion

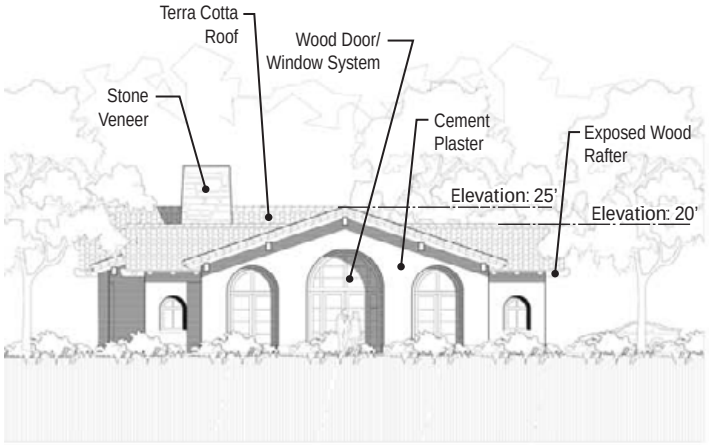


ELEVATION 4
Wine Pavilion

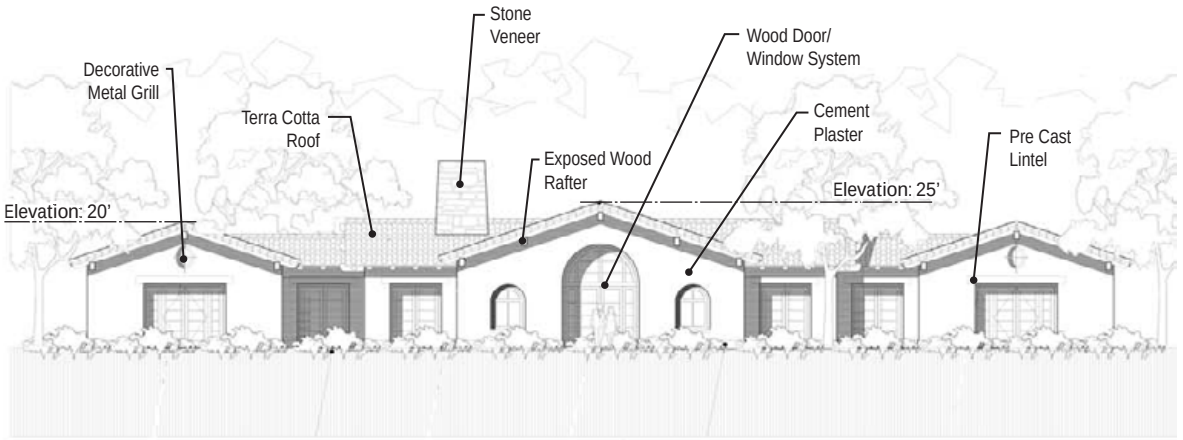
Source: RBF Consulting 2010, Hill Glazier Architects 2005

Figure 2.9g
Elevation - Wine Pavilion
Paraiso Springs Resort EIR

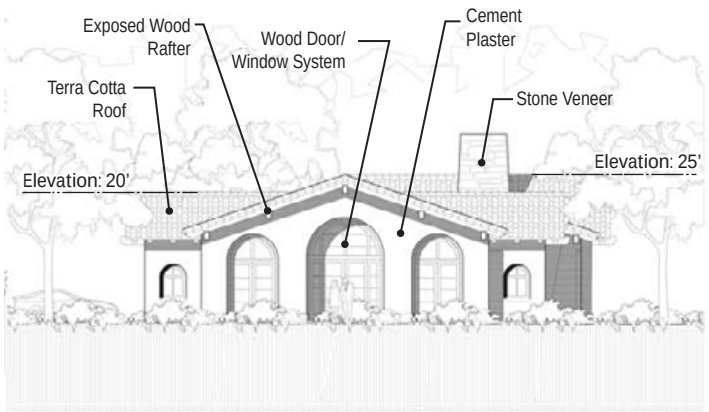
This page intentionally left blank.



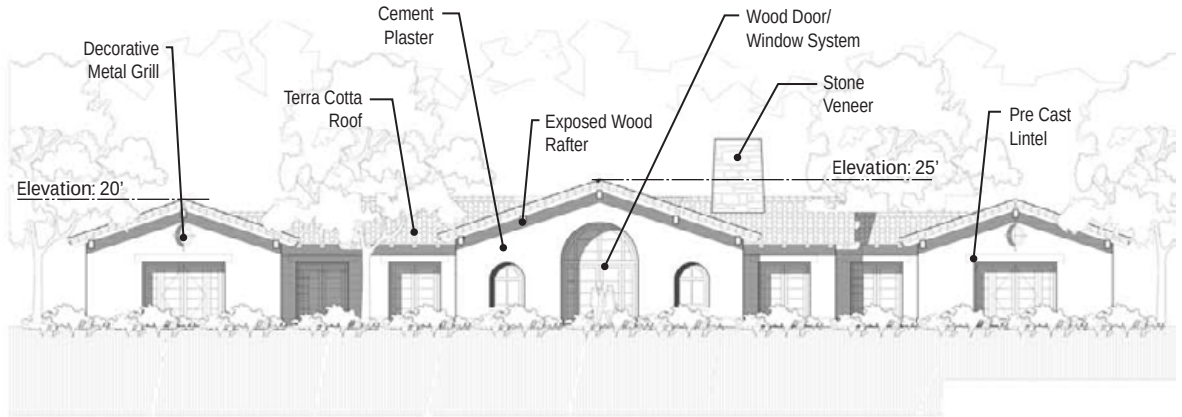
ELEVATION 1
Institute Expansion



ELEVATION 2
Institute Expansion



ELEVATION 3
Institute Expansion



ELEVATION 4
Institute Expansion

Source: RBF Consulting 2010, Hill Glazier Architects 2005

Figure 2.9h
Elevation - Institute Expansion Paraiso Springs Resort EIR

This page intentionally left blank.

Table 2.2 Project Components

Developed Areas					
Facility Type & Description	**Total Area (sf)**	**Building Footprint (sf)**	**Patios, Paths, Driveways (sf)**	**Parking & Roadways (sf)**	**Total Footprint (sf)**
Hotel (includes: guestrooms, restaurants, meeting and conference rooms, administration, support and back of house, lobby, other hotel support)	146,878+	115,575	104,300	110 parking spaces 4,700 ft of road 198,200	418,075
Hamlet (includes: day spa, general retail stores, artist studio and stores, Real Estate office, wine & garden centers)	18,950	18,550	25,500	86 parking spaces 3,700 ft of road 126,300	170,350
Spa and Fitness Center (includes: Teahouse, hammams [steam baths] and kneipp [hydrotherapy], aqua course, massage, villas, pavilions, retail, creative center, golf school, basketball, and racquetball)	51,090	51,090	62,000	No parking 2,800 ft of road 33,600	146,690
For Sale Time Share Units (includes: 2-bedroom units, 3-bedroom units, single-family timeshare villas, support facilities)	210,610	124,240	65,000	114 parking spaces 1,500 ft of road 65,600	254,840
Future Phase (includes: institute expansion, visitor center, and pet spa)	5,150	5,150	4,000	32 parking spaces 11,200	20,350
SUBTOTAL	**432,678**	**314,605**	**260,800**	**434,900**	**1,010,305**
FOOTPRINT (acres)	**NA**	**7.22**	**5.99**	**9.98**	**23.19**
Landscaping (includes a mixture of wine grapes, grass, trees and shrubs)					23.80
TOTAL FOOTPRINT (acres)					**46.99**
Source: General Development Plan, Preliminary Vesting Tentative Map, HG Architects, 7/15/05 rev. **5/18/12**.					

A Roadway Improvement Plan (Hatch Mott MacDonald, 2008) was prepared to address needed improvements on Paraiso Springs Road. These include widening the roadway where feasible and installing safety signage, delineators and centerline striping. Off-site road improvements will be constructed on Paraiso Springs Road as delineated on the December 9, 2011 “Exhibit of Proposed Improvements” prepared by Atlas Land Surveys,

Inc. Road improvements will be constructed in four phases prior to occupancy of each phase of the proposed project. See Figure 2.10, Paraiso Springs Road Improvement Area.

Internal Circulation and Parking

Internal circulation will be via a series of private paved roadways varying in width between 20 and 24 feet. A secondary shuttle and service roadway 12 feet in width will also serve a portion of the project site.

Six surface parking lots will be constructed in various locations providing a total of 310 parking spaces. Of these, an 86-space parking lot will be constructed south of the Hamlet for day-users only. Overnight visitors using the hotel and 2- and 3-bedroom condominium timeshare units will use the remaining 224 spaces. The single-family villas will include their own individual parking spaces.

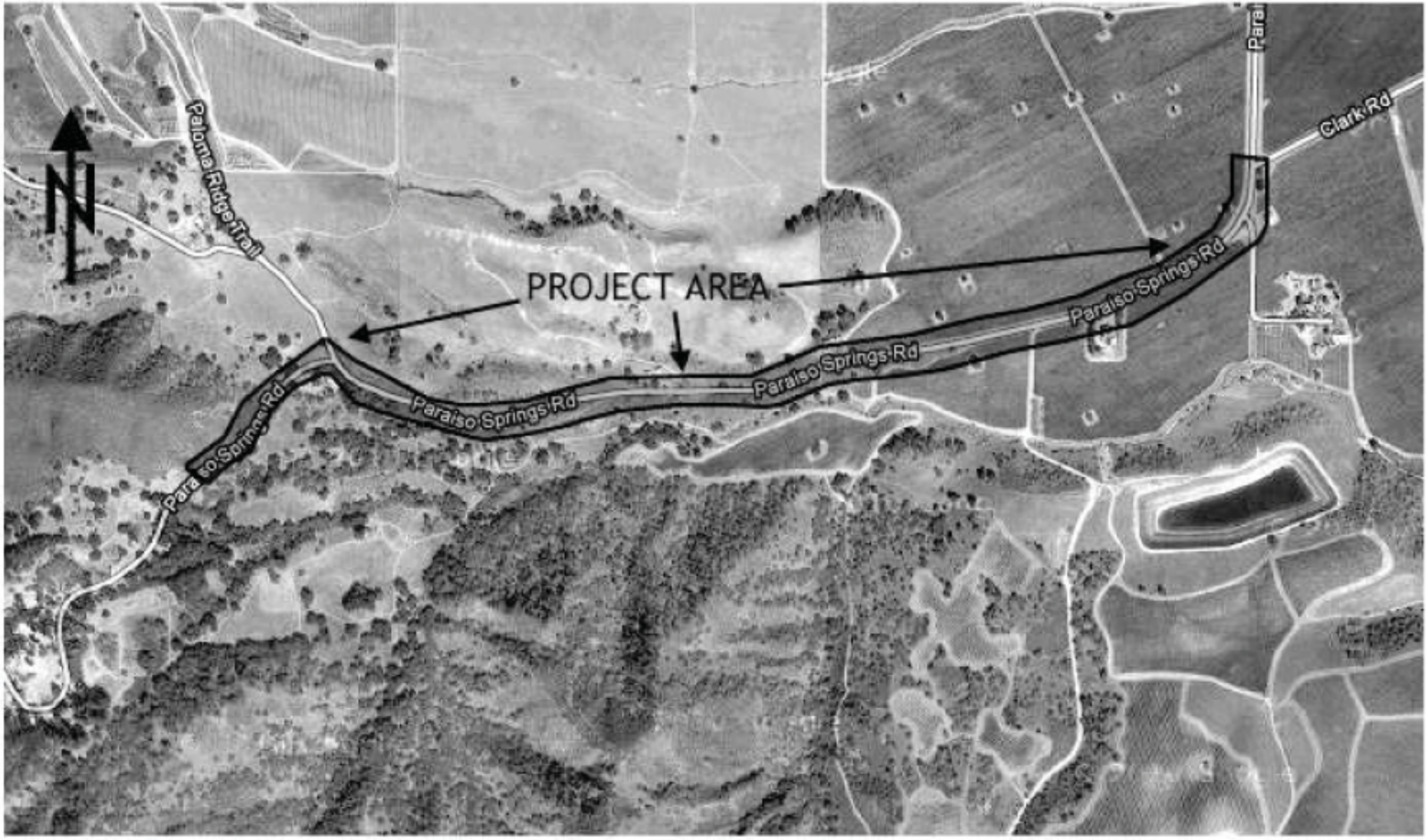
The project applicant proposes a shuttle service for non-management employees that would transport the employees to the resort from an existing park-and-ride lot located on Front Street in downtown Soledad. In addition, a shuttle service will also be available for guests arriving at the Monterey Peninsula Airport and for day trips, such as wine tours, and trips to the Monterey Peninsula and Pinnacles National Park.

Infrastructure Improvements

Grading and Demolition

The proposed project includes approximately 47 acres of development on the approximate 235-acre project site. The existing ground gradients vary on the project site from approximately eight percent at the relatively flat eastern edge of the project site, to approximately 12 percent at the western edge of the project site. The existing ground in the north-central timeshare development areas of the project site consists of slopes exceeding 30 percent. The slopes increase substantially surrounding the proposed project.

Site grading and excavation would be required to accommodate the proposed project. Excavation of approximately 162,073 cubic yards of soil are estimated to be cut from the project site (CH2MHill 2005c). Of this cut, approximately 38,584 cubic yards would be topsoil strippings containing organic materials such as grass, weeds, shrubs, etc. This topsoil would be removed from the project site and stockpiled for use in landscape areas, the vineyard, and/or on-site disposal. The remaining 123,489 cubic yards of cut would be used as fill material on the project site.



Source: Archaeological Consulting 2012

Figure 2-10
Paraiso Springs Road Improvement Area

This page intentionally left blank.

The fill heights range up to a maximum of approximately 14 feet, with the highest fills needed to construct the main hotel complex and adjacent hamlet, and the roadway leading to the westernmost cluster of condominiums.

The depths of cut are generally less than ten feet throughout the project site, however deep cuts of up to 25 feet are required for the parking areas south of the hamlet and the adjacent roadway. Retaining walls or upper slope benching will be required in these areas. Input from the geotechnical engineer will be required for supplemental grading design of these cut and fill areas.

All of the existing structures on the project site will be removed (Figure 2.11, Demolition Plan). These include the main lodge, the 15 vernacular cabins (built in 1972), a changing room, a recreation room, six mobile homes, a workshop and several small buildings. The existing swimming pool, a "conversational" pool, and an indoor pool will be removed and replaced with new pools. The six mobile homes are in fair condition would be sold and removed from the project site. The remaining structures will be demolished on site and transferred to the Johnson Canyon Landfill, north of the City of Gonzales.

The project site contains approximately 11,000 trees. As part of the demolition plan, up to 191 trees are proposed for removal, including 185 protected oak trees (Forest City Consulting 2005). Of these 185 protected trees, 10 trees have been documented as either dead or diseased.

The *Forest Management Plan for Commercial/Visitor Serving Parcels APN's 418-361-004, 418-381-002, 418-381-021 Paraiso Springs 34358 Paraiso Springs Road Monterey County, California* (Forest City Consulting 2005) calls for the encouragement of native regeneration in areas where tree cover is desired by not removing the young trees in clearing activities and controlling invasive vegetation (Figure 2.12, Planting Plan).

Potable and Recycled Water Supply

The proposed project would increase the peak day potable water demand to 42,380 gallons per day at buildout and would be served by two wells on the project site (CH2MHill 2010c, page 8). Well No. 1 would serve as the main water supply and Well No. 2 would serve as the back-up water supply. Irrigation for landscaping and the vineyard will be provided by recycled wastewater (as described below) and is not included in the potable water demand. The water demand also does not include water for the proposed pools and spas as water for these facilities will be supplied from the existing hot springs rather than the potable water supply.

Wastewater Management

The proposed project would generate approximately 36,495 gallons per day of wastewater (CH2MHill 2010b) with 85 percent occupancy of the hotel and 100 percent occupancy of other facilities. The project site is currently served by an existing septic tank and leach field system. However, the existing septic tank/leach field system would

be removed and the proposed project would construct a new wastewater treatment and distribution system at the eastern end of the project site, near the entrance of the project site, downhill from the main resort area.

The wastewater treatment facility would consist of a membrane bioreactor (MBR) combined with ultraviolet light (UV) disinfection wastewater treatment plant, which would include fine screening at the head of the treatment plant. The screening would be comprised of both organic and inorganic material that would be macerated and washed, which would return most of the organic matter to the waste stream. The residual waste would be compacted and disposed of at the landfill. Waste would then flow through the screens to the biological treatment tank. Excess biomass would be hauled to a municipal septage receiving facility. The biological process would be designed to achieve nitrate-nitrogen levels of less than 10 mg/L, which is the drinking water standard. Recycled water would then be used for irrigation within the project site.

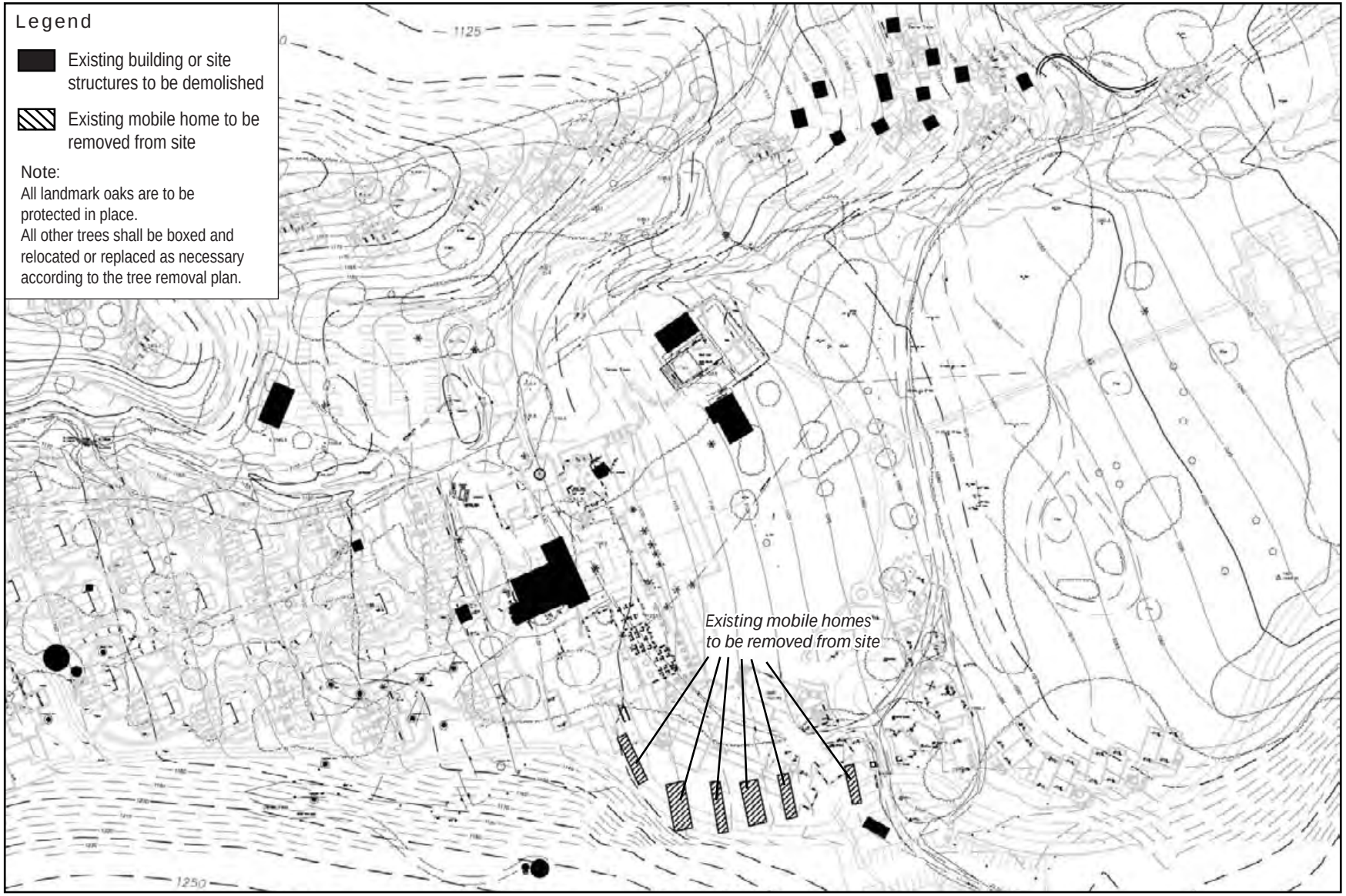
Storm Water Management

The Paraiso Springs Valley is drained by an unnamed channel in the floor of the valley, which flows through the project site. This unnamed channel begins on the eastern slopes of the Sierra de Salinas Foothills and in the westerly portion of the Arroyo Seco Watershed, travels northeasterly to the Arroyo Seco Valley floor, where flows are collected and enter the Arroyo Seco River. The Arroyo Seco River is a major tributary to the Salinas River.

The primary drainage basin extends from the southwest, at elevation 2,400 feet to the northeast project boundary at elevation 1,000 feet. The basin is approximately 1,160 acres in size and is surrounded by mostly undeveloped and rural agricultural land uses. Based on the tentative map for the proposed project, approximately 23 acres of the project site (two percent of the total basin) would contain impermeable surfaces post construction if traditional design methods were utilized. These include: building footprints (7.22 acres), patios, paths and driveways (5.99 acres), and parking and roadways (9.98 acres) (CH2MHill 2008).

The surrounding hillsides above the proposed project are steep in many areas and are susceptible to landslides and debris flow. Interceptor drainage ditches on hillsides above the developed areas are proposed to be constructed to deliver upland surface runoff around buildings, retaining walls, roadways, and other built structures. These drainage ditches will be constructed as grass-lined swales to the extent possible, to encourage water percolation and blend in with the surrounding landscape. Ditches with longitudinal slopes greater than four percent will require harder surfacing such as rock, cobblestone and/or concrete.

To help manage the amount and type of debris flow from surrounding areas, up to five debris basins are proposed at locations adjacent to proposed development sites and within the site grading footprint. These debris basins will include a series of two-to-four small soil and rock check dams, approximately three-feet tall, constructed at the low flow line



0 200 feet

Source: RBF Consulting 2010, Hill Glazier Architects, EDSA 2005

Figure 2.11

Demolition Plan

Paraiso Springs Resort EIR

E M C

This page intentionally left blank.

Legend

Existing Tree

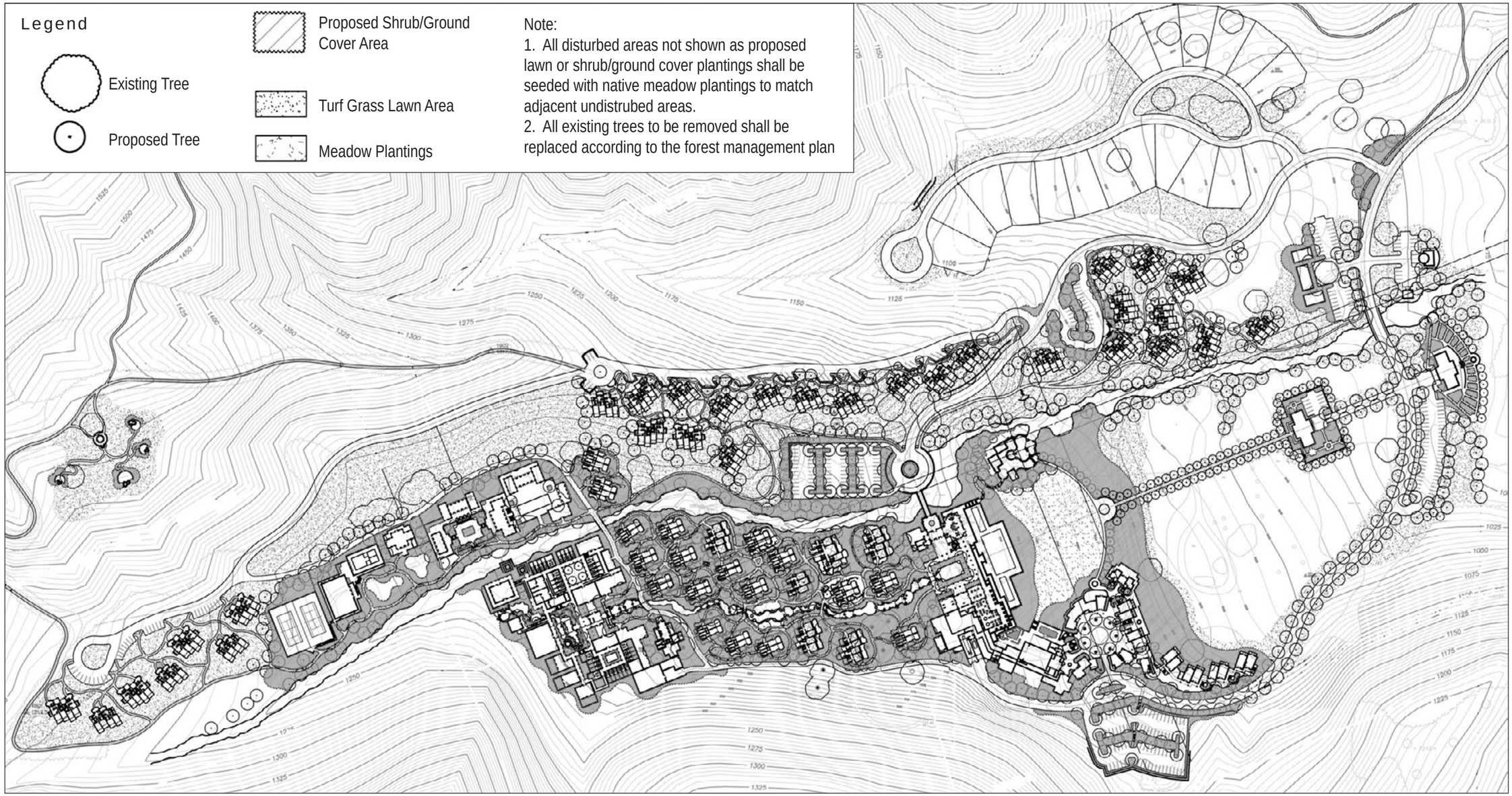
Proposed Tree

Proposed Shrub/Ground Cover Area

Turf Grass Lawn Area

Meadow Plantings

Note:
1. All disturbed areas not shown as proposed lawn or shrub/ground cover plantings shall be seeded with native meadow plantings to match adjacent undistrubed areas.
2. All existing trees to be removed shall be replaced according to the forest management plan



0 200 feet

Source: RBF Consulting 2010, Hill Glazier Architects, EDSA 2005

Figure 2.12
Planting Plan
Paraiso Springs Resort EIR

E M C

This page intentionally left blank.

of the natural drainage feature. Minimal excavation behind the check dam is proposed. The debris basins would be constructed adjacent to proposed roadways, parking lots or maintenance paths to facilitate inspection and maintenance.

The primary drainage channel extending east to west through the project site is a "blue line" stream which is relatively well defined and relatively clear of debris. There is 3,983 linear feet of this drainage within the project site that may be considered "Waters of the U.S." (WRA 2009).

There are four existing culverts located along the drainage channel which will be removed as part of the proposed project. In these areas, the drainage channel will be restored to a more natural shape and capacity. However, within a 300-foot section of the channel (the fourth proposed culvert removal), a new in-stream pond will be created that will be filled using the overflow from the spring (WRA February 14, 2013).

Bridges will be installed to allow vehicular and pedestrian access across the drainage channel. The bridges will be single-span structures with abutments on each bank of the stream. Stream banks will be reconstructed and lined with rock riprap for scour protection immediately adjacent to the abutments. Small storm drain outfalls will be located within the bridge and rock riprap footprints.

To minimize the amount of post construction storm water run-off from the site, the project applicant has proposed using a detention basin located at the eastern end of the property to detain water and release it gradually.

Fire Protection

A preliminary fire protection plan was prepared (CH2MHill 2005b) in coordination with Mission Soledad Rural Fire Protection District and their consultant, Carmel Fire Protection Associates.

The fire protection plan consists of a wet hydrant network supplied by a dedicated firewater pipeline system that will be separate from the spa/resort's potable water system. Sixteen hydrants will be located throughout the project site, each with a minimum flow capacity of 1,000 gallons per minute (see Figure 2.13, Fire Protection Plan). In addition, all buildings on the project site will include a commercial sprinkler system supplied by the fire water pipeline system.

A steel water storage tank of up to 500,000 gallons support the hydrant and sprinkler systems will be constructed above the westernmost condominium timeshare units (see proposed location in Figure 2.13, Fire Protection Plan). Assuming a water pressure of 40 pounds per square inch will be required at the highest hydrant (elevation 1,305 ft.), this tank will need to be located above elevation 1,410 feet. The timeshare condominiums and timeshare family villas would be equipped with sprinkler systems.

Three fire department water hose connections will be provided adjacent to and near the hotel complex. Additional fire protection elements will include:

- Twelve foot-wide (minimum) access roads by the spa, fitness center, and condominiums;
- Adequate vehicle turn-around designed at the end of all roadways;
- Construction of all bridges across creeks/drainage ways will be designed to meet Highway Loading Standards (HS-44);
- All building to be constructed using fire-resistant materials; and
- The commercial and residential fire sprinkler systems, along with the hydrant system, will be designed by a licensed fire protection engineer.

"After the Fact" Demolition of Historic Structures

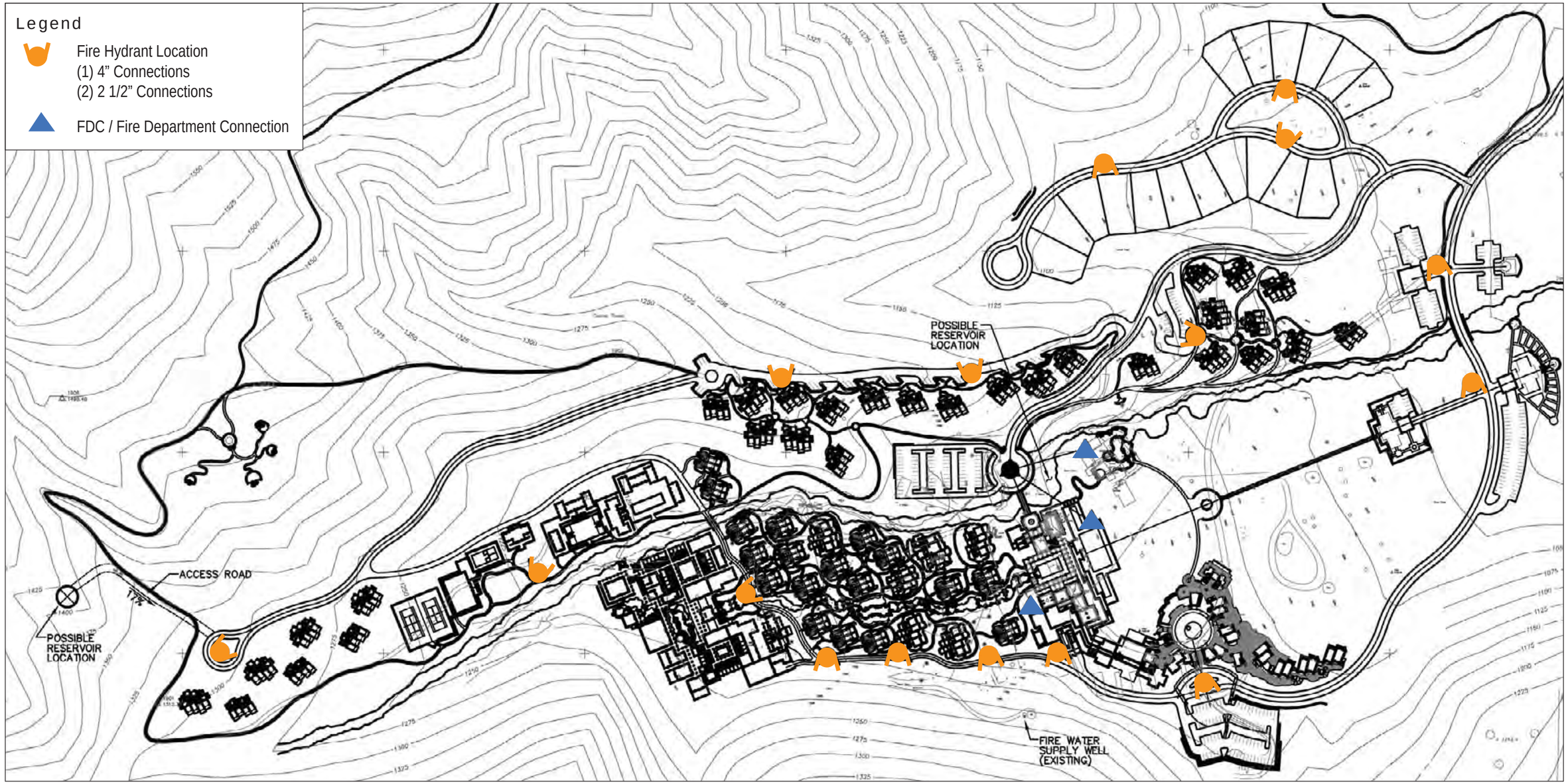
The proposed project also includes the "after the fact" environmental review and permission to demolish nine historic cottages. In November 2003, 18 of the 36 buildings on the project site were demolished (Figure 2.14, Structures Demolished in November 2003). Of these 18 structures, six were the Palm Court cabins that were likely transported to the project site in the late 1960s from their original location on the Fort Hunter-Liggett Military Reservation (ARM 2005). Twelve cottages were also demolished, nine of which were determined to meet the eligibility requirements for inclusion in the California Register of Historical Resources individually due to their importance to the history of the project site, their reflection of important architectural trends at the time, their relative integrity, and their relative rarity on the project site and as part of the Victorian-era spa movement in the Monterey region (Painter Preservation & Planning 2008).

Project Phasing

The Vesting Tentative Map includes a development phasing schedule. Development of the hotel and timeshare units will be phased as shown below in Table 2.3. The project is proposed to be completed in 2023.

Table 2.3 Development Phasing Plan

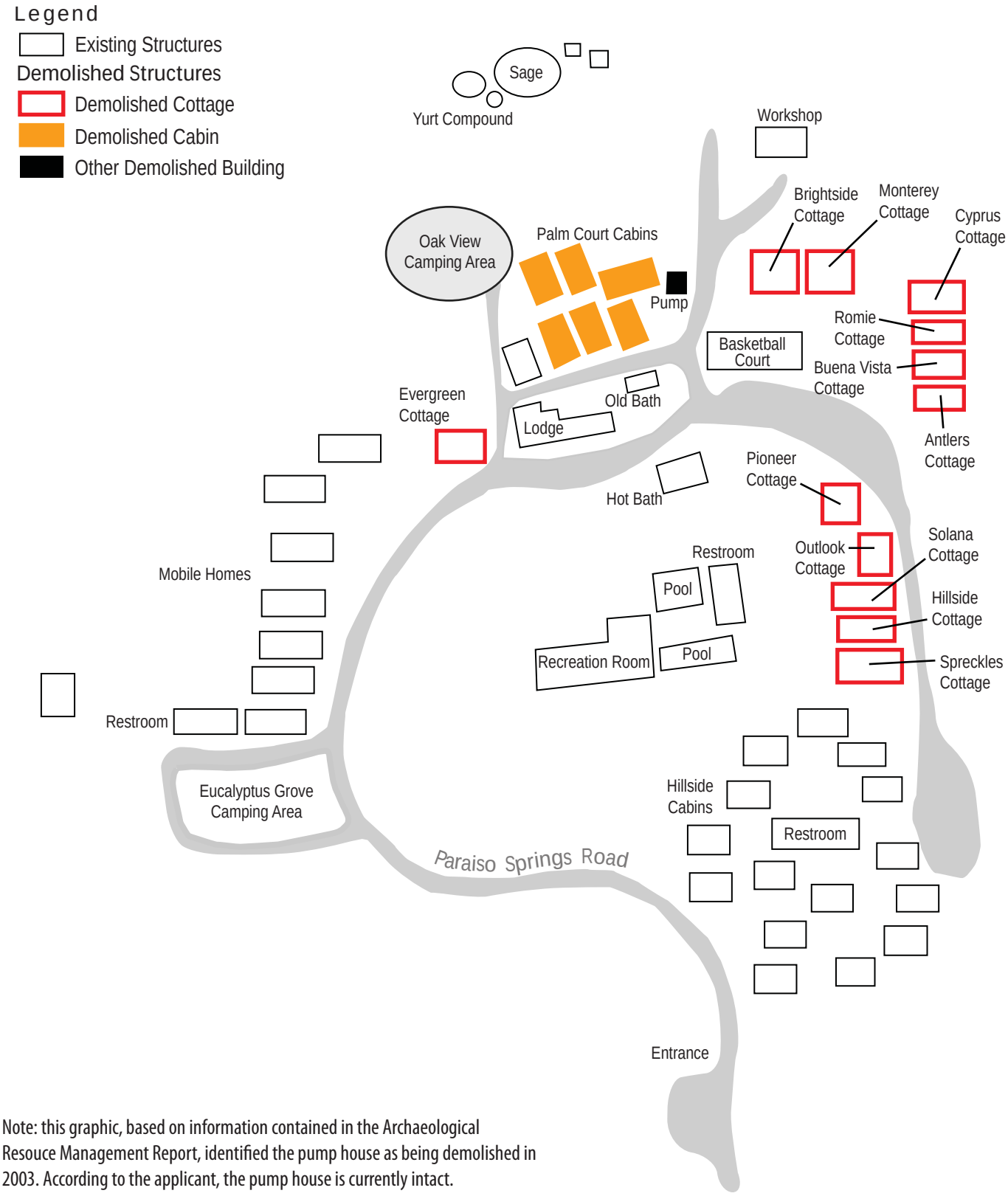
Lot Numbers	Use	Phase 1 No. of Units	Phase 2 No. of Units	Phase 3 No. of Units	Phase 4 No. of Units	Total Units
1,2	Hotel Units	60	15	15	13	103
20-23	Timeshare Condos	18	14	14	14	60
3-19	Timeshare Villas	5	4	4	4	17
	Totals	**83**	**33**	**33**	**31**	**180**
Note: All of the non-living unit amenities will be constructed in Phase 1.						



Source: RBF Consulting 2010, Hill Glazier Architects, CH2MHill 2005

Figure 2-13
Fire Protection Plan
Paraiso Springs Resort EIR

This page intentionally left blank.



Note: this graphic, based on information contained in the Archaeological Resouce Management Report, identified the pump house as being demolished in 2003. According to the applicant, the pump house is currently intact.

Source: RBF Consulting 2010, Archaeological Resource Management 2003

Figure 2-14

Structures Demolished in November 2003

Paraiso Springs Resort EIR

This page intentionally left blank.

2.5 REQUIRED PERMITS AND APPROVALS

As indicated in Chapter 1 – Introduction, this EIR is an information document for decision makers and the general public. CEQA requires that decision makers review and consider the EIR in their consideration of this project. Table 2.4, Agency Actions and Approvals, provides a list of the actions and approvals that would be required to fully implement the proposed project.

Table 2.4 Agency Actions and Approvals

Lead/Responsible Agency	Actions/Approvals
Monterey County	▪ Certification of the EIR and Adoption of Mitigation Monitoring Program; ▪ Approval of a Combined Development Permit consisting of the following: • General Development Permit; • Use permit for the creation of 77 timeshare units; • Vesting Tentative Subdivision Map; • Use Permit for removal of 185 native oak trees; and, • Use Permit for development on slopes greater than 30 percent; and ▪ Approval of after the fact demolition permits for removal of Historic Structures; ▪ Approval of Final Maps and Improvement Plans; • Review and approval of all required permits that include, but are not limited to, building, grading, encroachment, and occupancy permits
Regional Water Quality Control Board	▪ National Pollutant Discharge Elimination System (NPDES) Construction Activity Stormwater Permit ▪ Wastewater Discharge Permit ▪ Section 401 Water Quality Certification (for work in the stream channel)
Monterey Bay Unified Air Pollution Control District	▪ Air Quality Permits for construction of the Wastewater Treatment Facility
U.S. Army Corps of Engineers	▪ Nationwide Permit ▪ Clean Water Act Section 404 permit (for work in the stream channel)
California Department of Fish and Wildlife	▪ Section 1602 Streambed Alteration Agreement (for work in the stream channel)

This page intentionally left blank.

3 ENVIROMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

Each topic section in this DEIR presents information in the following subsections:

- **Environmental Setting** - The Environmental Setting section provides a general overview of the conditions on and adjacent to the planning area.
- **Regulatory Setting** - The Regulatory Background presents local, state and federal regulations which are relevant to the proposed project.
- **Analytical Methodology and Significance Threshold Criteria** section provides a brief description of standards that were used to evaluate whether an impact is considered significant based on standards identified in CEQA, the State CEQA Guidelines, and agency policy or regulations. Impacts are identified and analyzed. Mitigation measures that would reduce potentially significant or significant impacts are identified, as well as the significance of the impact after implementation of mitigation measures. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

This page intentionally left blank.