EXECUTIVE SUMMARY

INTRODUCTION

This summary provides a brief description of the proposed project, areas of controversy known to the lead agency (County of Monterey) including issues raised by agencies and the public, project alternatives, and all potentially significant impacts identified during the course of this environmental analysis. This summary is intended as an overview and should be used in conjunction with a thorough reading of this environmental impact report. The text of this report, including figures, tables and appendices, serves as the basis for this summary.

PROJECT LOCATION

Paraiso Hot Springs (hereinafter "project site") 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. The project site is located at 34358 Paraiso Springs Road and is comprised of Assessor's Parcel Numbers 418-381-021-000, 418-361-004-000, and 418-381-022-000.

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.

BACKGROUND

This draft environmental impact report provides a description of existing land use and planning policies that apply to the project site, and an analysis of potential impacts regarding land use compatibility and environmental effects associated with the proposed project.

The current Monterey County General Plan for the non-coastal, unincorporated area of the County was adopted in October 2010. However, the proposed project application was accepted as complete in August 28, 2005; therefore the proposed project is subject to the policies contained in the 1982 General Plan. As such, land use policy descriptions and analysis within this environmental impact report are based primarily on the *Monterey County General Plan* (1982 with Amendments through November 5, 1996) and the *Central Salinas Valley Area Plan* (1987*),* a component of the 1982 General Plan.

This environmental impact report evaluates changes in the existing physical conditions resulting from the proposed resort in the affected area as they existed at the time the notice of preparation was published (California Environmental Quality Act Guidelines section 15125). The notice of preparation for this project was filed with the State Clearinghouse in May 2008. As part of the whole of the action this EIR also evaluates impacts associated with the un-permitted removal of nine historic Victorian cottages, in

November 2003. In order to accurately evaluate the impacts of the loss of these structures the analysis must assume their presence. Therefore the historic analysis looks at the site as it existed prior to 2003 when the structures were present. All other potential environmental impacts are considered in terms of the physical conditions in the affected area as they existed in 2008, at the time of the notice of preparation publication.

PROJECT DESCRIPTION

The proposed project involves the demolition the existing structures within the project site and construction of a new hotel, day-use area (Hamlet), a spa and fitness center, 60 timeshare condominiums, and 17 timeshare villas centered on the European theme of wellness treatment and education associated with the existing mineral hot springs.

The proposed project includes the following three components.

1. An "after the fact" environmental review and permit to demolish nine historic cottages that were removed without approval in November 2003.

2. A Combined Development Permit consisting of:

   a. General Development Plan for phased development of a resort;
   b. Use Permit for the creation of 77 Timeshare units (60 condominiums and 17 villas);
   c. Vesting Tentative Map for the creation of 60 airspace timeshare condominium units;
   d. Standard Subdivision (Vesting Tentative Map) to allow the merger and re-subdivision of three parcels of 157.88 acres;
   e. Use Permit for removal of 185 protected oak trees; and
   f. Use Permit for development on slopes in excess of 30 percent.

3. Off-site road improvements on Paraiso Springs Road.

PROJECT OBJECTIVES

In accordance with the California Environmental Quality Act, 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 environmental impact report. 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 underlying purpose of the proposed 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 *Central 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 events associated with the Paraiso Springs Resort;
- Develop and provide opportunities to reduce green house 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.

PROJECT ALTERNATIVES

California Environmental Quality Act Guidelines require that an environmental impact report describe and evaluate alternatives to the project that could eliminate significant adverse project impacts or reduce them to a less than significant level. The following alternatives are evaluated in this EIR in Chapter 5 - Alternatives.

Alternative #1 - No Project Alternative

Alternative #2 - Valley Floor Alternative

SUMMARY OF PROJECT ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

All impacts identified in the environmental analysis are summarized in this section. The summary includes all impacts analyzed in this environmental impact report. This summary groups impacts according to subject matter (e.g. aesthetics, air quality, etc.).

Table ES.1 Executive Summary of Project Impacts

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Section 3.1: Aesthetics and Visual Resources			
Impact 3.1-1: Implementation of the proposed project would substantially degrade the existing visual character or quality of the site and its surroundings.	Potentially Significant	**MM 3.1-1a** Prior to recording the Final Subdivision Map or issuance of any construction permits, the project applicant shall grant to the County scenic easements for all property exceeding 30 percent slope outside of the approved development of the proposed project in accordance with Policy 26.1.10 of the Monterey County General Plan. The Final Subdivision Map shall identify the areas within a "scenic easement" and note that no development shall occur within the areas designated as "scenic easement." **MM 3.1-1b** The landscape plan prepared for the project shall place native oak trees around the timeshare condominiums to provide screening from the east of the site. The design of the landscaping shall integrate the buildings into the oak woodland setting such that the buildings, if visible, are viewed in the context of the oak woodland. Native oak trees shall be strategically placed at building corners and extending between buildings and natural landforms or existing native oak trees to integrate the buildings into the natural landscape.	Less than Significant
Impact 3.1-2: The proposed project would introduce new sources of lighting that could adversely affect the existing visual resources in the area. Standard Monterey County conditions of approval regarding lighting would apply.	Potentially Significant (Less than significant with application of standard condition of approval PD014 (B)	Implementation of this standard condition of approval PD014 (B) would ensure that the proposed project would have a less than significant impact by complying with Policy 26.1.20 in the Monterey County General Plan and insuring that there are not new light sources casting glare off site.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Section 3.2: Air Quality			
Impact 3.2-1: The proposed project would result in short-term air quality impacts associated with construction activities, including grading, and operation of construction equipment at project site.	Significant	**MM 3.2-1** The applicant shall include dust control measures in grading plans, subject to review and approval by the County of Monterey Resource Management Agency – Planning Department. Grading plans shall require that active disturbed areas be watered at least twice daily and shall limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth moving activities (grubbing, excavation, rough grading), and 8.1 acres per day for activities that involve minimal earth moving (e.g. finish grading) during all phases of construction activities, absent dust control measures. In the event ground disturbance exceeds these limits, grading plans shall require the project applicant to implement the following fugitive dust measures: ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; ▪ Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; ▪ Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites; ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets; ▪ Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); ▪ Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.); ▪ Limit traffic speeds on unpaved roads to 15 mph; ▪ Install appropriate best management practices or other erosion control measures to prevent silt runoff to public roadways; ▪ Replant vegetation in disturbed areas as quickly as possible;	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		▪ Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; ▪ Limit the area subject to excavation, grading and other construction activity at any one time; ▪ Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints (the person shall respond to complaints and take corrective action within 48 hours); and ▪ Ensure that the phone number of MBUAPCD is visible to the public for compliance with Rule 402 (Nuisance).	
Impact 3.2-2: The proposed project would result in the demolition of four residences and associated structures within the project site which may contain asbestos and/or lead.	Potentially Significant	Mitigation measures MM 3.7-3a and MM 3.7-3b in Section 3.7, Hazards and Hazardous Materials would require that each structure is inspected by a qualified environmental specialist for the presence of asbestos containing materials (ACMs) and lead based paints (LBPs).	Less than Significant
Impact 3.2-3: The proposed project would result in long-term stationary and vehicular emissions, which would not exceed the MBUAPCD thresholds.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Impact 3.2-5: The proposed project includes construction of a wastewater treatment facility located in the northeastern portion of the project site. The proposed wastewater treatment system also includes disposal of treated effluent by land application within the project site. However, compliance with the air district rules and regulations applicable to wastewater treatment facilities would ensure that sensitive receptors proposed as part of the proposed project would not be exposed to unpleasant odors.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Impact 3.2-6: The proposed project includes construction of an enhanced on-site wastewater treatment system located in the northeastern portion of the project site. Compliance with air district rules and regulations applicable to wastewater treatment facilities would ensure that sensitive receptors within and in the vicinity of the project site would not be exposed to toxic air contaminants.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Section 3.3: Biological Resources			
Impact 3.3-1: The proposed project provides highly suitable habitat for special status bat species, Monterey dusky-footed woodrat (*Neotoma macrotis luciana*), and burrowing owl (*Athene cunicularia*). Though not observed on the site, several other special status animal species also have the potential to be impacted by the project, as outlined in Table 3.3-3. Project activities may result in harm to special status animals during vegetation removal, grading, building demolition, and equipment movement.	Potentially Significant	**MM 3.3-1a** Prior to initiation of project activities including, but not limited to, vegetation, snag, or tree removal and demolition of structures within the project site, or loud construction-related noise within the work area, the project applicant shall implement the following measures: ▪ Conduct pre-construction surveys for bats over a minimum of four visits at least 15 days prior to the beginning of tree/vegetation removal, building demolition, and other project activities, to determine if the area is being actively utilized by bats for spring/summer maternity colonies (usually from April to September). All structures within the project site shall be surveyed with the exception of the house trailers, fire equipment room, and the main pump house. These surveys shall also include determining if any trees or buildings marked for removal have characteristics that make them suitable bat roosting habitat (e.g., hollows, broken limbs, crevices, etc.). For any trees/snags that could provide roosting space for bats, thoroughly evaluate the trees/snags to determine if a colony is present prior to trimming or cutting. Visual inspection and acoustic surveys may be utilized as initial techniques. Removal of any native riparian tree shall be preceded by a thorough visual inspection of foliage to reduce the risk of displacing or harming roosting bats. If no roosting bats are observed, no further mitigation would be required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		▪ If a tree or structure is determined not to be an active roost site, it may be immediately trimmed or removed. If the tree or structure is not trimmed or removed within four days of the survey, repeat night survey efforts. ▪ Removal of occupied trees/snags or structures shall be mitigated for by the installation of a snag or other artificial roost structure within suitable habitat located in the project site, outside the impact area. With the input from a professional bat specialist and coordination with the California Department of Fish and Wildlife, alternative roost structure(s) shall be designed and installed to provide suitable habitat for evicted or displaced bats. Depending on the species, artificial roost structures may not be appropriate. If necessary, coordinate with the California Department of Fish and Wildlife for acceptable mitigation alternatives. ▪ Protect maternity colonies that have pre-volant young (not yet able to fly). If active bat roosts are observed during the maternity roosting season, the roost shall not be disturbed until after all juvenile bats are able to fly from the roost. The project biologist must confirm there are no pre-volant young present before a colony is displaced. It is assumed that after September 1, colonies have no pre-volant young. ▪ Coordinate with the California Department of Fish and Wildlife and a biologist that is permitted to handle special status bats to develop appropriate exclusion methods if necessary. The California Fish and Game Code stipulates that bats may be excluded from occupied roosts during two time periods; between September 1 and October 15, and between February 15 and April 15. If bats are found roosting within these time frames, it may be necessary to passively exclude them from trees or structures scheduled for removal. If necessary, prior to initiating project activities, passive exclusion methods shall be installed for a minimum of two weeks and monitored by a qualified biologist within the appropriate time frames above. At a minimum, monitoring efforts shall include conducting acoustic and evening emergence surveys.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		MM 3.3-1b The project applicant shall have a qualified biologist examine the impact area for Monterey dusky-footed woodrat nests before and during any initial vegetation, woody debris, and/or tree removal, or other initial ground disturbing activities. If a woodrat nest/house structure is encountered in the area of disturbance, avoid disturbing the structure or evicting the individuals. The project applicant shall coordinate with the California Department of Fish and Wildlife to establish protective buffer widths around the structures and install exclusion zones around each structure before initiating tree/vegetation removal and ground disturbing activities. If a woodrat is incidentally encountered in the work area and does not voluntarily move out of the area, a biological monitor, with the appropriate California Department of Fish and Wildlife permits, shall be on call during project activities to relocate the animal out of the construction area to the nearest safe location (as approved and authorized by the California Department of Fish and Wildlife). Woodrats shall not be handled without prior agency authorization from the California Department of Fish and Wildlife. If project activities cannot avoid any existing, underground, or unidentified woodrat nest structure in the work area, notify and coordinate with the California Department of Fish and Wildlife to develop appropriate avoidance and/or alternative habitat creation and recovery strategies. **MM 3.3-1c** The project applicant shall have a qualified biologist conduct a two-visit (i.e. morning and evening) burrowing owl presence/absence pre-construction survey at areas of suitable habitat on and adjacent to the proposed impact area no less than 14 days prior to the start of construction. Surveys shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (California Department of Fish and Wildlife 2012). If pre-construction "take avoidance" surveys performed during the breeding season (February through August) or the non-breeding season (September through January) for the species locate occupied burrows near the construction area, then consultation with the California Department of	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		Fish and Wildlife would be required to interpret survey results and develop project-specific avoidance and minimization approaches. **MM 3.3-1d** The project applicant shall have a qualified biologist conduct construction monitoring during initial ground disturbance activities, so that if any special status animals are encountered within the impact area, they can be detected and avoided during construction and allowed to passively relocate outside the impact area. If animals are in immediate danger due to construction and a special handling permit is not required for that species, then the monitoring biologist shall relocate the animal(s) to a safe area on the site, outside the project impact area.	
Impact 3.3-2: The project site contains approximately 0.82-acre of wetlands and 3,983 linear feet of waterways that may be considered jurisdictional waters, along with associated riparian habitat under jurisdiction of the California Department of Fish and Wildlife. The proposed project has been designed to avoid the majority of the wetlands on the project site; however, project implementation would result in the loss of approximately 0.16-acre of wetlands on the project site. Disturbance of these wetlands during construction of the proposed project would be significant impact. Also, proposed project components including the installation of new bridges, culvert removals, and pond installation in the main drainage channel; these stream modifications would have a substantial adverse effect on the jurisdictional stream channel and associated riparian habitat.	Significant	**MM 3.3-2a** Prior to issuance of any County permits, or application to any other regulatory agency for permits, the applicant/developer shall prepare engineered civil plans specifically identifying the impacts to the on-site wetlands, stream channel, and riparian habitat resources. A biologist shall analyze this information and determine the extent of impacts to biological resources. The applicant/developer will have a qualified biologist or wetlands specialist update the 2009 project wetland delineation report to include the current construction plans, and show specific calculations of the amount of impacted jurisdictional wetlands, stream channel (bed and bank), and riparian habitat. Once the impacts have been quantified, a qualified biologist shall develop a detailed mitigation program to provide compensation for anticipated project impacts to jurisdictional wetland and waterway resources. The mitigation program shall achieve no net loss of habitat values and functions due to impacts to wetlands, the stream channel, and associated riparian habitat. The mitigation program shall include an agreement to continue to monitor and refine the mitigation effort until the success criteria as stated within the program is achieved. **MM 3.3-2b** All necessary permits and agreements shall be obtained from the US Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board prior to issuance of any County permits.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		For all impacts to "Waters of the U.S." and other wetland features on the site under the jurisdiction of the US Army Corp of Engineers, California Department of Fish and Wildlife, and/or Regional Water Quality Control Board, agency permitting will be required along with compensatory replacement identified through the mitigation program required by mitigation measure 3.3-2a, above. The County of Monterey shall require that the project applicant prepare and submit a US Army Corp of Engineers Clean Water Act Section 404 Nationwide Permit application, a Regional Water Quality Control Board Section 401 Water Quality Certification application, and a California Department of Fish and Wildlife Section 1602 Streambed Alteration Agreement application. After the necessary regulatory permits are obtained, the proposed mitigation efforts shall be implemented according to all stipulated permit conditions. The project applicant shall comply with all wetland/waterway/riparian habitat replacement requirements and/or impact minimization measures stipulated in the approved regulatory permits. All wetlands/waters and/or riparian habitat impacts must be fully mitigated, either through habitat replacement/restoration, habitat creation, or purchase of wetland/riparian habitat credits from an approved mitigation bank.	
Impact 3.3-3: Implementation of the proposed project may result in temporary direct disturbance to nesting raptors and migratory birds, should they be present on the site near construction activities.	Potentially Significant	**MM 3.3-3** The project applicant shall have a qualified biologist conduct nesting bird surveys no more than 30 days prior to ground disturbance or vegetation removal during the nesting season for local avian species (February 1 through September 15). The qualified biologist shall conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of the construction area. If active nests are located during pre-construction surveys, the US Fish and Wildlife Service and/or California Department of Fish and Wildlife (as appropriate) shall be notified regarding the status of the nests and any agency recommendations regarding nest avoidance measures shall be implemented by the project applicant and monitored by the qualified biologist. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is no longer active. Restrictions may include establishment of exclusion zones (no ingress	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		of personnel or equipment at a minimum radius of 100-feet around the nest, with distance to be determined by the qualified biologist) or alteration of the construction schedule. No action is necessary if construction will occur outside the nesting season.	
Impact 3.3-4: Implementation of the proposed project would result in the permanent alteration of site conditions that would result in the removal of approximately 7.5 acres of coast live oak woodland habitat and up to 191 trees, including 185 protected oak trees**.**	Significant	**MM 3.3-4a** Prior to the issuance of grading permits, the project applicant shall submit a Final Forest Management Plan for review and approval by the County that minimizes the removal of coast live oak (*Quercas agrifolia*) trees in accordance with the recommendations in the Forest Management Plan that was prepared for the proposed project by Forest City Consulting in July 2005. The Final Forest Management Plan shall be prepared by a County-approved arborist or forester, and shall include an oak tree restoration (mitigation and monitoring) plan that identifies the final number and acreage of protected oak trees to be removed during construction, and the replacement of these oak trees at an initial 3:1 ratio as a means of promoting minimum 1:1 long-term tree replacement in compliance with Section 21.64.260 of the Monterey County Zoning Ordinance and the Oak Woodlands Conservation Act/PRC Section 21083.4. Tree replacement within the project site shall occur as appropriate in open space areas and shall not exceed more than 1 tree per 10 foot by 10 foot block of available space. If a specific lot does not allow for replanting of trees, then the project applicant shall have a qualified forester identify an alternate location for replanting on the project site. All trees shall be replaced with coast live oak (*Quercus agrifolia*) trees obtained from on-site sources or shall be grown from local native seed stock in sizes not greater than five gallons, with one gallon or smaller being preferred to increase chances of successful adaptation to the project site conditions. Replacement trees shall be monitored and maintained for a minimum of seven years after planting. The oak tree restoration plan shall be subject to review and approval by the County. **MM 3.3-4b** The project applicant shall implement the following tree protection best management practices during construction activities within the project site and include these measures on construction	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		contracts for the proposed project, subject to review and approval by the County of Monterey Resource Management Agency-Planning Department: ▪ Prior to issuance of any permits, the Resource Management Agency – Planning Department shall review the project plans for impacts to protected oak trees. The review of these plans shall focus on adjusting the plans to minimize tree removal and to minimize impacts to trees proposed for retention. ▪ Construction activities shall be kept within the development area. ▪ A temporary physical barrier, (temporary fencing) shall be used to protect the forested area outside of the development area. All areas protected by the tree protection fence shall be considered off-limits during all stages of construction and shall not be used to park cars, store materials, pile debris, or place equipment. ▪ Specific trees to be retained located within the development area shall be surrounded by a fence at the outermost edge of the dripline, or at the limit of improvements where development is approved within the dripline. ▪ A qualified arborist or forester shall inspect the placement of the temporary protection fencing to ensure maximum protection of the retained trees before any heavy equipment is moved onto the site or any construction activities begin. ▪ Any construction activities or trenching within the areas protected by the tree protection fencing shall be done either by hand using hand equipment or under the supervision of a qualified arborist or forester. In such cases, roots over one inch in diameter shall not be cut or severed. ▪ When possible, utilities shall be placed in the same trench to minimize rootzone disturbance. Not more than one trench is permitted within the dripline of any tree. ▪ Roots encountered during trenching, grading, and excavation that are not to be retained will be cleanly cut to promote re-growth and to prevent increased damage from breaking the root closer to the tree than is necessary.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		▪ When pruning trees for construction, branches subject to breakage shall be pruned when such pruning will not cause significant damage to the health and vitality of the tree. All recommended pruning shall be performed by a certified arborist or registered forester and occur prior to commencement of grading. ▪ All construction contracts for the proposed project shall include a provision for requiring that all contractors and subcontractors performing work on the proposed project be given a copy of the Forest Management Plan and conditions of approval, and that they agree to implement the provisions of the Plan. **MM 3.3-4c** To comply with the Oak Woodlands Conservation Act and PRC Section 21083.4, the tree replacement mitigation described above shall also apply to 50 percent of the 7.5-acre proposed impact to oak woodlands. The project applicant shall also contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Wildlife Code, for the purpose of purchasing oak woodlands conservation easements, as specified under paragraph (1) of subdivision (d) of that section and the guidelines and criteria of the Wildlife Conservation Board. This measure shall mitigate the remaining 50 percent of oak woodland impacts, equivalent to approximately 3.75 acres of oak woodland removal.	
Section 3.4: Climate Change			
Impact 3.2-1: The proposed project would generate greenhouse gas emissions, either directly or indirectly that may have a significant impact on the environment.	Cumulatively Significant and Unavoidable	**MM 3.4-1** In addition to the GHG reduction measures proposed by the applicant, that applicant shall implement the following additional GHG reduction measures: ▪ Design the proposed project to meet California Green Building Standards Code (Title 24, "CALGreen") standards to help reduce energy demand; ▪ Obtain third-party HVAC commissioning and verification of energy savings (improves effectiveness of applicant proposed measure to exceed Title 24 energy efficiency requirements); ▪ Limit outdoor lighting requirements;	Cumulatively Significant and Unavoidable

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		▪ Incorporate indoor water conservation measures such as use of low-flow toilets, shower heads, and faucets; ▪ Implement an electrical vehicle network (e.g. golf carts) within the project site for use by guests and service employees and provide electric vehicle parking and charging stations; and ▪ Prohibit use of gas powered landscape equipment.	
Section 3.5: Cultural Resources			
Impact 3.5-1: Nine Victorian-era cottages present in 2003 were determined to be historic resources. Demolition of these structures without a permit in 2003 was a significant impact	Significant and Unavoidable	**MM 3.5-1a** Earth-moving activities associated with the project shall be monitored by a qualified archaeologist or architectural historian. If historic irrigation or related water conveyance structures are discovered during grading or construction, the following step shall be taken immediately upon discovery: There shall be no further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent structures until the find can be evaluated by a qualified archaeologist or architectural historian and, if determined significant, until appropriate mitigation measures are formulated, with the approval of the lead agency, and implemented. Mitigation shall include that the structure be thoroughly documented, preserved and interpreted, as appropriate. **MM 3.5-1b** The project applicant shall prepare and provide to the Monterey County Historical Society archival-quality reproductions of their own historic archives, as well as copies of additional historic archives as may be available from the California State Library and California Historical Society, that portray the historic character and setting of Paraiso Springs during the late nineteenth century. The historic archives shall be subject to review and approval by the Monterey County Historic Resources Review Board. The project applicant shall submit archival-quality reproductions of the approved historic archives (described above) and any future archival and site research on the property that is not currently catalogued with the Monterey County Historical Society, the Monterey Public Library, and the California State Library for their permanent records.	Significant and Unavoidable

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		MM3.5-1c The project applicant shall provide a grant of $10,000 to the Monterey County Historical Society to assist with accessioning, cataloging, displaying and archiving the collection with the goal to reach the broadest and most relevant audience. **MM3.5-1d** The project applicant shall prepare a full-color brochure that describes the history of the project site (including Native American, Spanish, Mexican and American periods), that can be placed in a number of venues, including the Soledad Mission, local museums and other visitor-oriented locations, as well as any visitor-serving facilities on-site. The brochure shall include a map of the historic interpretive trails plan (described in Mitigation Measure 3.5-1-e), so that it can be used as a compendium for on-site interpretation. The applicant shall identify a plan and be responsible for all expenses associated with brochure development and the annual reproduction and distribution of these brochures, for as long as the resort is in operation. The full-color brochure shall be subject to review and approval by the Monterey County Historic Resources Review Board. **MM 3.5-1e** The project applicant shall prepare an historic interpretive trails plan that will be constructed on the project site. This plan shall include a designated pedestrian trail with scenic vista points and permanent interpretive signage that describes the historic events (including the Esselen Indians, Spanish Mission influences, and Victorian-era spa resort), features, and names (such as Romie's Glen) of Paraiso Springs. Construction of the trail and interpretive signage shall be completed at the applicant/developer's expense, prior to occupancy of any portion of the project site. The historic interpretive trails plan shall be subject to review and approval by the Monterey County Parks Department, Cultural Affairs Manager. **MM 3.5-1f** The project applicant shall provide an interpretive exhibit prominently placed within the new hotel lobby, or other appropriate location on site that is open to the public, that documents the historic events (including Native American, Spanish, Mexican and American periods) at Paraiso Hot Springs. The exhibit shall be subject to review and approval by the Monterey County Historic Resource Review Board.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Impact 3.5-2: The proposed project has the potential to disturb, destroy, or adversely affect the integrity of recorded sites CA-MNT-302 and CA-MNT-303, both of which are significant archaeological resources.	Potentially Significant	**MM 3.5-2a** To ensure that no inadvertent damage occurs to CA-MNT-302 and CA-MNT-303 during development of the proposed project, prior to any earthmoving or construction activities, the two bedrock mortar sites shall be subjected to an extended Phase I (subsurface) survey to determine whether subsurface cultural materials are present. Once their dimensions have been determined the areas identified as containing cultural resources shall be placed within an open space or scenic easement. Exclusionary fencing shall be placed around these easement areas prior to the beginning of the project so that the potential for accidental impacts will be minimized. The location of the fencing shall be shown on the improvement plans. A report with the findings of the extended Phase I subsurface survey shall be submitted to, and reviewed and approved by, the RMA Director of Planning prior to issuance of a grading permit. If the subsurface survey reveals that implementation of the project or project features would adversely affect one or both of the resources, the project design shall be modified to avoid the resources and the resources shall be protected in place. All design changes are subject to approval by the Director of the RMA Planning Department. **MM 3.5-2b** After completion of the Phase I subsurface survey and report in compliance with MM3.5-2a above, and to ensure that no inadvertent damage occurs to CA-MNT-302 and CA-MNT-303 or other yet undiscovered cultural resources, the project developer shall contract with a qualified archaeologist, acceptable to the Monterey County RMA Director of Planning, to prepare a mitigation monitoring plan consistent with the provisions of this mitigation measure and with the professional ethics of the archaeologist. The plan shall be approved by the Director of Planning prior to issuance of a grading permit. The qualified archeologist shall implement the monitoring plan during grading and/or construction-related activities within the following four areas: the Prehistoric Sensitivity Area, the Mission Vineyard Sensitivity Area, the Victorian Historic Complex Sensitivity Area, and the Historic Dump Area.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		The archaeological monitoring plan shall include the following provisions: ▪ The timing and frequency of this monitoring shall be at the discretion of the qualified archaeologist. Monitoring in any area may be discontinued by the project archaeologist when it becomes evident that no additional monitoring is necessary. ▪ Any artifacts or other cultural materials noted by the monitor will be collected and stored for subsequent analysis. It may be necessary to temporarily halt earth moving activities while such materials are collected. ▪ If a significant cultural feature or deposit is discovered, earth moving activities may be halted for the purpose of identifying the deposit. If deemed necessary, the feature or deposit shall be sampled or salvaged according to a mitigation and data recovery plan developed with the concurrence with the RMA – Planning Department. ▪ Any collected materials will be subjected to appropriate analyses, and then be curated in the public domain at an appropriate archaeological curation facility. ▪ At the end of the project a final report shall be produced documenting and synthesizing all data collected. This report will include recording and analysis of materials recovered, conclusions and interpretations, identification of the curation facility where the materials are stored, and additional recommendations as necessary. The archaeological monitor shall submit a weekly report of the monitoring activities to the RMA Director of Planning. The archaeological monitor shall have the authority to stop all work if potentially significant cultural features or materials are uncovered. The RMA Director of Planning shall be notified immediately of the discovery. Earth-moving activities will not commence until appropriate mitigation measures are formulated and implemented, with the approval of the RMA Director of Planning.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		MM 3.5-2c The following language shall be included within any permits or authorizations pertaining to the project site: "If, at any time, potentially significant cultural features or materials are discovered, work shall be halted in the immediate vicinity until the find can be evaluated by the project archaeologist and, if determined significant, until appropriate mitigation measures are formulated, with the approval of the RMA Director of Planning, and implemented.".	
Impact 3.5-3: The required road improvements along Paraiso Springs Road would disturb, destroy, or adversely affect the integrity of a significant archaeological resource.	Significant	**MM 3.5-3a** To ensure that no damage occurs to the identified cultural resource during planned road improvement activity along Paraiso Springs Road, the project applicant shall do the following: a. Contract with a qualified archaeologist to identify the exact dimensions of the site and formally record the resource; and b. Place exclusionary fencing around the limits of the resource as identified by the Archaeologist prior to earthmoving activities so that the potential for accidental impacts is eliminated; and c. The applicant shall provide evidence that the site has been recorded prior to approval of the final improvement plans for the off-site road improvements to Paraiso Springs Road, subject to review and approval by the County RMA Planning Department. **MM 3.5-3b** To ensure that no inadvertent damage occurs to the identified cultural resource or to other yet undiscovered cultural resources associated with off site road improvements, the project developer shall contract with a qualified archeologist, acceptable to the Monterey County RMA Director of Planning, to prepare a mitigation monitoring plan consistent with the provisions of this mitigation measure and with the professional ethics of the archaeologist. The plan shall be approved by the Director of Planning prior to issuance of a grading permit. The qualified archeologist shall implement the monitoring plan during grading and/or construction-related activities within the road improvement area:	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		The archaeological monitoring shall include the following provisions: ▪ The timing and frequency of this monitoring shall be at the discretion of the qualified archaeologist. Monitoring in any area may be discontinued by the project archaeologist when it becomes evident that no additional monitoring is necessary. ▪ Any artifacts or other cultural materials noted by the monitor will be collected and stored for subsequent analysis. It may be necessary to temporarily halt earth moving activities while such materials are collected. ▪ If a significant cultural feature or deposit is discovered, earth moving activities may be halted for the purpose of identifying the deposit. If deemed necessary, the feature or deposit shall be sampled or salvaged according to a mitigation and data recovery plan developed with the concurrence with the RMA Director of Planning. ▪ Any collected materials will be subjected to appropriate analyses, and then be curated in the public domain at an appropriate archaeological curation facility. ▪ At the end of the project a final report shall be produced documenting and synthesizing all data collected. This report will include recording and analysis of materials recovered, conclusions and interpretations, identification of the curation facility where the materials are stored, and additional recommendations as necessary. The archaeological monitor shall have the authority to stop all work if potentially significant cultural features or materials are uncovered. The RMA Director of Planning shall be notified immediately of the discovery. Earth-moving activities will not commence until appropriate mitigation measures are formulated and implemented, with the approval of the RMA Director of Planning. **MM 3.5-3c** The following language shall be included within any permits or authorizations pertaining to the Paraiso Springs Road Improvement area:	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		"If, at any time, potentially significant cultural features or materials are discovered, work shall be halted in the immediate vicinity until the find can be evaluated by the project archaeologist and, if determined significant, until appropriate mitigation measures are formulated, with the approval of the lead agency, and implemented."	
Impact 3.5-4: While only two known recorded sites are within the project site, the possibility cannot be precluded that as of yet undiscovered archaeological resources or human remains are present and could be damaged during land alteration activities.	Potentially Significant	**MM 3.5-4** If archaeological resources or human remains are discovered during grading or construction, the following step shall be taken immediately upon discovery: a. There shall be no further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains until; b. The Coroner of the County of Monterey in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and c). If the Coroner determines the remains to be Native American: ▪ The Coroner shall contact the Native American Heritage Commission and the Monterey County Resource Management Agency – Planning Department within 24 hours. ▪ The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinian, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. ▪ The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		○ The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation with 24 hours after being notified by the commission. ○ The descendent identified fails to make a recommendation; or ○ The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measure acceptable to the landowner.	
Section 3.6: Geology and Soils			
Impact 3.6-1: Seismic ground shaking at the site may occur during the next major earthquake on a regional fault system. Such shaking can cause severe damage to or collapse of buildings or other project facilities and may expose people to injury or death. Seismic shaking at the site presents a potentially significant impact	Potentially Significant	**MM 3.6-1a** Prior to building permit approval, the project structural engineer shall provide a seismic design report for the project consistent with the most current version of the California Building Code, at a minimum. If other, more conservative design guidelines are determined to be applicable to the project, those design guidelines shall be followed. Recommendations contained within the Geologic and Soil Engineering Feasibility Report, prepared by Landset Engineers (2004), shall also be referenced and incorporated as they provide specific recommendations regarding site preparation and construction of foundations, retaining walls, utilities, sidewalks, roadways, subsurface drainage, and landscaping features based on the lot characteristics and proximity to the fault at the project site. The seismic design report shall be submitted for plan check with any improvement plans including earthwork or foundation construction. During the course of construction, the project applicant shall contract with a qualified engineering geologist to be on site during all grading operations to make onsite remediation and recommendations as needed, and perform required tests, observations, and consultation as specified in the seismic design. Prior to final inspection, the project applicant shall provide certification from the project structural engineer that all development has been constructed in accordance with all applicable geologic and geotechnical reports.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		MM 3.6-1b Prior to occupancy of the proposed project, large appliances (i.e. refrigerators, freezers, pianos, wall units, water heaters, etc.), book shelves, storage shelves, and other large free-standing objects incorporated as part of the building design shall be firmly attached to the floor or to structural members of walls.	
Impact 3.6-2: Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from dynamic compaction.	Potentially Significant	Implementation of MM 3.6-1a above.	Less than Significant
Impact 3.6-3: Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from direct and indirect slope-failure related to hazards such as liquefaction and/or lateral spreading.	Potentially Significant	**MM3.6-3a** Prior to issuance of a grading permit, the project applicant shall contract with a certified engineer to prepare a site-specific Supplemental Liquefaction Investigation prepared in accordance with the California Department of Mines & Geology Special Publication 117. The Supplemental Liquefaction Investigation shall include in its analysis the approved drainage plan. Engineering measures to protect development in this area could include structural strengthening of buildings to resist predicted ground settlement, utilization of post tension or mat slab foundations or a combination of such measures as recommended in the Geologic and Soil Engineering Feasibility Report prepared by Landset Engineering (2004). These improvements shall be included in the final improvement plans for the proposed project and installed concurrent with site preparation and grading activities associated with future development. **MM 3.6-3b** Prior to issuance of a grading permit, the project applicant shall contract with a certified engineer to ensure that final grading plans include a slope stability analysis, particularly for the parking area near the hamlet and the adjacent roadway, to verify that the proposed cut and fill slopes are considered stable under both static and pseudo-static conditions.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		MM 3.6-3c The Final Geologic and Soil Engineering Feasibility Report shall use the most-recent Building Code, which addresses new seismic design requirements for structures and the site soil profile as SE should be reviewed again to confirm this designation is still appropriate for the project site.	
Impact 3.6-4: Implementation of the proposed project may result in potential permanent structural damage and associated human safety hazards resulting from slope-failure hazards such as landslides.	Potentially Significant	**MM 3.6.4a** Prior to issuance of a grading permit, the Project Geologist of Record (PGOR) shall work with the Geotechnical Engineer of Record and the Civil Engineer of Record to prepare a Final Geologic and Soil Engineering Feasibility Report. As part of this report, the PGOR shall: 1. Further characterize the debris flow and debris torrent hazards and attendant risks to the proposed developments. The PGOR shall perform a detailed mapping and subsurface program that will characterize the mode of past transport for angular boulders and cobbles of schist bedrock within the sandy alluvial matrix on the valley floors. Further geological mapping shall include detailed mapping of individual debris flow scars, as well as run-out areas for the debris flow deposits. Subsurface work shall adequately characterize the depth and extent of individual debris flow/torrent events. Mode of transport characterization shall include volumes and velocities per debris flow/torrent event, substantiated by a detailed geological recordation of past events in and adjacent to the proposed development areas; 2. Prepare debris flow/torrent design volumes, velocities and runup heights where warranted, based upon the above-listed field work and analysis; 3. Plot their geological information upon the most current sub-division and grading maps and analyze the potential impacts to the proposed developments; and 4. Work with PGOR and Civil Engineer Of Record to jointly assess the impact that debris flows and debris torrents may have upon the performance of the proposed drainage improvements. The proposed drainage improvements should be protected from design debris flow and torrent events dictated by the PGOR, or the drainage	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		improvements shall be designed to handle said debris flow or debris torrent events without triggering flooding of the proposed developments. The PGOR shall coordinate their field work with the peer-reviewing Engineering Geologist, so as to allow them the opportunity to view the subsurface work while it is being performed and form an opinion as to the adequacy of the work at that time. The peer-reviewing Engineering Geologist shall also review the Final Geologic and Soil Engineering Feasibility Report. If the report is deemed inadequate by the peer-reviewing Engineering Geologist, they shall summarize the inadequate work and request that a supplemental investigation or analysis be performed. Any supplemental work performed by the PGOR as a result of review recommendations by the peer-reviewing Engineering Geologist shall also be subject to the conditions outlined above. The Final Geologic and Soil Engineering Feasibility Report shall fully characterize the new design debris flow events to include site design-specific recommendations to ensure that the structures at risk would not collapse if said design debris flow occurs. **MM 3.6.4b** At the time of construction of the project, all excavations shall be observed by the PGOR prior to backfilling of the excavation. A post-construction geologic map portraying the distribution of rock and soil should be constructed by the PGOR and submitted to the County of Monterey with a Final Geological Report. If previously unidentified debris flow deposits are mapped in the excavations during construction, additional mitigation measures shall be recommended at the time of construction by the PGOR.	
Impact 3.6-5: Implementation of the proposed project would result in temporary and long-term disturbance of soils with high erosion potential, which could increase the risk of accelerated erosion and adversely affect water quality.	Significant	**MM 3.6-5** Prior to grading permit issuance, the project applicant shall contract with a qualified consultant to prepare an erosion control plan and a Storm Water Pollution Prevention Plan (SWPPP) that documents best management practices (filters, traps, bio-filtration swales, etc.) to ensure that urban runoff contaminants and sediment are minimized during site preparation, construction, and post-construction periods. The erosion control plan and SWPPP shall incorporate best management	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		practices consistent with the requirements of the National Pollutant Discharge Elimination System and Monterey County Ordinance 16.12.80, Land Clearing. The erosion and sediment control plan and the SWPPP shall be consistent with the standards set forth in the Construction General Permit.	
Impact 3.6-6: The project site is not located in an expansive soil. Portions of the project site have high shrink swell/ expansion potential	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Impact 3.6-7: The project site contains several existing septic tank leach fields that served prior development of the project site, as well as existing limited use of the site. However, the proposed project includes construction of an enhanced on-site wastewater treatment system to serve the proposed project that would serve the increase in wastewater associated with the proposed project	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Section 3.7: Hazards and Hazardous Materials			
Impact 3.7-1: Development of the proposed project would involve the use of hazardous materials including cleaning solvents, fertilizers, pesticides, and other hazardous materials typical of a hotel/resort spa, and timeshare facility.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Impact 3.7-2: During construction of the proposed project, there is the potential for the transport, use, or disposal of hazardous materials, which could create a significant hazard to the public or the environment.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Impact 3.7-3: The proposed project would result in the demolition and removal of all structures within the project site, which may contain asbestos, lead, and/or PCBs from the fluorescent lighting ballasts within the existing structures	Potentially Significant	**MM 3.7-3a** Pursuant to Cal OSHA regulations, the project applicant shall have each structure proposed for demolition within the project site inspected by a qualified environmental specialist for the presence of asbestos containing material and lead based paints prior to obtaining a demolition permit from the County. If asbestos containing material and/or lead based paints are found during the investigations, the project applicant shall develop a remediation program to ensure that these materials are removed and disposed of by a licensed contractor in accordance with all federal, state and local laws and regulations, subject to approval by the Monterey Bay Unified Air Pollution Control District and the County of Monterey Environmental Health Department, as applicable. Any hazardous materials that are removed from the structures shall be disposed of at an approved landfill facility in accordance with federal, state and local laws and regulations. **MM 3.7-3b** The project applicant shall ensure that the removal of all fluorescent lighting ballasts within each structure are removed under the purview of the Monterey County Environmental Health Department in order to identify proper handling procedures prior to demolition of the structures within the project site. All removed fluorescent lighting ballasts shall be removed prior to demolition and disposed of at an approved landfill facility in accordance with federal, state and local laws and regulations.	Less than Significant
Impact 3.7-4: Implementation of the proposed project may expose people or the property to hazardous materials associated with the abandonment of septic systems at the project site.	Potentially Significant	**MM 3.7-4** Subject to review by the County of Monterey Environmental Health Department, the project applicant shall map the specific location of all septic tanks located within the project site. Once located, the septic tanks shall be removed and properly disposed of at an approved landfill facility or properly abandoned onsite under permit with Monterey County Environmental Health. The applicant shall provide to Monterey County Environmental Health a schedule of all septic tanks on the property and identify those tanks to be physically removed from the property and those tanks to be abandoned onsite under permit with Monterey County Environmental Health.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Impact 3.7-5: The project site contains an existing propane tank, above ground fuel storage tank, boiler, and evidence of a debris pile at the project site.	Potentially Significant	**MM 3.7-5** Once the above ground fuel storage tank(s) are removed, a visual inspection of the areas beneath and around the removed tanks shall be performed. Any stained soils observed underneath the storage tanks shall be sampled. Results of the sampling (if necessary) shall indicate the level or remediation efforts that may be required. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared subject to review and approval by the County of Monterey Environmental Health Department in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.	Less than Significant
Impact 3.7-6: The project site is located in a very high fire severity zone. However, the proposed project includes a fire protection provides adequate protection in the case of fire.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Section 3.8: Hydrology and Water Hydrology			
Impact 3.8-1: During grading and construction activities, erosion of exposed soils may occur and pollutants generated by site development activities may result in water quality impacts if erosion control measures are not implemented	Potentially Significant	MM 3.5-5a (see above)	Less than Significant
Impact 3.8-2: Implementation of the proposed project would alter the existing drainage pattern and increase the amount of impervious surfaces on the project site due to construction of the hotel, residences, roadways, driveways, and other amenities	Significant	**MM 3.8-2** Prior to recording the Final Subdivision Map or approval of any construction permit, Monterey County Public Works Department and Monterey County Water Resources Agency shall require that the project applicant contract with a registered Civil Engineer to prepare a final drainage plan. The drainage control plan shall design storm water detention facilities to limit the 100-year post-development runoff rate to the 10-year pre-development rate in accordance with Section 16.16.040.B.5 of the Monterey County Code and Monterey County Water Resource Agency (MCWRA). This shall be accomplished	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		through the use of low impact development (LID) features and best management practices (BMP). In the event that the detention objectives can not be accomplished through LID methodologies, a detention basin may be used. In addition, the drainage plan shall incorporate relevant storm water recommendations as described in the Geologic and Soil Engineering Feasibility Report (Landset Engineers 2004). The final drainage plan shall be submitted for review and approval by the Public Works Department and Monterey County Water Resources Agency prior to the recording the Final Subdivision Map or approval of any construction plans.	
Impact 3.8-3: The proposed project would result in an increase in long-term surface runoff that may contain urban contaminates that would have an adverse impact on surface water quality.	Potentially Significant	**MM 3.8-3** To prevent the potential contamination of downstream waters from urban pollutants, Monterey County Planning Department, Public Works Department and Water Resources Agency shall require that the storm drainage system design, required under mitigation measure MM 3.8-2, includes, but is not limited to the following components: grease/oil separators; sediment separation; vegetative filtering to open drainage conveyances and detention basins; and on-site percolation of as much run-off as feasible, including diversion of roof gutters to French drains or dispersion trenches, dispersion of road and driveway runoff to vegetative margins, or other similar methods. Storm water shall not be collected and conveyed directly to a natural drainage without passing through some type of active or passive treatment. Said provisions shall be incorporated into the storm drain system plans submitted to the County for plan check.	Less than Significant
Section 3.9: Land Use and Planning			
Impact 3.9-1: The proposed project would not conflict with any land use plan, policy, or regulation of any agency with jurisdiction over the project including but not limited to the Monterey County General Plan, Central Salinas Valley Area Plan or the Monterey County Zoning Ordinance.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Section 3.10: Noise			
Impact 3.10-1 Construction activities associated with the proposed project will result in elevated noise levels in the vicinity of construction activities. Activities involved in construction will typically generate maximum noise levels ranging from 85 to 90 dB at a distance of 50 feet. Construction activities will be temporary. .	Potentially Significant	**MM 3.10-1** During the course of construction, the project developer/applicant shall adhere to Monterey County's requirements for construction activities with respect to hours of operation, muffling of internal combustion engines, and other factors which affect construction noise generation and its effects on noise sensitive land uses. This would include implementing the following measures: ▪ Limit noise-generating construction operations to between the least noise-sensitive periods of the day (e.g., 7:00 A.M. to 7:00 P.M.) Monday through Saturday; no construction operations on Sundays or holidays; ▪ Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses; ▪ Ensure that construction equipment is properly maintained and equipped with noise reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation, and ▪ When not in use, motorized construction equipment shall not be left idling.	Less than Significant
Impact 3.10-2 The proposed project would expose existing residents living along Paraiso Springs Road to additional transportation noise. However, resulting noise levels would be within County noise standards for single-family residential uses.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Impact 3.10-3 Operation of the proposed project would result in an increase in noise levels at the project site. However, nearby single-family residential uses are located greater than 1,500 feet from the	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
project site. Adherence to County noise standards for low density residential and transient lodging uses would ensure that potential increase in noise levels at the project site would be less than significant.			
Section 3.11: Public Services and Utilities			
Impact 3.11-1: Implementation of the proposed project would result in increased wastewater flows and includes construction of new wastewater treatment, distribution, and disposal facilities**.**	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Impact 3.11-2 The proposed project would have sufficient water supplies available to serve the proposed project from existing resources, and new or expanded entitlements are not needed. However, the water supply for the proposed project currently exceeds the public health standard of 1.0 mg/L for fluoride.	Significant	MM 3.11-2 The project applicant shall contract with a qualified engineer to finalize an activated alumina water treatment plant consistent with recommendations outlined in the AdEdge Technologies Pilot Test Report (2012) identifying water system improvements to meet the standards as found in Chapter 15.04 and 15.08 of the Monterey County Code, and Titles 17 and 22 of the California Code of Regulations. Final water system improvement plans shall identify any necessary rehabilitation of Well No. 1 and Well No. 2 to increase longevity and efficiency, the specific water treatment facilities, and how the water treatment facilities will remove all constituents that exceed California Primary and Secondary maximum contaminant levels (e.g. fluoride, coliform, TDS, iron, etc.) from drinking water. The project applicant shall contract with a qualified engineer to design and install wastewater system improvements and procedures that will adequately treat the neutralized waste from the proposed activated alumina filtration process. Final wastewater improvement plans shall identify the specific wastewater treatment improvements, operating parameters, wastewater volumes, waste constituents of the proposed full-scale system, and how the wastewater treatment process will produce effluent fluoride concentrations that are equal or less than the concentrations in the existing source water.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		Monitoring Actions Prior to recording the final map or issuance of any construction permits, the applicant shall submit the final water treatment plant design for review and approval by the Monterey County Health Department, Environmental Health Bureau.	
Impact 3.11-3: The proposed project would be required to detain the difference between the 100-year post-development runoff rate and the 10-year pre-development runoff rate. This may require the construction of new or expanded storm water detention facilities.	Potentially Significant	Implementation of mitigation measure 3.8-2 (Section 3.8 Hydrology and Water Quality).	Less than Significant
Impact 3.11-4 The proposed project would result in an increase in solid waste generation. Solid waste would be disposed of at the Johnson Canyon Landfill, which has sufficient permitted capacity to accommodate waste generated by the proposed project.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Section 3.12: Transportation and Traffic			
Impact 3.12-1: The Paraiso Springs Road/Clark Road intersection and the ten study roadway segments would operate at LOS A with the exception of Arroyo Seco Road between Fort Romie Road and Highway 101, which would operate at LOS B. In accordance with the County of Monterey significance criteria, this is considered an acceptable level of service.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Impact 3.12-2: Paraiso Springs Road is a rural road that will experience an increase in traffic with implementation of the project. The proposed project includes safety improvements on Paraiso Springs Road.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant
Impact 3.12-3: The proposed project will provide adequate site access and adequate internal circulation for emergency responders.	Less than Significant	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant

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