

Table of Contents

Executive Summary	ES-1
1 Introduction.....	1-1
1.1 Authorization and Purpose.....	1-1
1.2 EIR Process.....	1-1
1.3 Public Comment Instructions.....	1-3
1.4 Organization of the Draft EIR.....	1-4
2 Project Description	2.1
2.1 Project Location	2.1
2.2 Environmental Setting	2.1
2.3 Project Objectives	2.16
2.4 Project Description.....	2.16
2.5 Required Permits and Approvals	2.59
3 Environmental Setting, Impacts, and Mitigation Measures	3-1
3.1 Aesthetics and Visual Resources	3-3
3.2 Air Quality	3-19
3.3 Biological Resources	3-39
3.4 Climate Change.....	3-83
3.5 Cultural Resources and Historic Resources.....	3-101
3.6 Geology and Soils.....	3-134
3.7 Hazards and Hazardous Materials	3-170
3.8 Hydrology and Water Quality.....	3-184
3.9 Land Use and Planning	3-204
3.10 Noise	3-228
3.11 Public Services and Utilities	3-245
3.12 Transportation and Traffic	3-271

4	CEQA Considerations	4-1
4.1	Significant and Unavoidable Environmental Effects.....	4-1
4.2	Significant Irreversible Environmental Changes	4-1
4.3	Growth-Inducing Impacts	4-2
4.4	Effects Found Not to be Significant.....	4-4
4.5	Cumulative Impacts	4-5
5	Alternatives.....	5-1
5.1	Development of Project Alternatives.....	5-1
5.2	Analysis of Project Alternatives	5-3
6	References.....	6-1

Appendices (included as a CD)

Appendix A	Notice of Preparation/Mitigated Negative Declaration/Responses
Appendix B	CalEEMod
Appendix C	Biological Resources
Appendix D	Geology
Appendix E	Hazards
Appendix F	Hydrology and Water Quality
Appendix G	Public Services and Utilities
Appendix H	Traffic

List of Figures

2.1	Regional Location.....	2-3
2.2	Project Vicinity	2-5
2.3	Aerial Photograph	2-7
2.4	Parcel Boundary and Site Characteristics	2-9
2.5a	Project Site Photographs.....	2-11
2.5b	Project Site Photographs	2-13

2.6	Project Site Plan	2-21
2.7	Conceptual Rendering of Proposed Project	2-23
2.8	Preliminary Vesting Tentative Map.....	2-25
2.9a	Elevation – Main Resort Elevation 1	2-27
2.9b	Elevation – Main Resort Elevations 2a and 2b.....	2-29
2.9c	Elevation – Main Resort Elevation 3	2-31
2.9d	Elevation – Main Resort Elevations 4a and 4b.....	2-33
2.9e	Elevations – Typical 1 Story Casitas	2-35
2.9f	Elevations – Typical 2 Story Casitas	2-37
2.9g	Elevations – Wine Pavilion.....	2-39
2.9h	Elevations – Institute Expansion.....	2-41
2.10	Paraiso Springs Road Improvement Area.....	2-45
2.11	Demolition Plan	2-49
2.12	Planting Plan	2-51
2.13	Fire Protection Plan.....	2-55
2.14	Structures Demolished in November 2003	2-57
3.1-1	Views of the Project Site.....	33-5
3.1-2	Scenic Highway Corridors and Visual Sensitivity Map	3-11
3.1-3	Slope Analysis	3-15
3.3-1	Existing Vegetation Types and Aquatic Features within the Site.....	3-43
3.5-1	Site Plan of Paraiso Hot Springs in 2003.....	3-108
3.5-2	Archaeological Sensitivity Area	3-116
3.6-1	Regional Geology	3-136
3.6-2	Site Geology.....	3-138
3.6-3	Regional Faults	3-142
3.6-4	Relative Geologic Hazards	3-144
3.6-5	Site Soils	3-148
3.6-6	Soil Erosion Hazards at the Project Site	3-152
3.6-7	Potential Debris Basin Locations.....	3-164
3.7-1	Fire Severity Zones	3-172
3.8-1	Regional Hydrology.....	3-188
3.10-1	Sound Levels and Human Response.....	3-230

3.10-2 Noise Measurement Locations..... 3-236
3.11-1 Regional Fire Protection Facilities..... 3-247

List of Tables

ES.1 Executive Summary of Project ImpactsES-4
2.1 Project Features by Lot2.18
2.2 Project Components2.43
2.3 Development Phasing Plan2.54
2.4 Agency Actions and Approvals2.59
3.2-1 Common Air Pollutants 3-20
3.2-2 Local Ambient Air Quality Levels 3-21
3.2-3 Attainment Status of the North Central Coast Air Basin..... 3-22
3.2-4 National and California Ambient Air Quality Standards..... 3-25
3.2-5 Operational Air Emissions Thresholds 3-30
3.2-6 Long-term Operational Emissions 3-36
3.3-1 Existing Vegetation Types within the Project Site 3-42
3.3-2 Special Status Plant Species in the Project Vicinity 3-49
3.3-3 Special Status Wildlife Species in the Project Vicinity 3-52
3.3-4 Existing Vegetation Types and Proposed Impacts within the Project Site..... 3-66
3.4-1 Scoping Plan Strategies and Project Consistency 3-92
3.4-2 Unmitigated Annual Operational Phase GHG Emissions 3-96
3.5-1 Paraiso Springs Building Inventory 3-112
3.8-1 Pre- and Post Project 10-Year and 100-Year Storm Events 3-197
3.8-2 Required Onsite Detention..... 3-198
3.9-1 Consistency Analysis with the Monterey County General Plan and
Central Salinas Valley Area Plan..... 3-208
3.10-1 Project and Vicinity Ambient Noise Measurements (Short-Term) 3-233
3.10-2 County of Monterey Exterior Community Noise Land Use Compatibility.... 3-235
3.10-3 Typical Construction Equipment Noise Levels 3-239
3.11-1 Soledad Unified School District Enrollment 3-249
3.11-2 Groundwater Depth and Temperature 3-251
3.11-3 Solid Waste - Construction 3-267

3.11-4 Solid Waste - Long-term Operations 3-268

3.12.1 Project Trip Generation and Trip Reduction Summary 3-276

3.12-2 Project Traffic Distribution and Assignment 3-277

3.12-3 Intersection Level of Service 3-278

3.12-4 Project Parking Requirements and Adjustments..... 3-281

5.1 Comparison of Project Alternatives to the Proposed Project..... 5-12

This page intentionally left blank.