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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 is bordered to the east by grazing and farmland, 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 recirculated 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.

PROJECT DESCRIPTION

The proposed project involves the demolition of 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.

A. An "After The Fact" Demolition Permit 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 Use Permit and General Development Plan to allow the phased redevelopment of the Paraiso Springs Spa Resort with the following amenities (see Table 2.2 for square footage summaries):

    - 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 attached timeshare units;
    - 17 detached timeshare villas;
    - Hamlet consisting of a day spa, a general retail store, artist studios, wine tasting, 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;
    - Paraiso Institute for classes, training and seminars for resort guests;
    - Wastewater treatment plant with approximately 4 million gallon underground wet-season storage reservoir set on a gravel bed to allow aquifer pass through;
    - Garden Center;
    - Hiking trails, trailside outlooks, and natural solarium area (an area with a view of the Salinas Valley that will contain seating and a few tubs fed by the hot springs, with water discharged to the discharge system for the pools and spas);

- Pedestrian and vehicular bridges;
- Laundry and maintenance facilities;
- Landscaping of the grounds;
- On site security, including a staffed gated entrance;
- Grading of 162,073 cubic yards cut and fill of 123,489 cubic yards; and
- 500,000 gallon (approximate) above ground potable water storage tank.

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

3. A Vesting Tentative Map (Condominium 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 the site's 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, recorded in phases;

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.

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.

While Monterey County shares many of the same objectives as the applicant, the County has identified two additional objectives:

- Provide visitor serving amenities identified in the Agricultural and Wine Corridor program from the 2010 *Monterey County General Plan*; and
- Maximize development of this previously disturbed site to reduce pressure to convert agricultural land to visitor supporting uses related to the Agricultural and Wine Corridor, which is identified as an economic program in the 2010 *Monterey County General Plan*.

PROJECT ALTERNATIVES

The California Environmental Quality Act requires that an environmental impact report describe and evaluate alternatives to the project that would avoid or substantially lessen any of the significant effects of the proposed project. The following alternatives are evaluated in this EIR in Chapter 5 - Alternatives.

Alternative #1 - No Project Alternative

Alternative #2 - Valley Floor Alternative One (Units Reduced by 10 Percent)

Alternative #3 – Valley Floor Alternative Two (Units Reduced by 6.7 Percent)

Alternative #4 – Reduced Project Alternative (Units Reduced by 35.5 Percent)

SUMMARY OF PROJECT ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

All impacts identified in the environmental analysis are summarized in Table ES.1, Executive Summary of Significant Project Impacts included in this section. The summary table includes all potentially significant, significant, and significant and unavoidable impacts analyzed in this environmental impact report. This summary table groups impacts according to subject matter (e.g. aesthetics, air quality, etc.).

Table ES.1 Executive Summary of Significant 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 have an adverse effect on the existing visual character or quality of the site and its surroundings.	Significant	**MM 3.1-1** Prior to issuance of any construction permits, the project applicant shall modify the project landscape design and colors for the exterior roof and plaster walls as follows: • The roof color shall include a blend of darker shades, which colors would serve to blend the building's rooftops into the natural environment and reduce the appearance of large masses from greater distances. Final design shall be subject to review and approval of the RMA Director. • The color of the plaster shall utilize a variety of earth tone colors, such as the color supplied in the palette on page 2 in Exhibit 1 of the RMA Analysis, and as otherwise approved by the RMA Director. • The Landscape Plan shall include the use of five-gallon size or transplanted native oak trees, or other tree or tall shrub species as approved by RMA-Planning, planted, when mature, to break up the building rooflines and the front of the resort when viewed from the Salinas Valley, while allowing well-designed openings in the canopy to allow views from the resort of the valley. Oak trees shall be provided in appropriate areas, such as where oak trees were originally present prior to grading in that area, or on the north side of buildings where no oak woodland was present prior to grading. Where oak trees were not part of the original landscape for that area of the site, other tree species shall be used. • Where buildings are placed in areas that previously consisted of dense oak woodlands, 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 remaining native oak trees to integrate the buildings into the natural landscape. Landscape Plans shall be submitted for review and approval by the RMA Director of Planning for each phase of development and shall be approved prior to issuance of construction permits for buildings within the area covered by the Landscape Plan. The intent of this mitigation measure is to occasionally break up the mass, not screen the site from the valley or from public views, and to use color and vegetation to break up the	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		visual massing from mid-range and long-range views. This can be achieved by using existing topography, landscape plantings, and a variety of colors to create variety in the mass. **Standard Condition**: A conservation and scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 30 percent. The easement shall be developed in consultation with a certified professional. A conservation and scenic easement deed shall be submitted to, and approved by, the Director of RMA - Planning and accepted by the Board of Supervisors prior to or concurrent with recording the final map or prior to the issuance of grading or building permits, whichever occurs first. 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."	
Impact 3.1-2: The proposed project would introduce new sources of lighting that could adversely affect the existing visual resources in the area.	Potentially Significant (Less than significant with application of standard condition of approval PD014 (B)	**Standard Condition.** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Monterey County Code Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.	Less than Significant
Section 3.2: Air Quality			
Impact 3.2-1: The proposed project would emit criteria air pollutants from construction activities in excess of air district standards.	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	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		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; ▪ 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); ▪ Ensure that the phone number of MBUAPCD is visible to the public for compliance with Rule 402 (Nuisance); and ▪ For any diesel equipment used that is greater than 120 horsepower, utilize equipment that is 1996 or newer.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Impact 3.2-2: The proposed project would result in the demolition of structures within the project site that may contain asbestos and/or lead and result in the release of hazardous airborne contaminants.	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
Section 3.3: Biological Resources			
Impact 3.3-2: Project activities may result in direct impact (injury or mortality) to special status animals during vegetation removal, grading, building demolition, and equipment movement.	Potentially Significant	**MM 3.3-2a**: For each construction area, including for each project phase, prior to initiation of construction activities at the site, the project applicant shall have a Monterey County-approved consulting biologist conduct an environmental awareness training session for all construction personnel. At a minimum, the training will include a description of special status animals with potential to occur and their habitats, general measures that are being implemented to protect wildlife as they relate to the project, and the boundaries within which the project occurs. Informational handouts with photographs clearly illustrating the species appearances will be used in the training session for species expected to occur on the site. If new construction personnel start work at the site after the initial training session, the training session shall be repeated as often as necessary so that all new personnel receive this mandatory training when they start work at the project site. The biologist shall be present on the site to conduct biological construction monitoring during initial site clearing and grading activities, ensuring construction monitoring for every new disturbance area. The biologist will assist the workers in observing and avoiding direct impacts to wildlife that are observed within each work area. **MM 3.3-2b:** For each construction area, including for each project phase, 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 special-status bats or for spring/summer maternity colonies (bats usually have young from April to	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		September, but roost year-round). 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, the biologist shall 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. ▪ 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, the biologist shall 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 (bat house) within suitable habitat located outside of, but near the impact area within the project site. Construction activities that may cause roost abandonment may not commence until artificial roost structures have been installed. With the input from a qualified biologist who is a bat specialist and coordination with the CDFW, alternative roost structure(s) shall be designed and installed to provide suitable habitat for evicted or displaced bats. Placement and height will be determined by the qualified wildlife biologist, but the height of the bat house will be at least 15 feet. Bat houses will be multi-chambered, and be purchased or constructed in accordance with CDFW standards. The number of bat houses/snags required will be dependent upon the size and number of colonies found, but at least one bat house will be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated. If necessary, coordinate with the CDFW 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	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		displaced. It is assumed that after September 1, colonies have no pre-volant young. ▪ The project proponent shall coordinate with the CDFW 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 during this two week period. **MM 3.3-2c:** For each construction area, including for each project phase, the project applicant shall have a Monterey County approved qualified biologist examine the impact area, including a 30 foot buffer around 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. All woodrat nests will be flagged by the biologist for avoidance of direct construction impacts where feasible. If impacts cannot be avoided, woodrat nests shall be dismantled by the biologist no more than three days prior to construction. All vegetation and duff materials shall be removed within three feet around the nest prior to dismantling so that the occupants do not attempt to rebuild. Nests are to be slowly dismantled by hand in order to allow the occupants to disperse. Nests shall not be dismantled during inclement weather at the discretion of the biologist (e.g., during or within 48 hours of predicted precipitation event, low nighttime temperatures, etc.). In addition, should dependent young be found during the nest dismantling process, the nest will be reassembled in place, and the occupied nest and any nests within 30 feet of the occupied nest shall be left undisturbed for at least three weeks to allow the young to wean. **MM3.3-2d:** For each construction area, including for each project phase, 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	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		within 500 feet of 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 (CDFW 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 CDFW would be required to interpret survey results and develop project-specific avoidance and minimization approaches as found in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). **MM 3.3-2e**: For each construction area, including for each project phase, the project proponent shall retain a Monterey County-approved consulting biologist to conduct a preconstruction survey for coast horned lizard unless the project biologist demonstrates that no suitable habitat is present in that construction area. Preconstruction surveys will be conducted within approximately 72 hours prior to disturbance of any suitable habitat for this species. Surveys will utilize hand search methods in proposed impact areas where this species is expected to be found (i.e., under shrubs, within other vegetation types, or debris on sandy soils). Any individuals located during the survey shall be safely relocated by the biologist to suitable habitat outside of the proposed impact areas or project activities shall avoid disturbing the habitat and the individuals until the individual has left the area, as determined by the biologist. Prior to recording of the final map or before any ground disturbance activities, whichever occurs first, a relocation program shall be prepared by a qualified biologist and reviewed and approved by the County. The relocation program shall include a detailed methodology for locating, capturing, and translocating individuals prior to construction. The project shall identify a suitable location for relocation of the lizard prior to capture. A qualified biologist with a current scientific collection permit shall be required for handling coast horned lizards. During initial ground disturbance and vegetation removal activities for each project impact area, a project biologist will be on the site to recover any coast horned lizards that may be excavated/unearthed. If the animals are in good health, they will be immediately relocated to a designated release site outside of the work area. If they are injured, the animals will be	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		released to a CDFW-approved rehabilitation specialist until they are in a condition to be released into the designated release site.	
Impact 3.3-3: Project implementation may result in temporary direct or indirect disturbance to nesting raptors and migratory birds, should they be present on or adjacent to the site during construction activities.	Potentially Significant	**MM 3.3-3:** For each construction area, including for each project phase, if noise generation, ground disturbance, vegetation removal, or other construction activities begin during the nesting bird season (February 1 to September 15), or if construction activities are suspended for at least two weeks and recommence during the nesting bird season, then the project proponent shall retain a Monterey County-approved consulting biologist to conduct a pre-construction survey for nesting birds. The survey shall be performed within suitable nesting habitat areas on, and adjacent areas visible from, the site to ensure that no active nests for protected species would be disturbed during project implementation. This survey shall be conducted no more than two weeks prior to the initiation of disturbance/construction activities for each construction area. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the project biologist and submitted to the Monterey County – Resource Management Agency for review and approval prior to disturbance and/or construction activities. If no active bird nests are detected during the survey, then project activities can proceed as scheduled. However, if an active bird nest of a protected species is detected during the survey, then a plan for bird nest avoidance shall be prepared to determine and clearly delineate an appropriately-sized, temporary protective buffer area around each active nest, depending on the nesting bird species, existing site conditions, and type of proposed disturbance and/or construction activities. The protective buffer area around an active protected bird nest shall be determined at the discretion of the project biologist and in compliance with applicable project permits. To ensure that no inadvertent impacts to an active bird nest will occur, no disturbance and/or construction activities shall occur within the protective buffer area(s) until the juvenile birds have fledged (left the nest), and there is no evidence of a second attempt at nesting, as determined by the project biologist. No action will be necessary if the construction activity occurs outside the nesting season as detailed in this mitigation measure.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		Construction area, for the purposes of these mitigation measures (MM 3.3-2 through MM 3.3-3), is defined as follows: • Each project phase • Structure removal activities • Tree removal activities • Paving activities If construction, demolition, or tree removal activities cease for a period of time exceeding the pre-construction survey period itemized in the mitigation measure, the pre-construction survey shall be redone, if potential habitat remains in that area.	
Impact 3.3-4: The project site contains 0.71-acre of wetlands, 0.40-acre (8,771 linear feet) of non-wetland waters, and a small amount of associated riparian habitat that are potentially under the jurisdiction of the USACE, RWQCB, and/or CDFW. The proposed project has been designed to avoid impacts to the majority of these resources. However, project implementation would result in the loss of a 0.04-acre potentially jurisdictional seasonal wetland, and two in-stream culverts totaling approximately 0.02-acre (229 linear feet) of potentially jurisdictional non-wetland waters, which will be removed. The culvert removals would allow the on-site stream to be rerouted and restored in its natural	Significant	**MM 3.3-4a**: Prior to issuance of any County project permits, a Monterey County-approved consulting biologist shall be retained by the project proponent to develop a detailed wetland mitigation plan, which will guide compensatory mitigation efforts for all anticipated project impacts to potentially jurisdictional wetland features. The plan shall be submitted to the Monterey County – Resource Management Agency for review and approval prior to issuance of any County project permits that could affect wetlands, jurisdictional waters or riparian areas. The wetland mitigation plan shall achieve no net loss of habitat values, including a minimum replacement of 1:1, but must meet the ratio required by the permitting agencies. The wetland shall function at the same habitat value as wetlands proposed for removal; these values shall be analyzed by, and established in, the mitigation plan. The plan shall include an agreement to continue to monitor and refine the mitigation effort (adaptive management) until the success criteria as stated within the plan, and as agreed to by the permitting agencies, are achieved. Success criteria shall include a prohibition on non-native vegetation, fish or amphibian species and shall include monitoring to ensure that non-native species have not been introduced into the habitat. Vegetation species variety and density, similar or greater than the value of the existing wetland to be lost, shall be included in the plan and monitoring to ensure a minimum of the former variety and density shall be conducted by the property owner's Monterey County-approved biologist. Monitoring shall continue until the vegetation and aquatic species levels have reached the success criteria for a minimum of three consecutive years.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
channel, with creation of an in-stream 0.30-acre mitigation pond. Rock slope protection of stream banks to prevent erosion and scour above and below two of the three proposed bridge locations would impact an additional 0.02-acre (160 linear feet) of potentially jurisdictional non-wetland waters. With regard to riparian habitat, three willow trees would be removed for construction of one of the three proposed bridges. The project proposes development within the County's 50-foot stream channel setback zone.		Per the required wetland mitigation plan, a new in-stream pond, or a portion of the pond, and daylighted stream segments, or an alternative location and design acceptable to the permitting agencies, will serve as wetland feature mitigation sites, planted and maintained to support native and locally appropriate wetland/riparian vegetation. The plan will stipulate that a native plant specialist will install the native vegetation, and perform regular site maintenance for a minimum of five years, during which time a Monterey County-approved consulting biologist will monitor the site at least annually to ensure that the wetland creation is successful. The wetland mitigation plan shall establish specific success criteria, and shall include provisions for long-term site monitoring and maintenance to prevent the establishment of non-native plant species and aquatic nuisance animals (such as non-native fish, crayfish species, and bullfrog) that may preclude native wildlife species from utilizing the created and restored wetland/riparian habitats. **MM 3.3-4b**: All necessary permits and agreements shall be obtained from the USACE, CDFW, and RWQCB prior to issuance of any County project permits that involve project impacts to jurisdictional wetland features, including streams and wetland areas. This also includes obtaining these prior to mass site grading operations. For all project impacts to wetland features potentially under the jurisdiction of the USACE, CDFW, and RWQCB, regulatory agency permitting will be required along with compensatory habitat replacement identified through the wetland mitigation plan required by mitigation measure 3.3-4a, above. The project proponent shall prepare and submit a USACE Clean Water Act Section 404 Nationwide Permit application, a RWQCB Section 401 Water Quality Certification application, and a CDFW Section 1602 Streambed Alteration Agreement application. After all regulatory agency permits are obtained, the proposed mitigation efforts shall be implemented according to stipulated permit conditions and the wetland mitigation plan. The project proponent shall comply with all wetland/waters/riparian habitat replacement requirements and/or impact minimization measures stipulated in the approved regulatory agency permits.	
Impact 3.3-6: Implementation of the proposed project would result in the permanent alteration of site conditions that would result in the removal of approximately 8.8 acres of coast live oak woodland habitat	Significant	**MM 3.3-6a** 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 (*Quercus 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	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
and up to 191 trees, including 185 protected oak trees**.**		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 as a means of promoting 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. The Final Forest Management Plan shall include specific recommendations on the following topics, as necessary. Tree replacement within the project site shall occur as appropriate in open space areas, and may be included in appropriate landscaping areas, and shall not exceed more than 1 tree per 10 foot by 10 foot block of available space. If a specific area 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 trees obtained from on-site sources or shall be grown or obtained from local ("local" to be defined by Final Forest Management Plan) 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 (except for individuals planted to provide viewshed mitigation as addressed in Mitigation Measure 3.1-1). 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. The restoration shall be implemented with the following success criteria: 100% survival of the number identified in the approved Final Forest Management Plan, so overplanting could be conducted to allow that to occur in a shorter time frame. Monitoring by an arborist shall take place to measure survival rates for three years past the period where the oak trees will be irrigated. Irrigation should cease after four years, or a different period as recommended by the project arborist. If after this monitoring period, 100% survival is not achieved, replacement plantings will be required until a 100% survival rate is achieved for three consecutive years without irrigation. **MM 3.3-6b** 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 contracts for the proposed project, subject to review and approval by the County of Monterey Resource Management Agency-Planning:	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		▪ Prior to issuance of any permits, the Resource Management Agency – Planning shall review the project plans for impacts to protected oak trees that were not anticipated as part of the analysis included in this environmental impact report. The review of these plans shall focus on adjusting the plans to minimize tree removal and to minimize impacts to trees proposed for retention. ▪ 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 on-site supervision of a qualified arborist or forester. In such cases, roots over one inch in diameter shall not be cut or severed unless approved by the on-site forester or arborist, including their determination that it would not harm the long-term viability of the tree. ▪ 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 unless approved by the on-site forester or arborist, including their determination that it would not harm the long-term viability of the 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. ▪ 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 supervised by a certified arborist or registered forester and occur prior to commencement of grading.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		▪ 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 approved Final Forest Management Plan and conditions of approval, and that they agree to implement the provisions of the Plan. **MM 3.3-6c** To comply with the Oak Woodlands Conservation Act and PRC Section 21083.4, the tree replacement mitigation described above shall apply to 50 percent of the proposed impact to oak woodlands. For the remaining requirement to mitigate the impact, the project applicant shall either dedicate a conservation easement over a suitable oak woodland area on site or contribute funds to a local fund, or to the Oak Woodlands Conservation Fund if no local fund is established, as established under subdivision (a) of Section 1363 of the Fish and Wildlife Code. The primary purpose of such funds is to purchase oak woodlands conservation easements, as specified under paragraph (1) of subdivision (d) of Section 1363 and the guidelines and criteria of the Wildlife Conservation Board for the California Oak Woodlands Conservation Program. If contributions are made to a local fund, that fund must have the same purposes as the state program. This measure shall mitigate the remaining 50 percent of oak woodland impacts, equivalent to approximately half the acreage of oak woodland removal. Dedication of an on-site conservation easement, in lieu of paying a fee, would require that the easement area contain at least as many trees and an equal or greater area as that impacted by the tree removal.	
Section 3.4 Climate Change			
Impact 3.4-1: The proposed project emissions would not exceed net zero. This is considered as no impact as the project is proposed.	Potentially Significant	**Applicant Proposed Mitigation Measures** **MM 3.4-1a** The applicant shall implement the following applicant-proposed mitigation measures: ▪ Utilize energy star appliances (Title 24 plug-in appliances) in 77 timeshare units; ▪ Use solar photovoltaic system to generate 20 percent of on-site energy needs; ▪ Use light-emitting diode (LED) lighting will be used outdoors	No Impact with Applicant-Proposed Mitigation

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		(Note: assume 20 percent LED use); ▪ Employ Neighborhood Electric Vehicle (NEV) network on-site; ▪ Provide employee shuttle: ▪ Use reclaimed water for 100 percent of outdoor uses; ▪ Install low-flow indoor water fixtures in all buildings; ▪ Use electric landscaping equipment; ▪ Install water efficient landscapes; and ▪ Implement on-site recycling program and divert 50 percent (assumed) wastes from landfill disposal. **MM 3.4-1b** To achieve a total of 2,239.63 MT of CO_2e of additional GHG emissions reductions needed to reduce project emissions to net zero, the applicant shall secure additional emissions reductions through off-site GHG reduction programs and/or through purchase of carbon off-sets. Options for off-site emissions reductions programs could include but are not limited to the following: ▪ Paying for energy-efficiency upgrades of existing homes and business; ▪ Installing off-site renewable energy; ▪ Paying for off-site water efficiency; and ▪ Paying for off-site waste reduction. Off-site mitigation must be maintained in perpetuity to match the length of project operations to provide ongoing annual emission reductions. The applicant may purchase offsets from a validated source to offset annual GHG emissions. Validated sources are carbon-offset sources that follow approved protocols and use third-party verification such as those of the Climate Action Registry or Climate Action Reserve. The applicant shall present proof of offsite mitigation and/or validated carbon offset	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		purchase that offset project GHG emissions to net zero to Monterey County for review and approval prior to issuance of a grading permit for each project phase.	
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** Project applicant ("Applicant") shall hire a qualified historical consultant ("Consultant") prior to filing the Final Map's first phase. The Consultant shall define a consistent design and cohesive themes (Native American, Spanish, Mexican, and American) for the site. Before lodge unit building permits are issued, the Consultant shall identify and create a digital catalog of historic archives and photographs focusing on Paraiso Springs' historic character and setting during the late nineteenth century when the hotel/resort was first commissioned. The catalog is intended to consist of a consolidated list of the archives and photographs found, a brief description of the archive or photograph, and the location of the resource. Potential available resource repositories include, but are not limited to, those located in the California State Library, California State Archives, Monterey County Free Libraries, Bancroft Library, National Archives, Monterey Public Library (i.e., the "California Room"), Oakland Museum, National Steinbeck Center, Pat Hathaway Collection, California Historical Society and all other similar organizations deemed appropriate by the Consultant, as agreed to by the RMA-Director of Planning. All previous reports submitted with the project application on the property's history will also be included. This catalog shall be compiled in a final format as a digital catalog of the archives and include information as to where to find resources that provide pertinent information on the four periods of significance and shall be available for printing by others. The digital catalog shall be included at all locations the digital presentation, described below, resides, including on the Paraiso Resort website, the Monterey County Historical Society website and offered (in a digital format) to the Soledad Mission and to regional visitor centers that provide information in Monterey County. A digital interpretive display that would serve to educate people about the history of the site including all four periods of significance shall be developed and implemented. This	Significant and Unavoidable

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		display shall use a combination of historical photos, graphics, timelines and narratives to help the public understand the significance of the site with particular emphasis on the Victorian Resort period. Prior to preparation of the on-site interpretive display, Applicant and Consultant shall present, for review, a list of the available materials and the Consultant's proposed suggestions, layout and scope of the digitally created history to the HRRB and the Monterey County Historical Society in an effort to quantify and finalize the digital presentation scope. This submittal for review by the HRRB and historical society shall occur prior to issuance of construction permits for visitor serving units. Such review by the HRRB, and approval by the RMA-Director of Planning, shall be completed prior to issuance of occupancy permits for visitor serving units. If there are any disagreements as to the final scope of the historical digital representation of Paraiso Springs to be created, or the HRRB is unable to complete its review, the RMA-Director of Planning will have final decision-making authority. The final historical digital presentation, detailing Paraiso Springs' history, shall be placed in the lobby or in a setting at the resort visible to the majority of guests as approved by the RMA-Director of Planning. The presentation shall also be on the facility's website, linked to the Monterey County Historical Society website at their discretion, and offered (in a digital format or through a website link) to the Soledad Mission and to regional visitor centers and museums that provide information in Monterey County, such as the museum in Soledad and the Monterey County Agricultural and Rural Life Museum in San Lorenzo Park. The digital presentation shall be on a dedicated monitor and approved by the County prior to the Phase 1 lodge units' final inspection and shall be installed and operational prior to opening the facility to customers. The presentation shall be played on a constant loop, show the history of Paraiso, and posted on the resort website.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		MM 3.5-1b: Prior to recordation of the final map, the project applicant shall provide a grant of up to $10,000 to the Monterey County Historical Society to pay for the time and effort of their personnel in assisting the Applicant and their Consultant with the review of the digital archives and consultation on, and technical costs for, linking the digital presentation to their website. The Historical Society may also use this fund for purchasing rights, accessioning, cataloging, displaying, creating archival-quality reproductions, and archiving any identified materials from the catalog specified in MM3.5-1a. All previous reports submitted with the project application on the property's history will also be included. **MM3.5-1c** Prior to occupancy of first phase buildings, the applicant shall prepare a printable digital historic interpretive brochure, which may consist of the interpretive exhibit described in MM 3.5-1a or a summary of that exhibit. The printable document shall describe the historic periods (including the Native American, Spanish Mission, Mexican influences, and Victorian-era spa resort), features, locations, and former names of Paraiso Springs. **MM3.5-1d** The project applicant shall provide a second digital display in a prominent public location, such as the hamlet, as recommended by the HRRB, with final approval by the RMA-Director of Planning. The display shall be constructed concurrent with the phase within which it will be located. The digital display shall include a shelter or be in a location that is determined sufficiently weather resistant by the HRRB, with final approval by the RMA-Director of Planning. If such a weather resistant design cannot be demonstrated, the following shall occur: 1. The applicant shall hire a qualified exhibit planning firm to design and prepare an interpretive exhibit that would maintain a consistent design and cohesive themes (Native American, Spanish, Mexican, and American). 2. The interpretive exhibit shall consist of a minimum of six panels, which design shall be reviewed by the Monterey County Historic Resources Review Board with final approval by the RMA-Director of Planning. The interpretive exhibit shall be placed in an appropriate prominent location on site that is open to the public. The exhibit shall	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		maintain a consistent design and cohesive themes and document the historic periods (including Native American, Spanish, Mexican and American periods) at Paraiso Hot Springs. 3. Construction of the interpretive exhibit, if deemed necessary by the RMA-Director of Planning, shall be completed at the Applicant's expense, prior to occupancy of any phase of the project site within which the exhibit is located. Outdoor signs shall be in full color and fabricated with material suitable for a 10-20-year life span.	
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 in the area of these sites where resources from these locations may be disturbed, if determined necessary by the RMA-Director of Planning in consultation with the project archaeologist, the two sites shall be subjected to an extended Phase I (subsurface) survey to determine whether subsurface cultural materials are present. The RMA-Director of Planning shall be provided a confidential plan showing the location of grading, infrastructure, and structural improvements in relation to the archaeological sites. If the RMA-Director of Planning determines that a Phase I survey is necessary, the dimensions of the resource shall be determined, and the areas identified as containing cultural resources shall be evaluated for historic significance. Whether a Phase I survey is required or not, the area shall be placed within an open space easement. The resources shall be either excavated and removed or left untouched and buried, as recommended by the project archaeologist, in consultation with a tribal representative, and as determined by the RMA-Director of Planning. Exclusionary fencing shall be placed around these easement areas prior to the beginning of the project construction so that the potential for accidental impacts will be minimized. The location of the fencing shall be shown on the improvement plans but shall not be identified as to the type of resources protected. A report with the findings of any extended Phase I subsurface survey shall be submitted to, and reviewed and approved by, the Director of RMA-Planning prior to issuance of a grading permit or other ground disturbing activities. 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	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		RMA-Planning. **MM 3.5-2b** After completion of the Phase I subsurface survey and report in compliance with MM 3.5-2a above, or prior to issuance of construction permits if no Phase I survey is deemed necessary, 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 Director of RMA-Planning, to prepare a mitigation monitoring plan consistent with the provisions of this mitigation measure and with the professional ethics of the archaeology profession. The plan shall be approved by the Director of RMA-Planning prior to issuance of a grading permit or other ground disturbing activities. The project developer shall also contract with a tribal monitor to observe ground disturbing activities at an hourly rate and scope deemed acceptable by the Director of RMA-Planning. 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. 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 with the intent that they be present during ground disturbing activities that could affect known or undiscovered resources. Monitoring in any area may be discontinued by the project archaeologist when it becomes evident that no additional monitoring is necessary. ▪ Monitoring by a tribal monitor shall be included for ground disturbing activities (i.e., infrastructure trenching, grading, foundation excavation) at an hourly rate and scope deemed acceptable by the Director of RMA-Planning and may be discontinued by the tribal monitor when it becomes evident that no additional monitoring is necessary. ▪ Any artifacts or other cultural materials noted by the monitor will be collected and	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		stored for subsequent analysis or provided to the tribe for appropriate relocation pursuant to an agreement between the property owner and the tribe. 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 of RMA-Planning. A mitigation and data recovery plan shall be developed as part of this archaeological monitoring plan. ▪ Any collected materials will be subjected to appropriate analyses, and either be relocated pursuant to an agreement with the OCEN tribe or be curated on the property or in the public domain at an appropriate archaeological curation facility. ▪ The Director of RMA-Planning shall resolve any disagreements between the project archaeologist and the tribal monitor. • 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 Director of RMA-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 any discovery. There shall be no further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent resources until the find can be evaluated by a qualified archaeologist and, if determined significant or unique (as defined in CEQA section 21083.2), until appropriate mitigation measures are formulated, with the approval of the lead agency, and implemented. If the archaeological site is determined to contain nonunique archaeological resources, the resource shall be documented, as appropriate and as approved by the RMA-Director of Planning in consultation with the monitoring archaeologist.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		If any discovered archaeological site is determined unique, project construction shall be modified in at least one of the following manners as determined through consultation with the applicant, archaeologist, tribal monitor, and RMA-Director of Planning, as approved by the RMA-Director of Planning: 1. Move the construction to avoid the site. 2. Deed the archaeological site into a permanent conservation easement. 3. Cap or cover the archaeological site with a layer of soil before building on the site. 4. Plan for open space components of the project to incorporate and protect the archaeological site. If a unique archaeological site is discovered, the implementation of the above measures may mean the elimination of some of the approved uses or structures. If the use or structure can be accommodated within the project footprint in a different location, the RMA-Director of Planning will determine whether the proposed relocation is in substantial conformance with the approved project and issue any applicable permits. If the relocation/redesign is determined to not be in substantial conformance with the project approvals, the construction activity and use shall be eliminated in that area, or an amendment to the project permits shall be obtained through a public process. **MM 3.5-2c** The following language shall be included within any plans for grading and building permits that involve ground disturbance, contracts with construction firms, permits or authorizations pertaining to the project site: "If, at any time, potentially significant cultural features or materials are discovered, work shall be halted within 50 meters until the find can be evaluated by the project archaeologist and tribal monitor and, if determined significant by the RMA-Director of Planning, until appropriate mitigation measures are formulated, with the approval of the RMA-Director of Planning, and implemented."	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
Impact 3.5-3: The planned road improvements along Paraiso Springs Road would disturb, destroy, or adversely affect the integrity of a significant archaeological resource.	Potentially 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 determine if the resource is unique, identify the exact dimensions of the site and formally record the resource; b. The project developer shall also contract with a tribal monitor to observe ground disturbing activities at an hourly rate and scope deemed acceptable by the Director of RMA-Planning; c. 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 d. The applicant shall provide evidence that the site has been recorded with the Northwest Information Center of the California Historical Resources Information System, if it meets the criteria for recording, 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. The plan shall be approved by the RMA 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. The archaeological monitoring plan shall include the following provisions: a. The timing and frequency of this monitoring shall be at the discretion of the qualified archaeologist and identified in the plan. Monitoring in any area may be discontinued by the project archaeologist when it becomes evident that no additional monitoring is necessary. b. Monitoring by a tribal monitor shall be included for ground disturbing activities (i.e.,	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		infrastructure trenching, grading, foundation excavation) at an hourly rate and scope deemed acceptable by the Director of RMA-Planning and may be discontinued by the tribal monitor when it becomes evident that no additional monitoring is necessary. c. Any artifacts or other cultural materials noted by the monitor will be collected and stored for subsequent analysis or provided to the tribe for appropriate relocation pursuant to an agreement between the county or other property owner and the tribe. It may be necessary to temporarily halt earth moving activities while such materials are collected. d. If a significant cultural feature or deposit is discovered, earth moving activities may be halted for the purpose of identifying the deposit, at the discretion of the monitor. If deemed necessary, the feature or deposit shall be sampled or salvaged according to a mitigation and data recovery plan developed with the concurrence of the RMA Director of Planning. e. Any collected materials will be subjected to appropriate analyses, and either be relocated pursuant to an agreement with the OCEN tribe or be curated in the public domain at an appropriate archaeological curation facility. f. The Director of RMA-Planning shall resolve any disagreements between the project archaeologist and the tribal monitor. g. 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 any discovery. There shall be no further excavation or disturbance of the road site or any nearby area reasonably suspected to overlie adjacent resources until the find can be evaluated by a qualified archaeologist and tribal monitor and, if determined significant or unique (as defined in CEQA section 21083.2), until appropriate mitigation measures are formulated, with the approval of the lead agency, and implemented. If the archaeological site is determined to contain nonunique archaeological	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		resources, the resource shall be documented, as appropriate and as approved by the RMA-Director of Planning in consultation with the monitoring archaeologist and tribal monitor. If any discovered archaeological site is determined unique, project construction shall be modified in at least one of the following manners as determined through consultation with the applicant, archaeologist, tribal monitor and RMA-Director of Planning, as approved by the RMA-Director of Planning: 1. Move the construction to avoid the site. 2. Cap or cover the archaeological site with a layer of soil before building on the site. If a unique archaeological site is discovered, the implementation of the above measures may mean the redesign or elimination of some of the planned improvements. If the design can be accommodated within the project footprint in a different location, the RMA-Director of Planning will determine whether the proposed relocation is in substantial conformance with the approved project and issue any applicable permits. If the relocation/redesign is determined to not be in substantial conformance with the project approvals, the construction activity shall be eliminated in that area, or an amendment to the project permits shall be obtained through a public process. **MM 3.5-3c** The following language shall be included within all approved grading or building plans that involve ground disturbance, contracts with construction firms, and permits or authorizations pertaining to the Paraiso Springs Road Improvement area: "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 tribal monitor 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	Potentially Significant	**MM 3.5-4a** If human remains are discovered during grading or construction, the following steps 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, initially 50 meters, until the following occurs:	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
present and could be damaged during land alteration activities.		b. The Coroner of County of Monterey 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, Salinan, Costanoan/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: ○ 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. If the find is determined to be significant, the project design shall be modified to avoid the resources and the resources shall be protected in place as described in mitigation measure 3.5-4b. **MM 3.5-4b:** The archaeological monitor shall have the authority to stop all work if potentially significant cultural features or materials are uncovered. The RMA- Director of	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		Planning shall be notified immediately of any discovery. There shall be no further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent resources until the find can be evaluated by a qualified archaeologist and, if determined significant or unique (as defined in CEQA section 21083.2), until appropriate mitigation measures are formulated, with the approval of the lead agency, and implemented. If the archaeological site is determined to contain nonunique archaeological resources, the resource shall be documented, as appropriate and as approved by the RMA-Director of Planning in consultation with the monitoring archaeologist and tribal monitor. If any discovered archaeological site is determined unique, project construction shall be modified in at least one of the following manners as determined through consultation with the applicant, archaeologist, tribal monitor and RMA-Director of Planning, as approved by the RMA-Director of Planning: 1. Move the construction to avoid the site. 2. Deed the archaeological site into a permanent conservation easement. 3. Cap or cover the archaeological site with a layer of soil before building on the site. 4. Plan for open space components of the project to incorporate and protect the archaeological site. If a unique archaeological site is discovered, the implementation of the above measures may mean the elimination of some of the approved uses or structures. If the use or structure can be accommodated within the project footprint in a different location, the RMA-Director of Planning will determine whether the proposed relocation is in substantial conformance with the approved project and issue any applicable permits. If the relocation/redesign is determined to not be in substantial conformance with the project approvals, the construction activity and use shall be eliminated in that area, or an amendment to the project permits shall be obtained through a public process.	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
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.	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 faults near 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. **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.	Less than Significant
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

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
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. **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.	Less than Significant
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	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
		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 improvements shall be designed to handle said debris flow or debris torrent events without triggering flooding of the proposed developments. 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	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 practices consistent with the requirements of the National Pollutant Discharge Elimination System and Monterey	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
quality.		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 has a low shrink swell/ expansion potential.	Potentially Significant	Implementation of MM 3.5-1a above.	Less than Significant
Section 3.7: Hazards and Hazardous Materials			
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 Bureau, 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 Bureau 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 Bureau 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 plan that provides adequate protection in the case of fire.	Potentially Significant	**MM 3.7-6:** The applicant shall finalize their proposed preliminary Fire Protection Plan, subject to review by the Mission Soledad Rural Fire Protection District and approval by the RMA Director. The approved plan shall be implemented, prior to issuance of an occupancy permit, and on an on-going basis as described in the plan.	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 3.6-5 (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	Significant	**MM 3.8-2** Prior to recording the Final Subdivision Map or approval of any construction permit that would affect drainage, whichever occurs first, the project applicant shall 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) standards. This shall be accomplished through the use of low impact	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
amenities		development (LID) features and best management practices (BMP). In the event that the detention objectives cannot be accomplished through LID methodologies alone, 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 to RMA and Monterey County Water Resources Agency prior to recording the Final Subdivision Map or approval of any construction plans that would affect drainage, whichever occurs first.	
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, the Resource Management Agency 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, within the time frames outlined in mitigation measure MM 3.8-2.	Less than Significant
Impact 3.8-8: The use of certain types of water softening equipment could increase calcium carbonate levels in groundwater to a level that could exceed drinking water standards.	Potentially Significant	**MM 3.8-8** The property owner and the resort operator shall ensure that any water softening equipment shall consist of a cartridge-type softener or a type that does not increase salt load to the wastewater. Any cartridges shall be hauled to off-site facilities for regeneration.	Less than Significant
Section 3.10: Noise			
Impact 3.10-3: Operation of the proposed project would result in an increase in noise levels at the project site. However, most of the residences are located greater than	Significant	**MM 3.10-3:** During operation of the project, the operator shall adhere to the following requirements for nighttime noise: ▪ Within the time period of 10:00 p.m. to 7:00 a.m. the following morning, no loud and unreasonable sounds shall be made. ▪ Loud and unreasonable sounds are those that exceed 45 dBA Leq (hourly) or a	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
1,500 feet from the closest proposed project facility, with the exception of the nearest residence (adjacent to sound level measurement LT-2) located approximately 1,300 feet from the easternmost proposed project facility, identified on the project drawings as the Enhanced On-Site Treatment Center. Adherence to 2014 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; however, those standards are not applicable to the project.		maximum of 65 dBA at or outside the property boundaries of the project site. ▪ Construction subsequent to initial resort construction shall also be limited to the requirements found in MM 3.10-4. ▪ Resort Staff shall be informed of, and trained in, these limitations and Resort Management shall be responsible to address any noise complaints. Resort Staff shall ensure that all activities and bookings follow the limitations and that those booking at the resort for activities that could create noise are provided information regarding these limitations. Timeshare owners shall be informed of these restrictions prior to purchasing their units as part of the real estate transaction paperwork.	
Impact 3.10-4 Construction activities associated with the proposed project will result in elevated ambient noise levels in the vicinity of construction activities. Activities involved in construction will typically generate maximum noise levels ranging from 75 to 90 dB at a distance of 50 feet. Construction activities are expected to occur for more than one building season (typically eight to ten months out of the year and is contingent upon local weather conditions) and will likely occur during normal	Potentially Significant	**MM 3.10-4:** 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 stationary noise generating on-site construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses and in no case closer than 1,400 feet to the eastern property boundary; ▪ 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	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
daytime working hours.		▪ When not in use, motorized construction equipment shall not be left idling; and ▪ The project developer/applicant shall designate a "disturbance coordinator" to be responsible for responding to any concerns or complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.	
Section 3.11: Public Services and Utilities			
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 2.0 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 Chapters 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. 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.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measure(s)	Resulting Level of Significance
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

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