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2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

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

2.2 ENVIRONMENTAL SETTING

Site Characteristics

The project site consists of about 235 acres nestled in the mouths of the Paraiso Springs Valley and Indian Valley, and extending westward into the foothills between the crest of the Sierra de Salinas Foothills and the Salinas Valley. The site 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.

The project is subject to the 1982 *Monterey County General Plan*. The development project includes an application for subdivision of the property. Pursuant to Government Code section 66474.2(a) (California *Subdivision Map Act*), the local agency may only apply the ordinances, policies and standards in effect at the date the local agency has determined the application "complete" pursuant to section 65493 of the Government Code. The date the application was determined "complete" was August 28, 2005. An updated *Monterey County General Plan* was adopted in 2010, but the project is not subject to this plan. As described above, the project is subject to the regulations (ordinances and standards) in effect that the application was deemed "complete," including the zoning ordinance (Title 21) and all other county codes and policies in effect at that time.

The surrounding land is designated by the 1982 *Monterey County General Plan* for farmland and rural grazing uses, and is currently used for agriculture and vineyards, and grazing in the steeper areas.

The project site itself is designated as "Commercial" and "Permanent Grazing" in the 1982 *Monterey County General Plan* and zoned for "Visitor Serving/Professional Office" and "Permanent Grazing, 40 acre minimum" in the applicable zoning ordinance. Several single-family residential uses are located below and to the east of the project site on Paraiso Springs Road. The project site is located at 34358 Paraiso Springs Road and is comprised of five legal lots of record (Assessor's Parcel Numbers 418-381-021-000, 418-361-004-000, and 418-381-022-000). Surrounding land use and parcel boundaries are illustrated in Figure 2.3, Aerial Photograph, and Figure 2.4, Parcel Boundary and Site Characteristics.

The project site is visible on the approach from Paraiso Springs Road and is identifiable by several tall palm trees. The buildings currently located on the project site consist of 15

vernacular cabins along the hillside, a changing room, a recreation room, indoor and outdoor baths, six mobile homes, a lodge, a workshop, a yurt compound[1], and several small outbuildings previously used as a resort. Photographs of the project site are presented as Figure 2.5a and Figure 2.5b, Project Site Photographs.

Vegetation and Wildlife

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

Climate

The project site is located in the Mediterranean climate zone typical of California, with moderate temperatures throughout the year, including mild rainy seasons. The average annual precipitation at the project site and its watershed has been estimated between 17 and 23 inches per year (CH2MHill 2008 and Todd Groundwater, 2018).

Geology

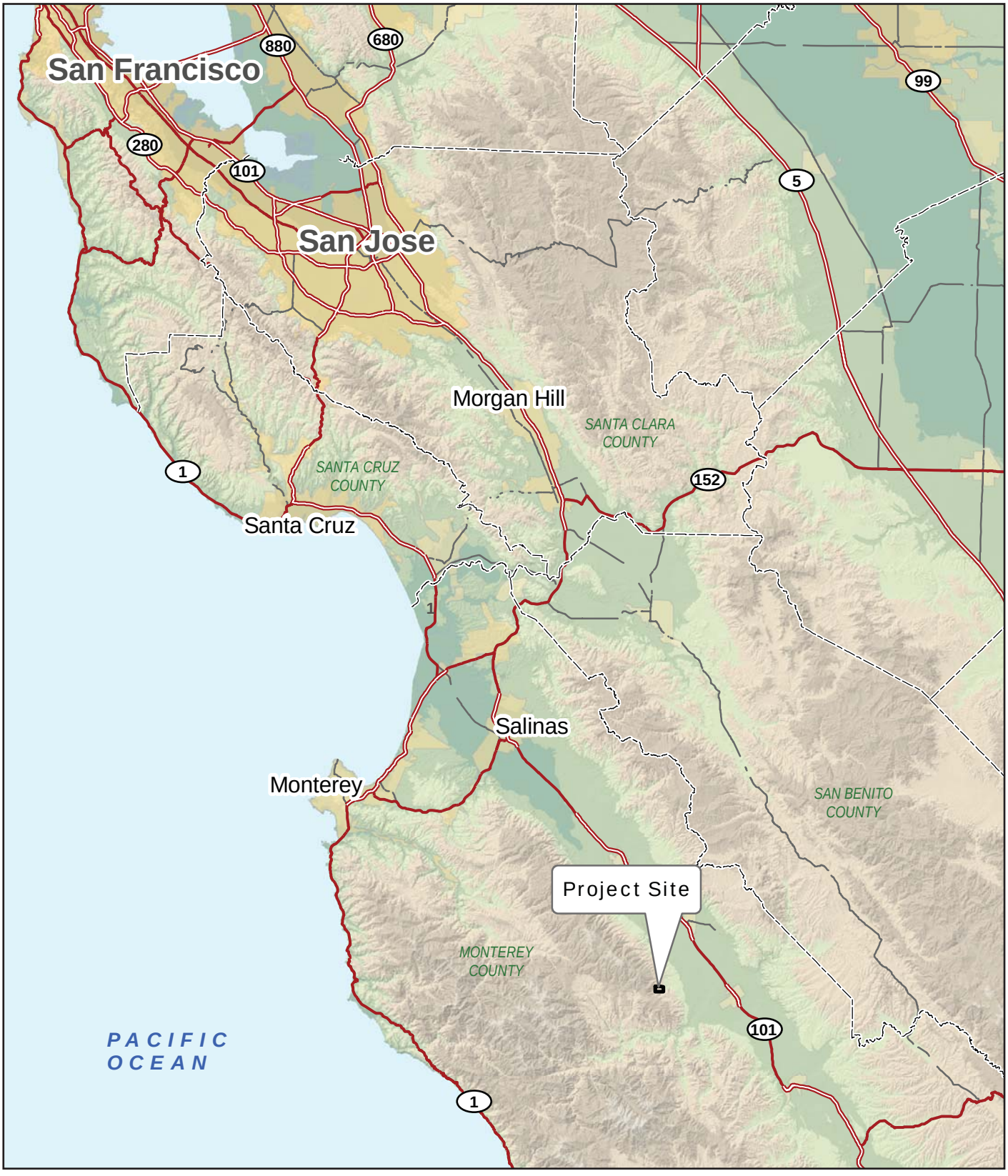
Geologic mapping of the project site and its vicinity identified a number of distinct geologic units. Situated on the east flank of the Sierra de Salinas Foothills on the west side of the Salinas Valley, the project site is underlain by Pre-Cretaceous Sierra de Salinas Schist and Cretaceous age Salinian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

Cultural Resources

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

In 1791 King Carlos of Spain officially granted land to the Church, which included Paraiso Hot Springs, for the purpose of establishing a mission. The project site, located approximately seven miles from the Soledad mission, became known as the Vineyard of Mission Soledad (ARM 2005).

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



Source: RBF Consulting 2010

Figure 2.1

Regional Location

Paraiso Springs Resort EIR

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0 5 miles

Source: RBF Consulting 2010

Figure 2.2

Project Vicinity

Paraiso Springs Resort EIR

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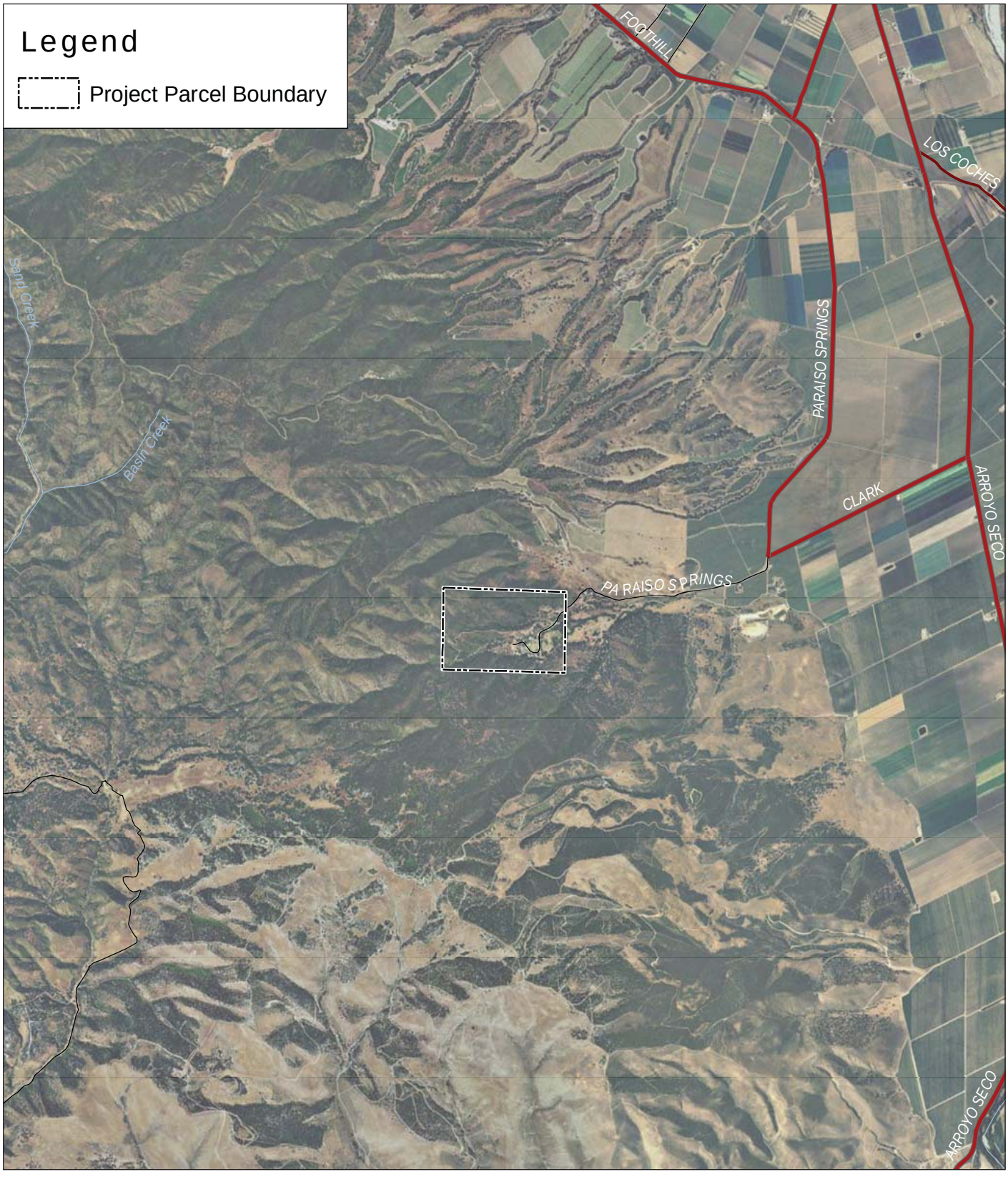

Source: RBF Consulting 2010

Figure 2.3

Aerial Photograph

Paraiso Springs Resort EIR

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Source: RBF Consulting 2010

Figure 2.4

Parcel Boundary and Site Characteristics

Paraiso Springs Resort EIR

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

Photo: Looking northwest from internal road, view of the main lawn with the recreation room building in the background.

Source: RBF Consulting 2007

Figure 2-5a

Project Site Photographs

Paraiso Springs Resort EIR

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

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

Source: RBF Consulting 2007

Figure 2.5b

Project Site Photographs

Paraiso Springs Resort EIR

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

Hazards

The project site is located in an area subject to high and very high fire hazards (Monterey County Geographic Information System, Parcel Report, accessed October 20, 2017). The Mission Soledad Rural Fire Protection District provides primary fire protection for the project site. The closest station is located approximately eight miles from the project site. Current on-site fire protection consists of fire hydrants, three on-site wells and storage tanks, hoses, alarms, fire pump, and extinguishers.

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

Hydrology

The project site has a long history of groundwater use, including wells and hot springs. Three wells are located on the project site. During their site investigation, LandSet Engineers encountered groundwater at depths ranging from 11 to 55 feet below the ground surface. In the proximity of the hot springs, the depth to groundwater ranges from 11 to 18.5 feet below the ground surface. West of the hot springs, but still within the bottom of the canyon, the depth to groundwater ranges from 18.5 to 55 feet (LandSet Engineers 2004). A 2016 well test demonstrated that groundwater in the wells was still high, with water in Well #2 found at 1.3 feet below the ground level (personal communication, Roger VanHorn, Monterey County Environmental Health Bureau, December 21, 2016, Monterey County Environmental Health Bureau, 2017).

Floodplains and Wetlands

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

Transportation

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

2.3 PROJECT OBJECTIVES

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

- Redevelop the existing vacant Paraiso Springs Resort into a world-class destination spa/resort hotel;
- Build a project that is consistent with the objectives and policies of the C*entral Salinas Valley Area Plan* and the *1982 Monterey County General Plan*;
- Develop a mission style resort that provides visitor-serving support for the Monterey County wine corridor honoring the historic connection to the Soledad Mission's use of the property as a vineyard and retreat;
- Proactively engage the services of local businesses in the construction and on-going operation of the resort;
- Work with Monterey County, local wineries, and other related businesses to promote the Monterey wine corridor as a destination for tourism;
- Provide a therapeutic environment for wellness treatment and education;
- Utilize the existing mineral hot springs and sweeping views of the Central Salinas Valley as key amenity features;
- Provide services and amenities for both overnight and day guests;
- Provide an economically sustainable combination of hotel units and timeshare units of varying sizes;
- Create long-term employment and economic (tax revenue) opportunities for Monterey County;
- Provide an on-site interpretive display of the history and historic events associated with the Paraiso Springs Resort;
- Provide measures to fully offset greenhouse gas emissions generated by the project;

- Develop and provide opportunities to reduce greenhouse gas emissions through the provision of a shuttle service for employees and guests, and on-site programs such as the use of electric service vehicles, solar energy generation, 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*.

2.4 PROJECT DESCRIPTION

Overview

Paraiso Springs Resort, LLC, previously Thompson Holdings, LLC (hereinafter "project applicant") currently owns the three lots of record that comprise the 235-acre site. The proposed project is a request to demolish the existing structures and construct a resort consisting of the following elements:

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). The complete vesting tentative map is included as Appendix B.

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, as presented in Table 2.1, Project Features by Lot.

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

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

Table 2.1 Project Features by Lot

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

The project will be developed in phases, as described in Table 2.3 later in this chapter.

C. Off-site road improvements on Paraiso Springs Road are shown in Appendix O of the traffic analysis report (Hatch Mott MacDonald, 2017). Roadway section designations A through F are shown on Exhibit 13 of the traffic analysis report. Road improvements will be constructed concurrent with the four project phases as follows:

Phase 1 Installation of all advance curve warning, "ROAD NARROWS", and advisory speed signs.

Phase 2 Widen roadway sections E and F to 18 and 20 feet, respectively, where feasible (including associated striping).

Phase 3 Widen roadway sections C and D to 20 feet where feasible (including associated striping and delineators).

Phase 4 Widen roadway sections A and B to 20 feet where feasible (including associated striping).

Many of the project proposals are integral components of the project and have an effect on this environmental analysis. For example, the employee and guest shuttles have an effect on traffic, noise, air quality, and greenhouse gas emissions. These types of proposed project components will be bound by conditions of approval added to the project permits.

Project Features and Development Plan

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

The proposed project will include a series of single and two-story clustered buildings consisting of a hotel, a day-use "hamlet," a spa and fitness center, and timeshare units. Year-round average occupancy of 70 percent for the hotel and 85 percent for the timeshare condominium and villa units (70-85-85% occupancy) is used to analyze project impacts, and 100 percent use of facilities open to the public is assumed for purposes of analyzing project impacts. The architectural treatments, materials, colors and landscaped grounds will be designed to emulate the Paraiso Spring's former affiliation with Mission Soledad. This Mission Revival Style, which was popular in the late 19th century, drew inspiration from the early Spanish missions in California. Typical design characteristics may include stucco walls with broad, unadorned surfaces and limited fenestration; wide, projecting eaves; and low-pitched clay tile roofs. Other features included long, arcaded corridors; piered arches; and curved gables.

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

Hotel

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

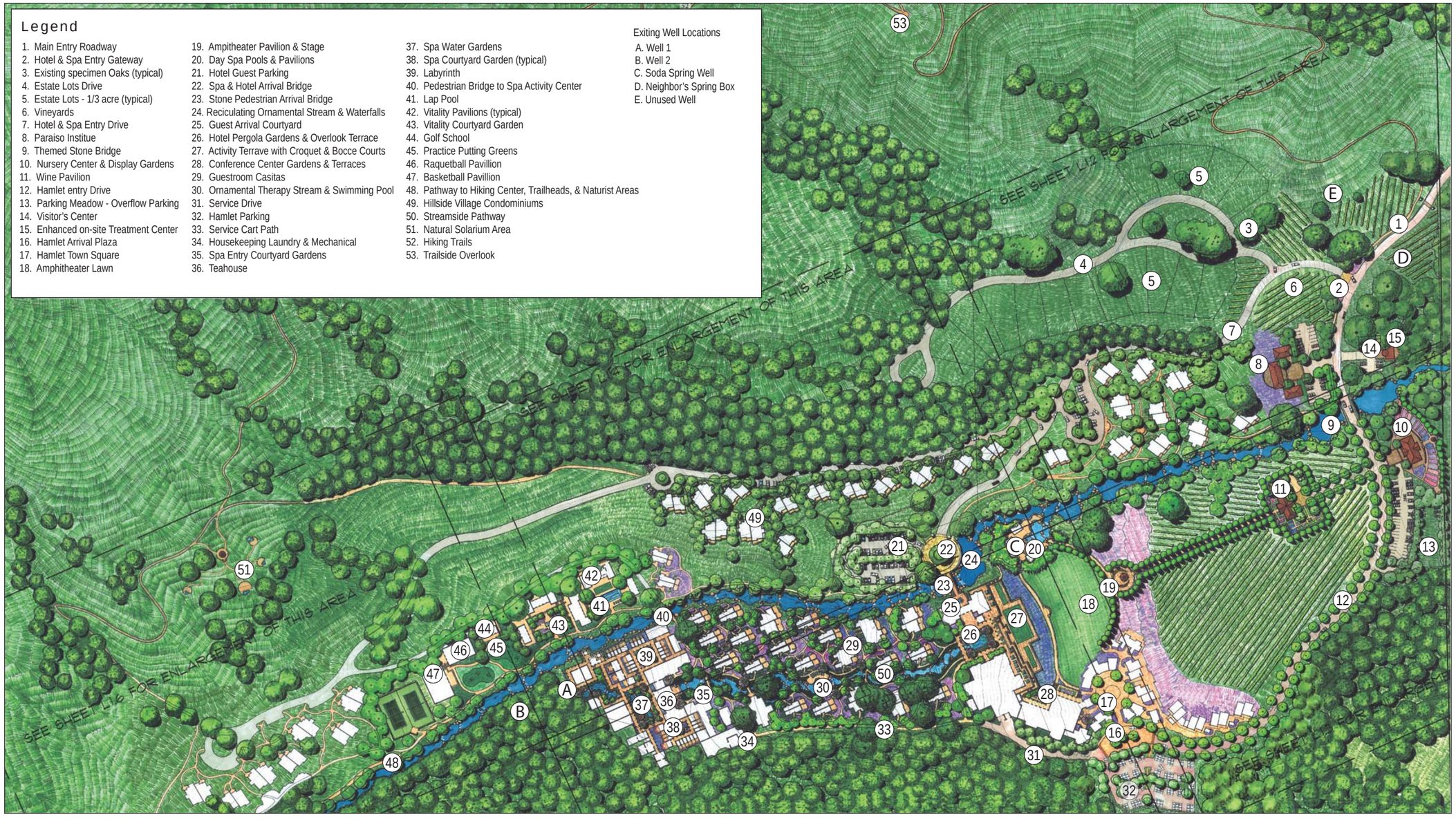
Adjacent to the hotel will be an 18,550 square foot "hamlet" which will accommodate on site guests and day users and include a 2,500 square foot day spa, 3,550 square feet of retail, and seven artist studios (6,300 square feet), wine and garden center (6,200 square feet), and 86 parking spaces.

Legend

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

Exiting Well Locations

A. Well 1
B. Well 2
C. Soda Spring Well
D. Neighbor's Spring Box
E. Unused Well



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Source: Hill Glazier Architects 2005

Figure 2-6
Project Site Plan
Paraiso Springs Resort EIR

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Source: Hill Glazier Architects 2005

Figure 2-7
Conceptual Rendering of the Proposed Project

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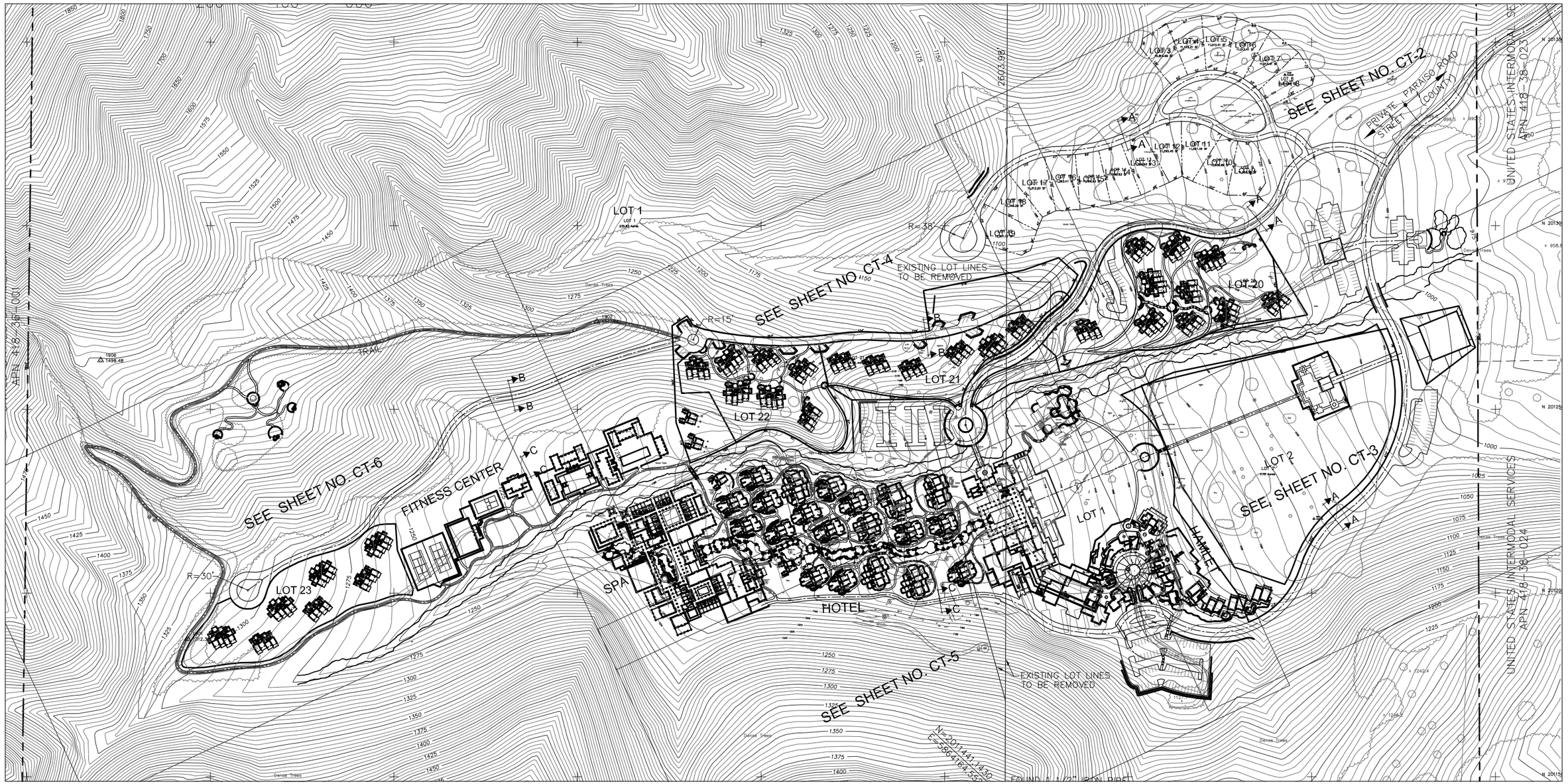

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Source: Hill Glazier Architects, CH2MHill 2005 (Revised 2009 and 2012)

Figure 2-8
Preliminary Vesting Tentative Map
Paraiso Springs Resort EIR

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Spa and Fitness Center

The spa and fitness center, located just northeast of the hotel, will offer massage, beauty, therapeutic services, and lectures by wellness professionals. Conference facilities, across from the day spa, will offer seminar and meeting spaces. An outdoor/indoor fitness center will integrate outdoor activities with indoor physical wellness and training facilities. Facilities will include two tennis courts, a basketball court, a racquetball pavilion, and a golf school. Water used in the hot tubs and pools would be released to the existing drainage area after being treated with an ozonation system with bromine and a sand based filter system or an equally effective treatment system available at the time of installation.

Timeshare Villas and Condominiums

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

Other Amenities

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

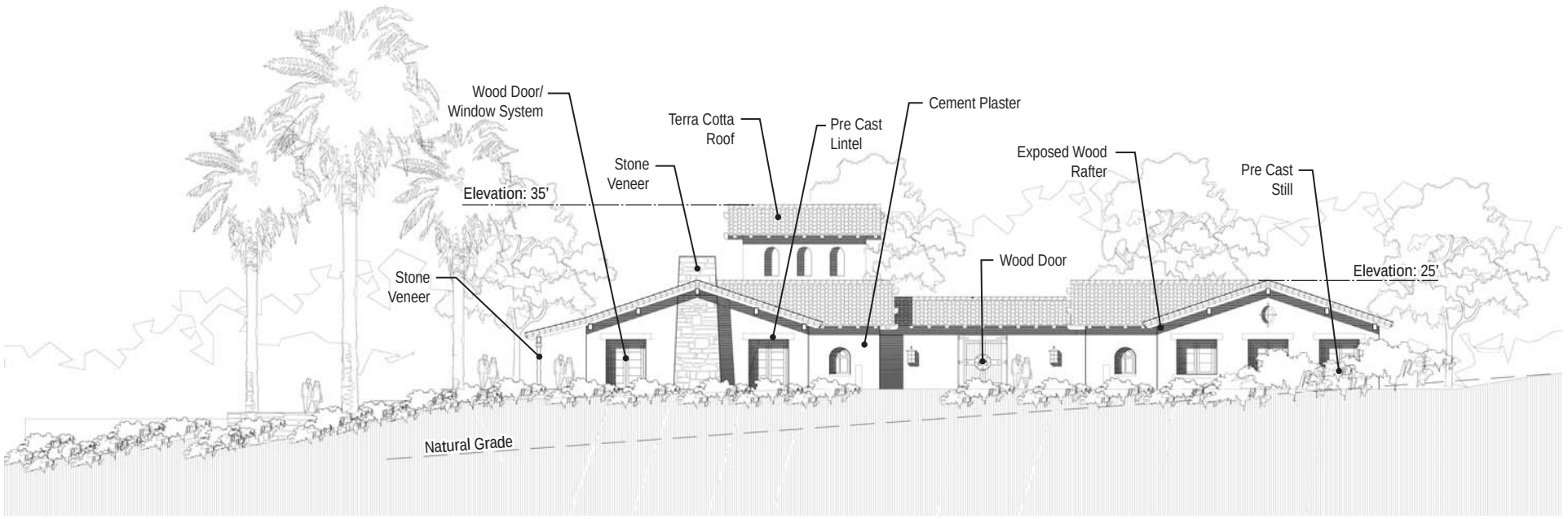
- Amphitheater lawn with pavilion and stage;
- Day Spa Pool and Pavilions;
- Ornamental streams;
- Hiking Center, trailheads and hiking trails through natural area;
- Garden Center;
- Ornamental Therapy stream and swimming pool;
- Solarium Sundecks and Spas; and
- Activity Terrace with Croquet and Bocce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

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

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

Table 2.2 Project Components

Developed Areas					
Facility Type & Description	**Total Floor Area (sf)**	**Building Footprint (sf)**	**Patios, Paths, Driveways (sf)**	**Parking & Roadways (sf)**	**Total Footprint (sf)**
Hotel (includes: guestrooms, restaurants, meeting and conference rooms, administration, support and back of house, lobby, and other hotel support)	146,878+	115,575	104,300	110 parking spaces 4,700 ft of road 198,200	418,075
Hamlet (includes: day spa, general retail stores, artist studio. real estate office, and wine and garden centers)	18,950	18,550	25,500	86 parking spaces 3,700 ft of road 126,300	170,350
Spa and Fitness Center (includes: Teahouse, hammams [steam baths] and kneipp [hydrotherapy], aqua course, massage, villas, pavilions, retail, creative center, golf school, basketball, and racquetball)	51,090	51,090	62,000	No parking 2,800 ft of road 33,600	146,690
For Sale Time Share Units (includes: 2-bedroom units, 3-bedroom units, single-family timeshare villas, and support facilities)	210,610	124,240	65,000	114 parking spaces 1,500 ft of road 65,600	254,840
Miscellaneous (includes: Institute, visitor center, and pet spa)	5,150	5,150	4,000	32 parking spaces 11,200	20,350
SUBTOTAL	**432,678**	**314,605**	**260,800**	**434,900**	**1,010,305**
FOOTPRINT (acres)	**NA**	**7.22**	**5.99**	**9.98**	**23.19**
Landscaping (includes a mixture of wine grapes, grass, trees and shrubs) (acres)					23.80
TOTAL FOOTPRINT (acres)					**46.99**
Source: General Development Plan (2005), Preliminary Vesting Tentative Map, HG Architects, 7/15/05 rev. 5/18/12.					



ELEVATION 1

Source: Hill Glazier Architects 2005

Figure 2-9a

Elevation - Main Resort Elevation 1

Paraiso Springs Resort EIR

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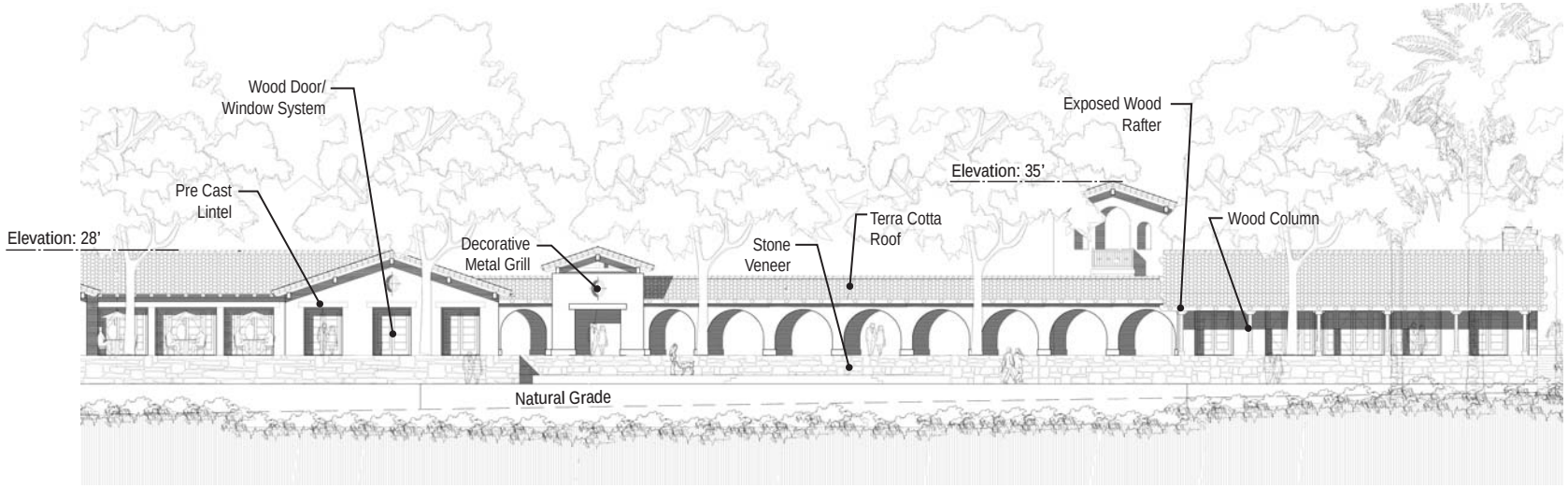
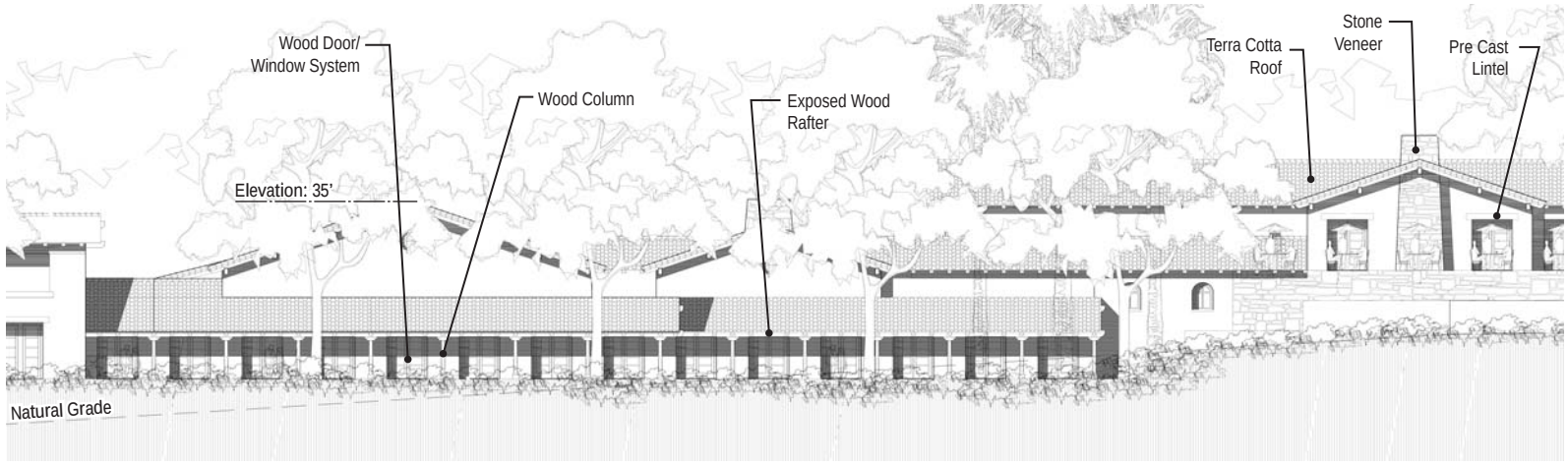


ELEVATION 2a



ELEVATION 2b

Source: Hill Glazier Architects 2005

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

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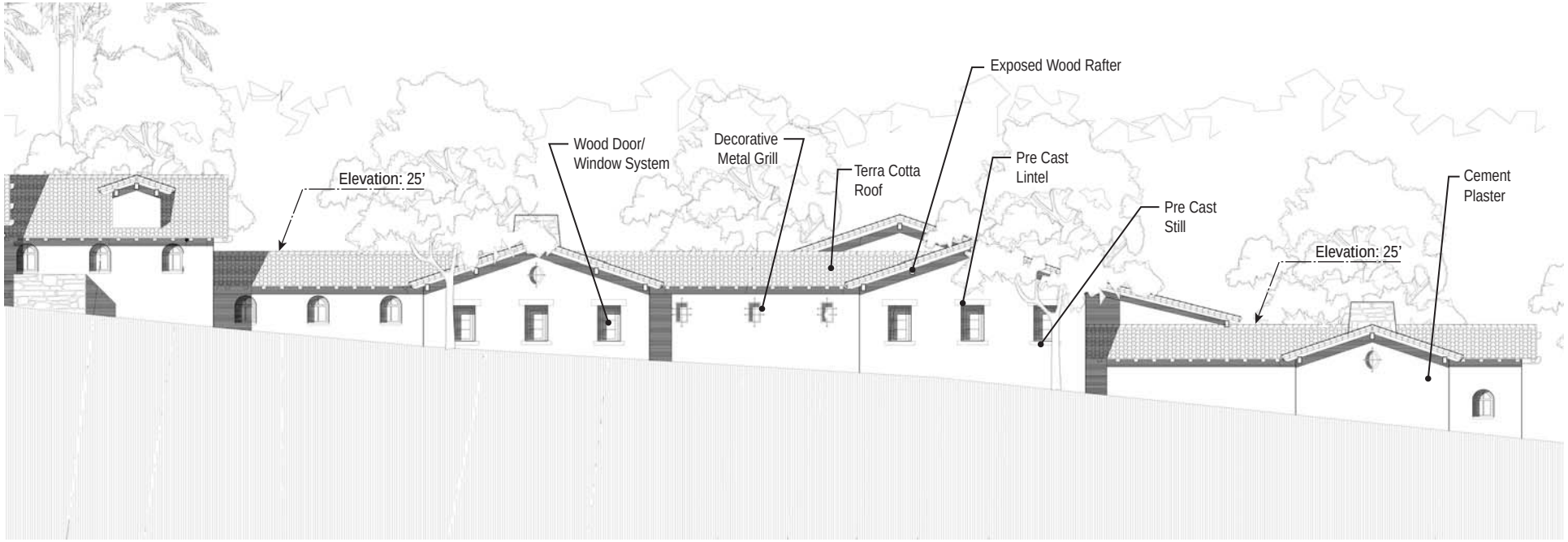

ELEVATION 3

Source: Hill Glazier Architects 2005

Figure 2-9c
Elevation - Main Resort Elevations 3

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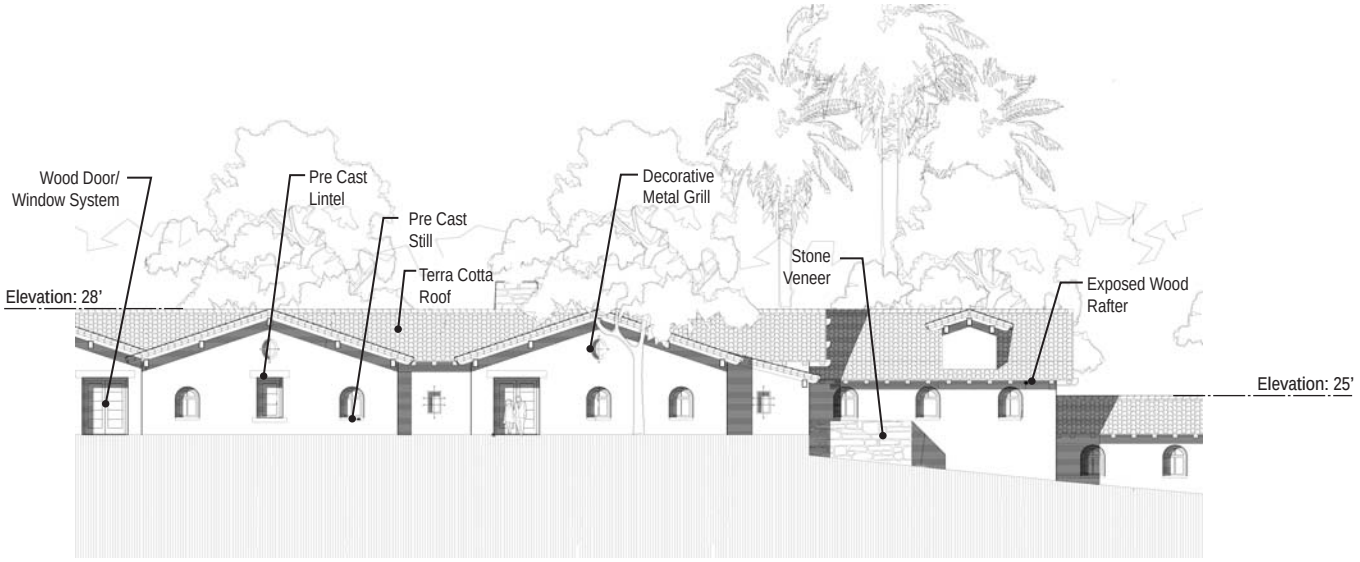
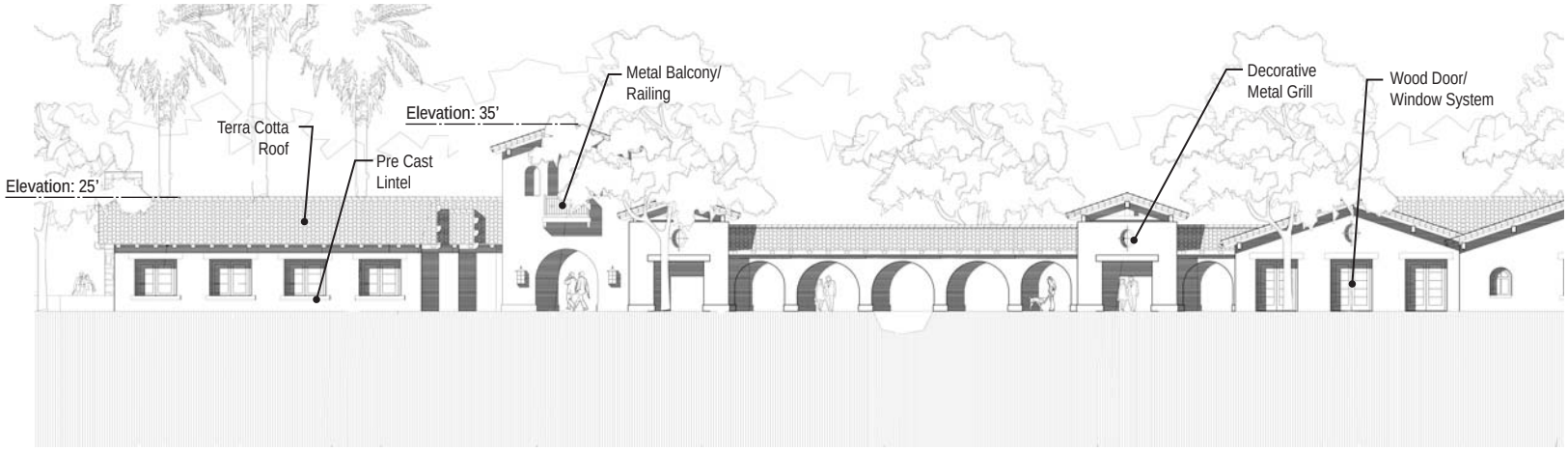


ELEVATION 4a



ELEVATION 4b

Source: Hill Glazier Architects 2005

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

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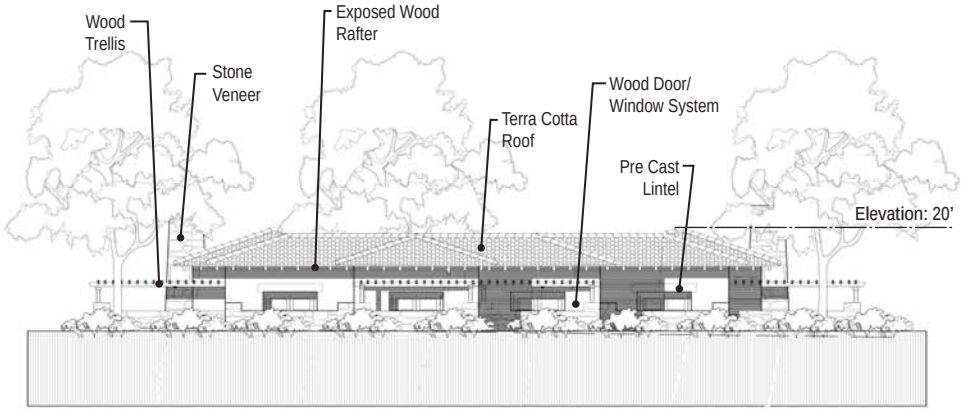
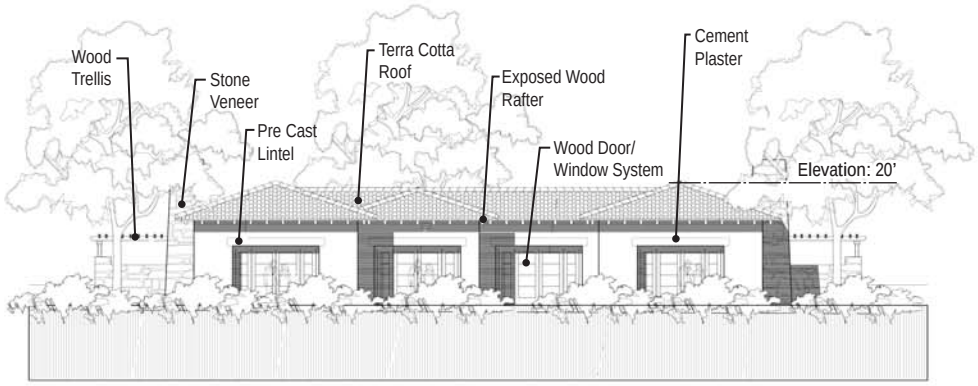
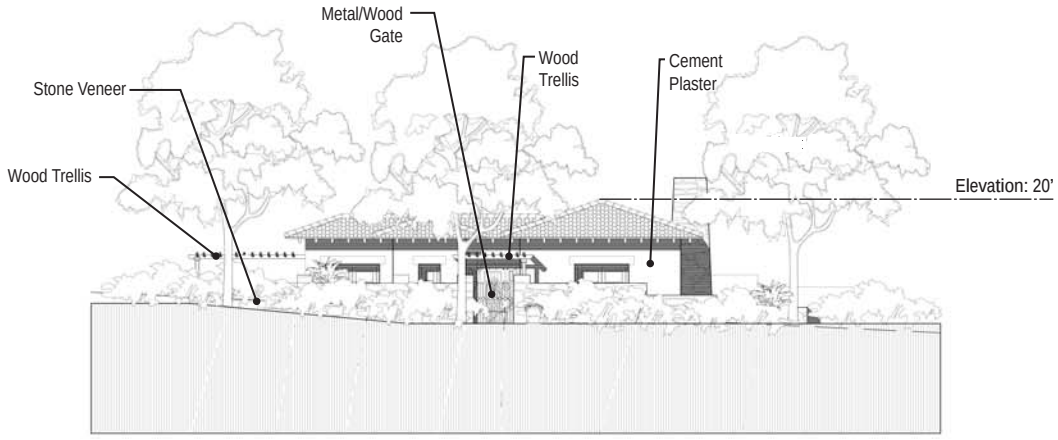


ELEVATION 1
Typical 1 Story Casitas



ELEVATION 2
Typical 1 Story Casitas



ELEVATIONS 3 & 4
Typical 1 Story Casitas

Source: Hill Glazier Architects 2005

Figure 2-9e
Elevation - Typical One Story Casitas

Paraiso Springs Resort EIR

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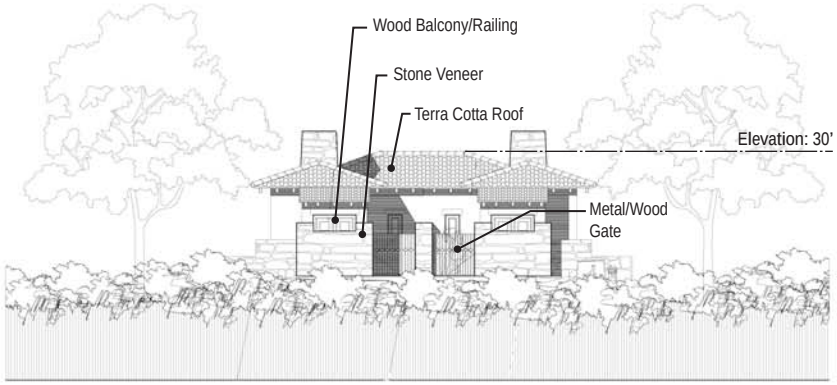
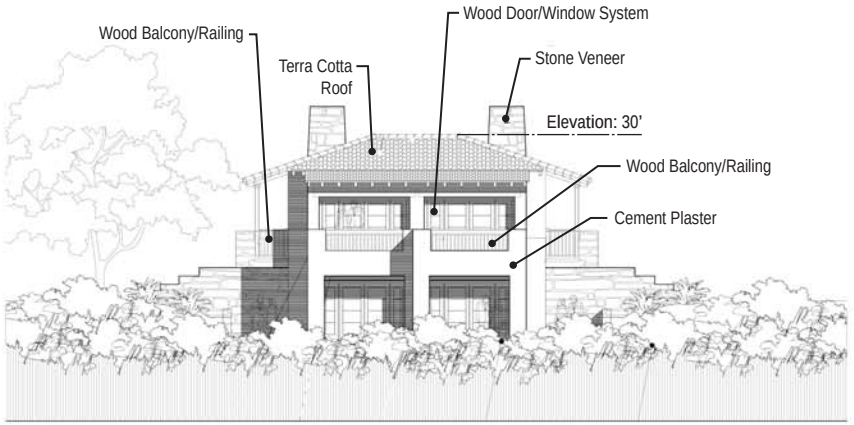
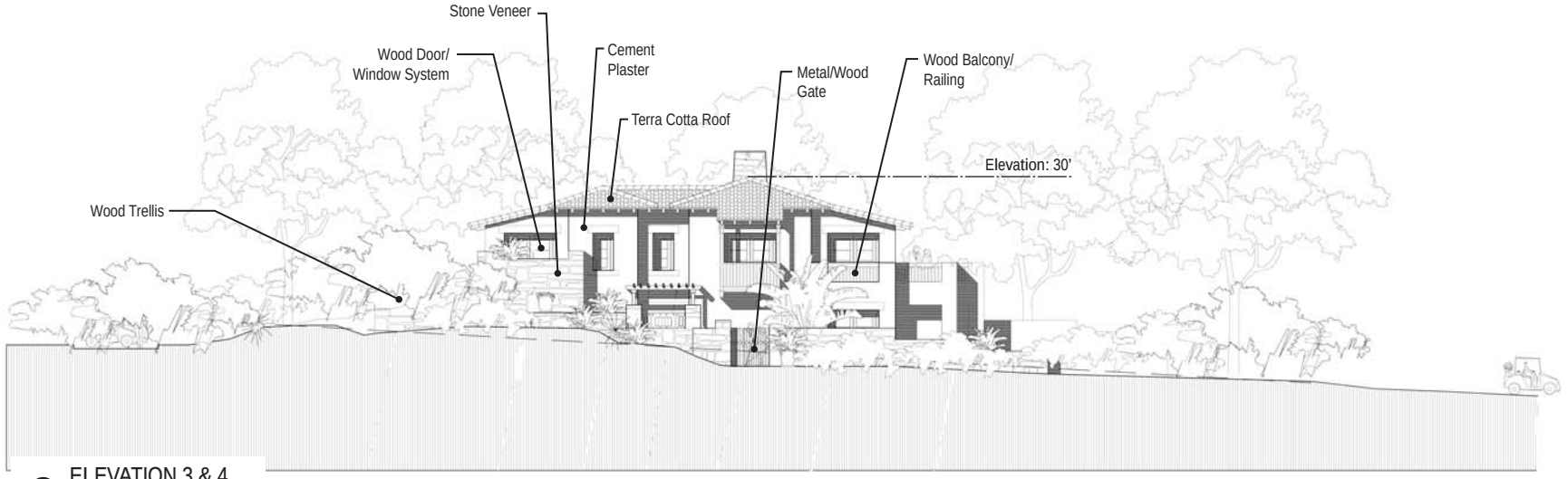


ELEVATION 1
Typical 2 Story Casitas



ELEVATION 2
Typical 2 Story Casitas



ELEVATION 3 & 4
Typical 2 Story Casitas

Source: Hill Glazier Architects 2005

Figure 2-9f
Elevation - Typical Two Story Casitas

Paraiso Springs Resort EIR

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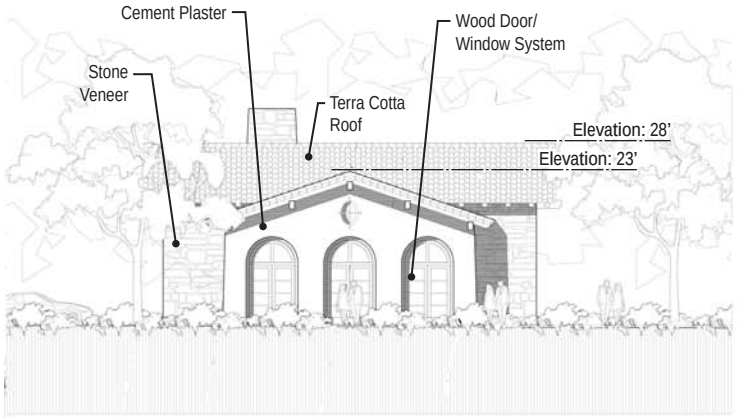
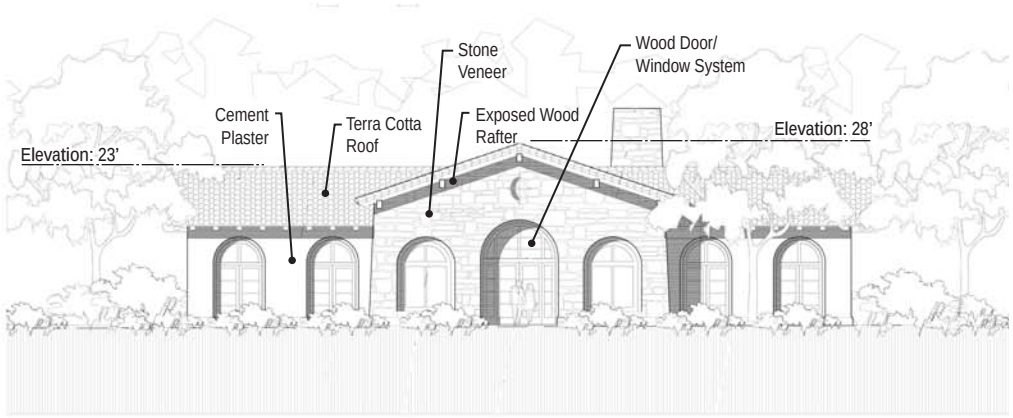
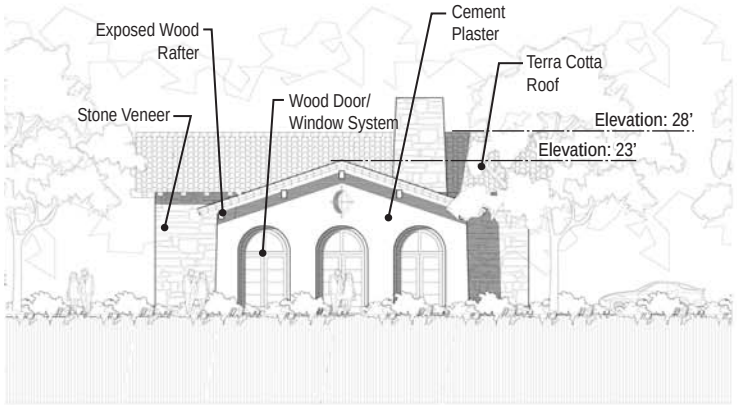


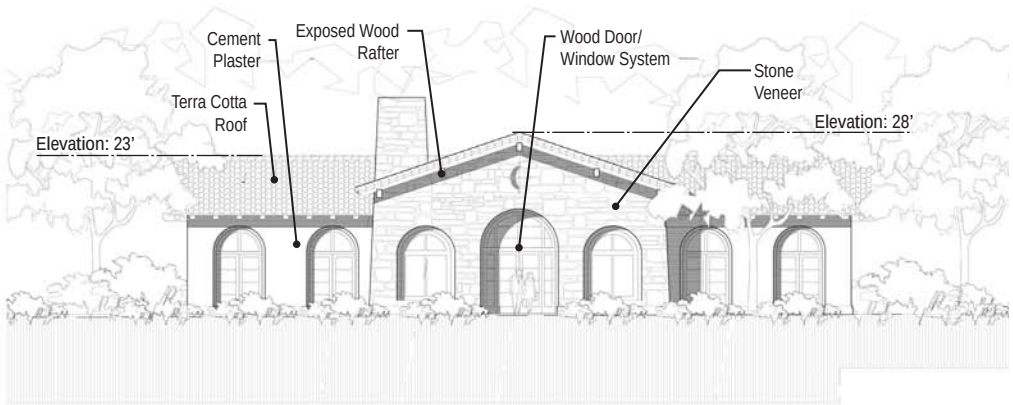
ELEVATION 1
Wine Pavilion



ELEVATION 2
Wine Pavilion



ELEVATION 3
Wine Pavilion



ELEVATION 4
Wine Pavilion

Source: Hill Glazier Architects 2005

Figure 2-9g
Elevation - Wine Pavilion
Paraiso Springs Resort EIR

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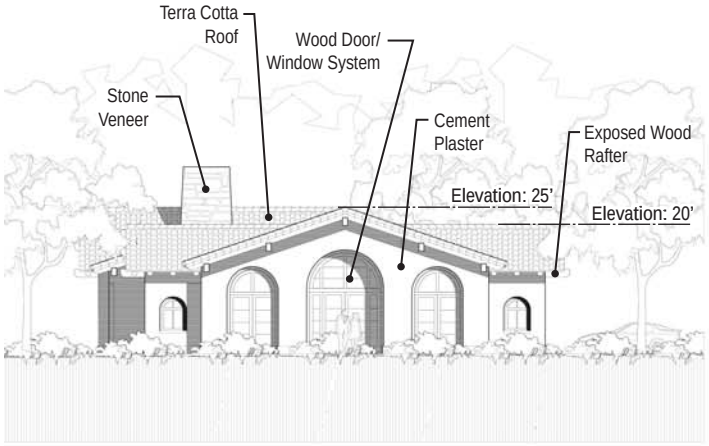
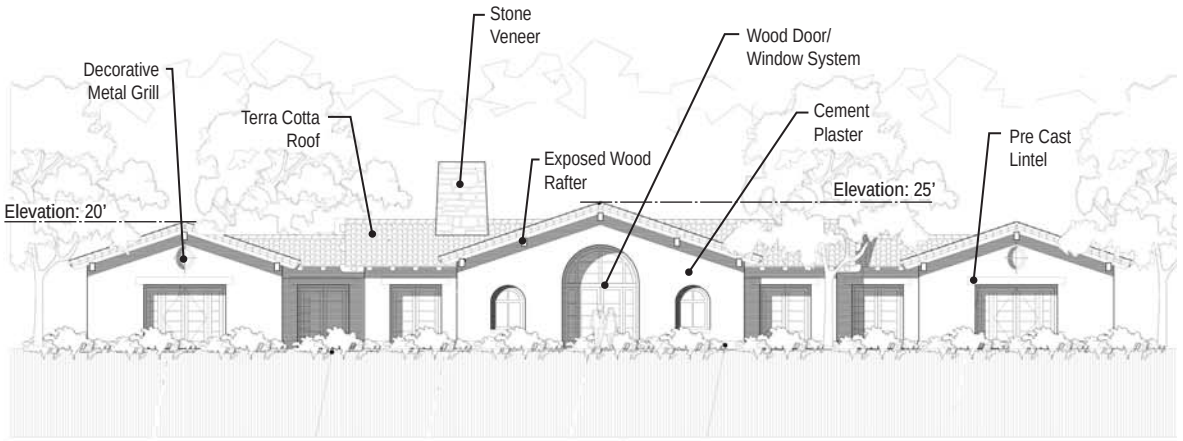
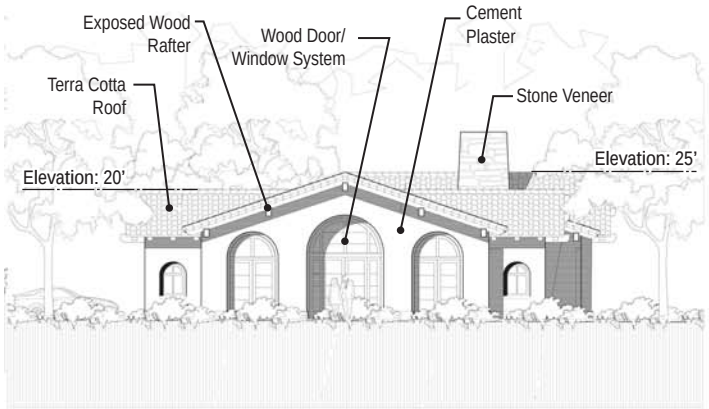


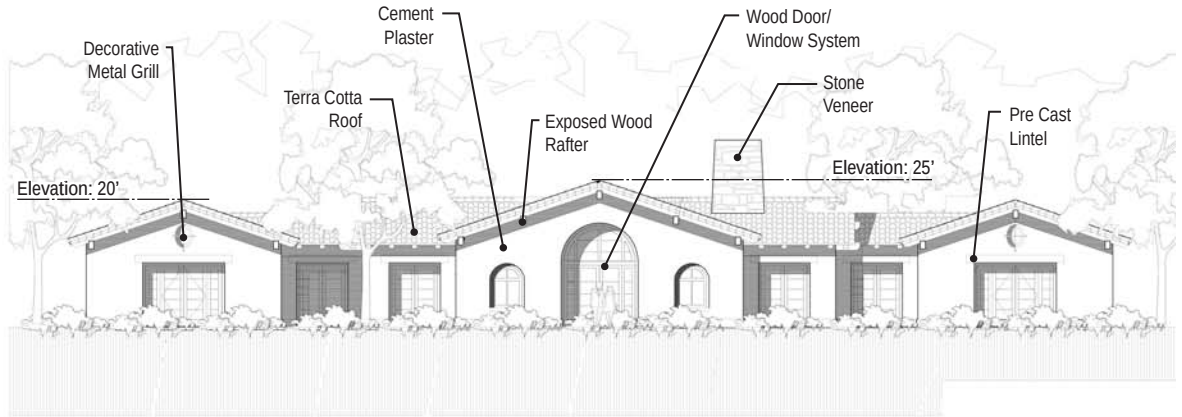
ELEVATION 1
Institute Expansion



ELEVATION 2
Institute Expansion



ELEVATION 3
Institute Expansion



ELEVATION 4
Institute Expansion

Source: Hill Glazier Architects 2005

Figure 2-9h
Elevation - Institute Expansion
Paraiso Springs Resort EIR

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Circulation Improvements

Site Access

Access to the project site will be from Paraiso Springs Road, a two-lane rural road with pavement widths that vary from less than 16 feet immediately east of the project to between 20 and 22 feet in the vicinity of Clark Road. Currently, very little traffic (about 90 vehicles per day) utilize this roadway, which serves the existing Paraiso Hot Springs, agricultural fields, several residences, and vineyards. Proposed project improvements are described below.

A Roadway Improvement Plan (Hatch Mott MacDonald, 2008) was prepared to address needed improvements on Paraiso Springs Road. These include widening the roadway where feasible and installing safety signage, delineators and centerline striping. Off-site road improvements will be constructed on Paraiso Springs Road as delineated on the December 9, 2011 "Exhibit of Proposed Improvements" prepared by Atlas Land Surveys, Inc. Road improvements will be constructed in four phases prior to occupancy of each phase of the proposed project. See Figure 2.10, Paraiso Springs Road Improvement Area.

Internal Circulation and Parking

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

Six surface parking lots will be constructed in various locations providing a total of 310 parking spaces for overnight guests, time share visitors, shuttle use, day users and employees. Of these, an 86-space parking lot will be constructed south of the Hamlet. An additional 224 spaces will be available for overnight visitors and the 2- and 3-bedroom timeshare units as indicated on the site plan. The single-family timeshare Villas will include their own individual parking spaces.

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

Grading and Demolition

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

Site grading and excavation would be required to accommodate the proposed project. Excavation of approximately 162,073 cubic yards of soil is estimated to be cut from the project site (CH2MHill 2005c). Of this cut, approximately 38,584 cubic yards would be topsoil strippings containing organic materials such as grass, weeds, shrubs, etc.

This topsoil would be stockpiled on site for possible use in landscape areas, the vineyard, and/or on-site disposal. The remaining approximately 123,489 cubic yards of cut would be used as fill material on the project site.

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

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

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

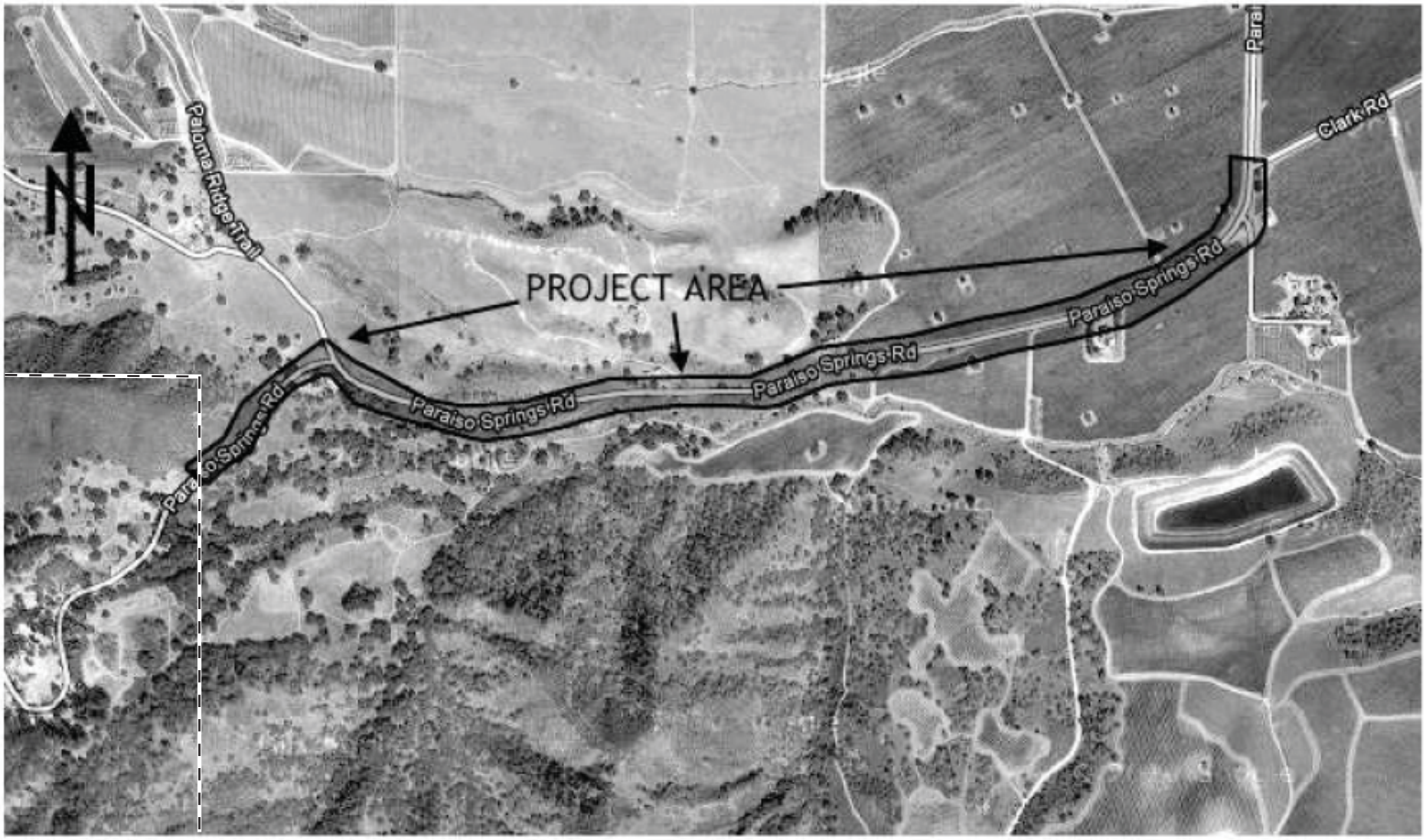
The project site contains approximately 11,000 trees. As part of the demolition plan, up to 191 trees are proposed for removal, including 185 protected oak trees (Forest City Consulting 2005). Of these 185 protected trees, 10 trees were documented as either dead or diseased.

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

Infrastructure Improvements

Potable and Recycled Water Supply

The proposed project would increase the potable water demand to 36.1 acre-feet per year for Phase 1 only, 40.6 acre-feet per year at buildout, or up to 42.9 acre-feet per year if supplemental watering for wetland/riparian areas is required at buildout. Potable water demand would be served by two wells on the project site (CH2MHill 2010c, page 8). Well No. 1 would serve as the main water supply and Well No. 2 would serve as the back-up water supply. Well locations are identified in Figure 2-6, Project Site Plan. Irrigation for landscaping and the vineyard will be provided by recycled wastewater at buildout (described below) and supplemental water above that supplied by recycled wastewater is included in the potable water demand for earlier project phases. The water demand does not include existing and continuous water use of 56.5 acre-feet per year for the proposed pools and spa tubs as water for these facilities will be supplied from the existing hot springs well ("Soda Springs well"), rather than the potable water supply. The water from the pools and spa tubs will continue to be released as surface flow into the drainage channel, as has been done since the resort opened over a hundred years ago.



Source: Archaeological Consulting 2012

Figure 2-10
Paraiso Springs Road Improvement Area

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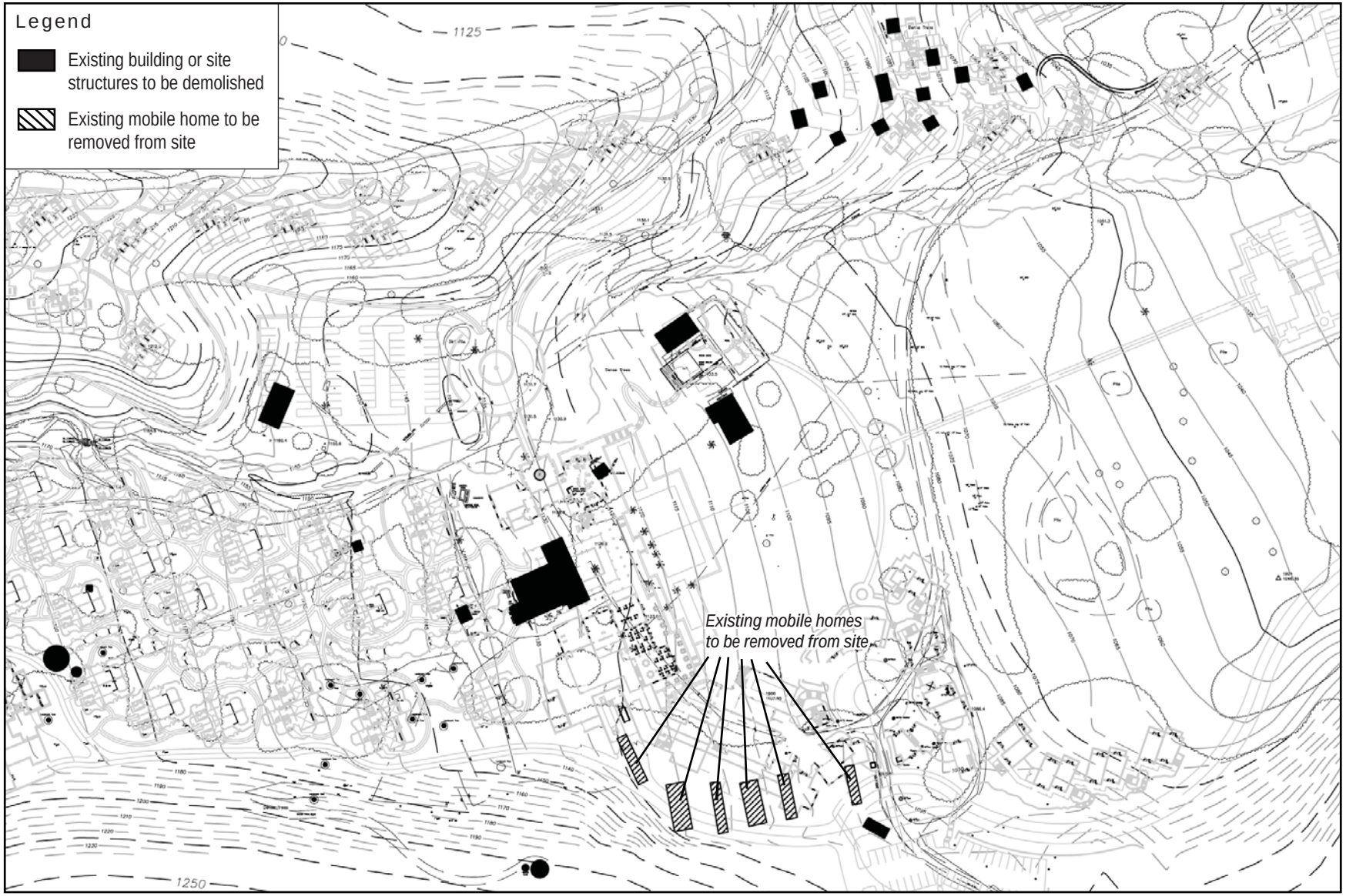

0 200 feet

Source: Hill Glazier Architects 2005

Figure 2-11
Demolition Plan
Paraiso Springs Resort EIR

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Legend

Existing Tree

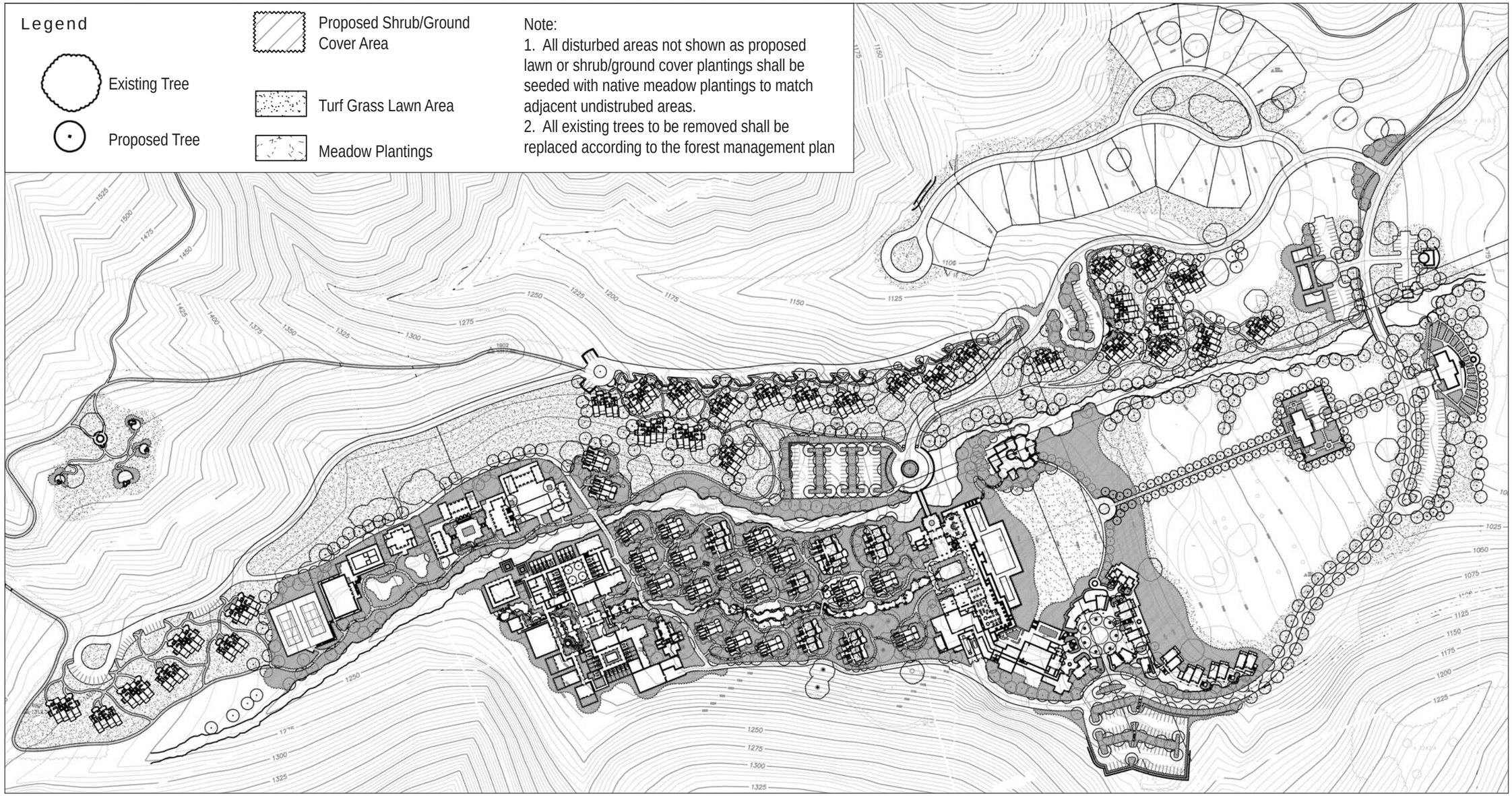
Proposed Tree

Proposed Shrub/Ground Cover Area

Turf Grass Lawn Area

Meadow Plantings

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



0 200 feet

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

Figure 2.12
Planting Plan
Paraiso Springs Resort EIR

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Wastewater Management

The proposed project would generate approximately 36.7 acre-feet per year of reclaimed water, which will be used for landscape irrigation. The project site is currently served by an existing septic tank and leach field system. However, the existing septic tank/leach field system would be removed and the proposed project would construct a new wastewater treatment and distribution system at the eastern end of the project site, near the entrance of the project site, downhill from the main resort area.

The wastewater treatment facility would consist of a membrane bioreactor (MBR) combined with ultraviolet light (UV) disinfection, which would include fine screening at the head of the treatment plant. The screening would be comprised of both organic and inorganic material that would be macerated and washed, which would return most of the organic matter to the waste stream. The residual waste would be compacted and disposed of at the landfill. Waste would then flow through the screens to the biological treatment tank. Excess biomass would be hauled to a municipal septage receiving facility. The biological process would be designed to achieve nitrate-nitrogen levels of less than 6 mg/L, which is below the drinking water standard. Recycled water would be stored in an underground tank then used for irrigation within the project site. When insufficient reclaimed water is available for earlier project phases, additional irrigation water would come from the project wells.

Storm Water Management

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

The primary drainage basin extends from the southwest, at elevation 3,100 feet to the northeast project boundary at elevation 1,000 feet. The basin is approximately 1,160 acres in size and is surrounded by mostly undeveloped and rural agricultural land uses. Based on the tentative map for the proposed project, approximately 23 acres of the project site (two percent of the total basin) would contain impermeable surfaces post construction if traditional design methods were utilized. These include: building footprints (7.22 acres), patios, paths and driveways (5.99 acres), and parking and roadways (9.98 acres) (CH2MHill 2008 and Todd Groundwater, 2018).

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

To help manage the amount and type of debris flow from surrounding areas, up to five debris basins are proposed at locations adjacent to proposed development sites and within the site grading footprint. These debris basins will include a series of two-to-four small soil and rock check dams, approximately three-feet tall, constructed at the low flow line of the natural drainage feature. Minimal excavation behind the check dam is proposed. The debris basins would be constructed adjacent to proposed roadways, parking lots or maintenance paths to facilitate inspection and maintenance.

The primary drainage channel extending east to west through the project site is a "blue line" stream and is relatively well defined and relatively clear of debris. There is 3,983 linear feet of this drainage within the project site that may be considered "Waters of the U.S." (WRA 2009, WRA 2016).

There are four existing culverts located along the drainage channel that will be removed as part of the proposed project. In these areas, the drainage channel will be restored to a more natural shape and capacity. However, within a 300-foot section of the channel (the fourth proposed culvert removal), a new in-stream pond will be created that will be filled using the overflow from the spring water used in the resort facilities (WRA 2013b, WRA 2016).

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

To minimize the amount of post construction storm water run-off from the site, the project applicant indicated that the proposed project storm water generated in excess of pre-project conditions will be retained on site through the use of low impact development (LID) methods, often referred to as storm water best management practices (BMPs). Techniques will include roof runoff controls, site design and landscape planting, pervious paving, vegetated swales and buffer strips, and bioretention. Excess runoff from larger rainfall events will be controlled using a detention basin located at the eastern end of the property to detain water and release it gradually.

Energy Conservation and Greenhouse Gas Emissions Reductions

The project applicant has included several greenhouse gas reduction measures in the project. The measures focus on energy conservation, but also address transportation sources of greenhouse gases. These measures would also have the co-benefit of nominally reducing criteria air pollutants. The applicant proposed measures are as follows:

- Utilize energy star appliances (Title 24 plug-in appliances) in 77 timeshare units;
- Use solar photovoltaic systems to generate 20 percent of on-site energy needs;

- Use light-emitting diode (LED) lights for outdoor lighting;
- Employ a Neighborhood Electric Vehicle network on site;
- Provide an employee shuttle service for use by 90 percent of the total estimated eligible employees;
- Use reclaimed water for 100 percent of outdoor water demand;
- Install low-flow indoor water fixtures in all buildings;
- Use electric landscaping equipment;
- Install water efficient landscapes; and
- Implement an on-site recycling program and divert 50 percent of solid waste from landfill disposal.

Fire Protection

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

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

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

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

- Twelve foot-wide (minimum) access roads by the spa, fitness center, and condominiums;
- Adequate vehicle turn-around designed at the end of all roadways;
- Construction of all bridges across creeks/drainage ways will be designed to meet Highway Loading Standards (HS-44);

- All building to be constructed using fire-resistant materials; and
- The commercial and residential fire sprinkler systems, along with the hydrant system, will be designed by a licensed fire protection engineer.

"After the Fact" Demolition of Historic Structures

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

Project Phasing

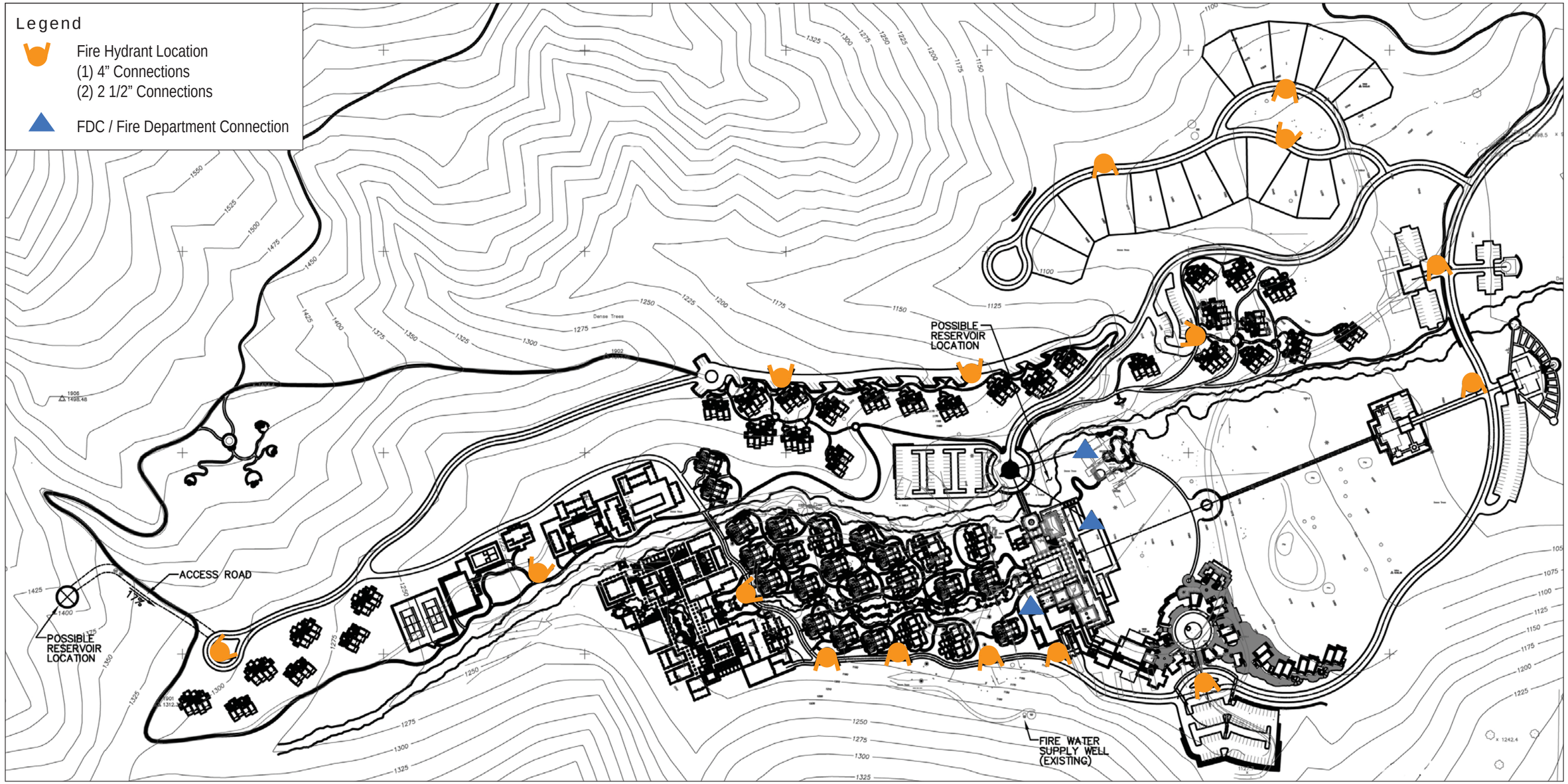
The Vesting Tentative Map includes a development phasing schedule, including phases of the final map itself for the condominiums and villas. Development of the hotel and timeshare units will be phased as shown below in Table 2.3. The project is expected to be completed in 2027.

Table 2.3 Development Phasing Plan

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

2.5 Required Permits and Approvals

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



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

Figure 2-13
Fire Protection Plan
Paraiso Springs Resort EIR

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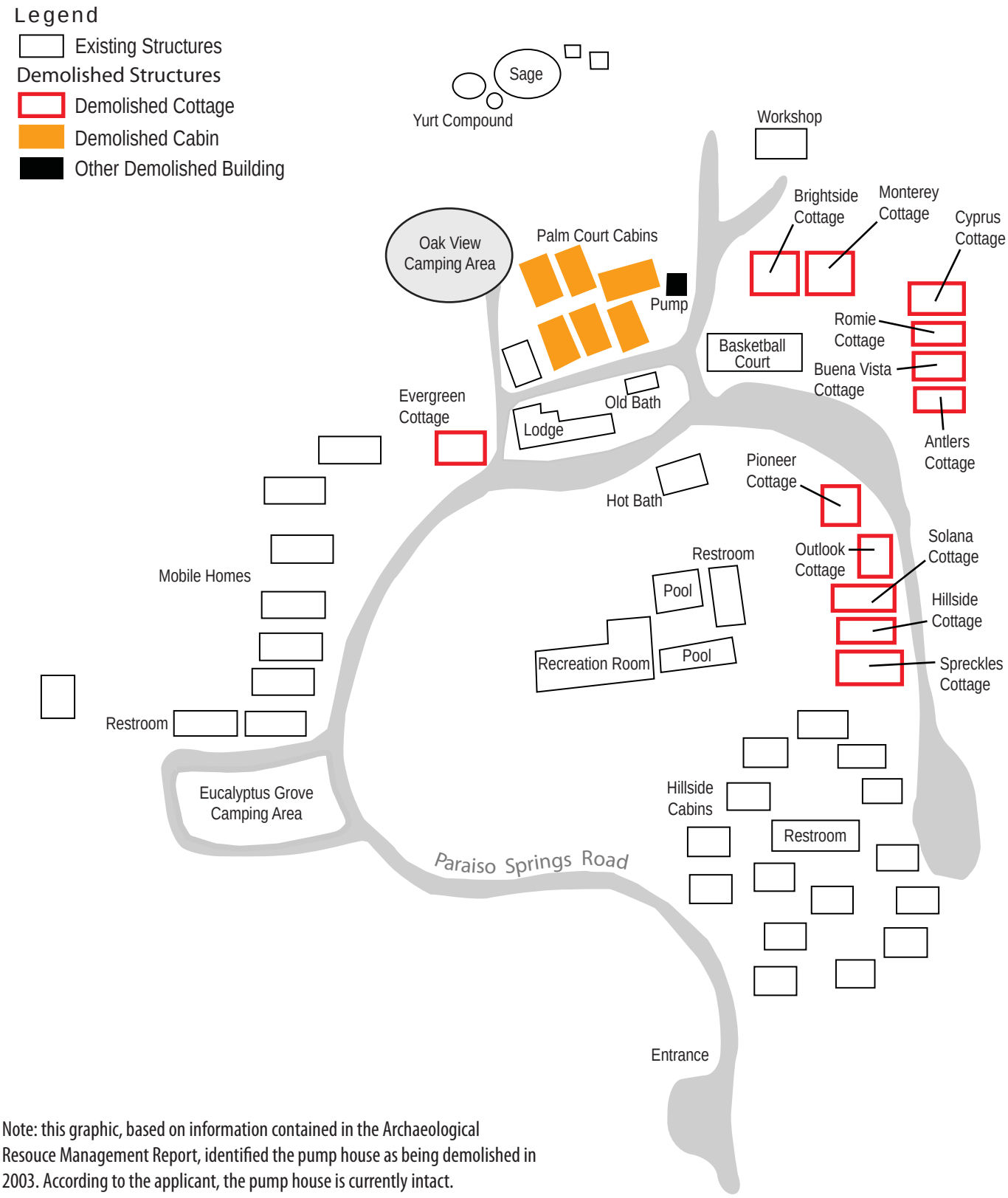

Note: this graphic, based on information contained in the Archaeological Resouce Management Report, identified the pump house as being demolished in 2003. According to the applicant, the pump house is currently intact.

Source: RBF Consulting 2010, Archaeological Resource Management 2003

Figure 2-14

Structures Demolished in November 2003

Paraiso Springs Resort EIR

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Table 2.4 Agency Actions and Approvals

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

Source: County of Monterey

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