

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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## NOTICE OF AVAILABILITY OF DRAFT EIR<sup>1</sup> 2019 RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

FILED

**PROJECT TITLE:** PARAIISO SPRINGS RESORT  
(PLN040183; SCH#2005061016)

JUN 05 2019

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

**PROJECT LOCATION:** WESTERN TERMINUS OF PARAIISO SPRINGS ROAD,  
SEVEN MILES WEST OF GREENFIELD, CALIFORNIA

Notice is hereby given that the County of Monterey is seeking written comment on the 2019 Recirculated Draft Environmental Impact Report (2019 RDEIR) prepared for the Paraiso Hot Springs Project (PLN040183; SCH#2005061016) in accordance with the California Environmental Quality Act (CEQA). This 2019 Recirculated Draft Environmental Impact Report consists of revised portions of the 2018 Recirculated Draft Environmental Impact Report. The 2019 RDEIR consists of an introduction, miscellaneous edits to specific portions of the 2018 RDEIR, and a revised Aesthetics and Visual Resources chapter. The 2018 RDEIR remains in effect except as specifically superseded by the 2019 RDEIR, pursuant to CEQA Guidelines section 15088.5(c), which allows recirculation of "portions of the EIR."

One of the purposes of this Notice of Availability is to clarify, consistent with CEQA Guidelines Section 15088.5(f) that although a part of the administrative record, the previous comments submitted on the earlier Paraiso Hot Springs DEIR, dated July 11, 2013, do not require a written response in the Final EIR, and the County of Monterey will not respond to these previously submitted comments. Previous comments submitted on the Paraiso Hot Springs RDEIR circulated in 2018 will be responded to in the Final EIR. Pursuant to CEQA Guidelines section 15088.5(f)(2), Monterey County is requesting that reviewers limit their comments to the revised portions of the 2019 RDEIR. New comments must be submitted on the 2019 RDEIR portions to be considered by the County of Monterey.

The State Clearinghouse has approved a shortened review period pursuant to CEQA Guidelines section 15105(d). The public review period for the 2019 RDEIR will begin on June 7, 2019 and end on July 9, 2019. This review period was established for the purpose of receiving written comments on the accuracy and adequacy of the 2019 RDEIR together with other information relative to the environmental effects of the project.

### PROJECT DESCRIPTION:

The proposed project is a request consisting of the following elements:

<sup>1</sup> Pursuant to CEQA Guidelines sections 15087 and 15088.5

- A. "After The Fact" Demolition Permit to authorize demolition of nine historic cottages at the Paraiso Hot Springs Resort, November 2003 (to clear Code Violation Case CE030404/PLN040488);
- B. Combined Development Permit consisting of:
  - 1. Use Permit and General Development Plan to allow the phased redevelopment of the Resort, including the following:
    - a. 103 hotel units, restaurants, meeting and conference rooms, associated support facilities
    - b. Hamlet consisting of a day spa, retail, artist studios, wine tasting and real estate office
    - c. Spas and Fitness Center
    - d. Vineyard and Wine Pavilion
    - e. Water and wastewater facilities
    - f. Pedestrian and vehicular facilities
    - g. Appurtenant resort uses and facilities
  - 2. Use Permit for the creation of 77 Timeshare units
  - 3. Vesting Tentative Map (Condominium Map) for the creation of 60 airspace timeshare condominium units
  - 4. Standard Subdivision (Vesting Tentative Map) to allow the merger and resubdivision of approximately 235 acres into 23 parcels
  - 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.

The project site is designated by the applicable General Plan, the 1982 Monterey County General Plan, and the 1987 Central Salinas Valley Area Plan, a part of the 1982 General Plan, as Commercial and Permanent Grazing. The project site is in the Visitor Serving/Professional Office and the Permanent Grazing, 40 acre minimum, Zoning Districts, consistent with its General Plan land use designation, and is consistent with the historic use of the site as a resort.

**LEAD AGENCY:** County of Monterey Resource Management Agency – Planning.

**ADDRESSES WHERE A COPY OF THE 2019 RECIRCULATED DRAFT EIR IS AVAILABLE FOR REVIEW:**

County of Monterey RMA – Planning 1441 Schilling Place, 2 <sup>nd</sup> Floor Salinas, CA 93901 (831) 755-5025	Soledad Library 401 Gabilan Drive Soledad, CA 93960 (831) 678-2430	Greenfield Library 315 El Camino Real Greenfield, CA 93927 (831) 674-2614
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Documents referenced in the 2019 RDEIR, including RDEIR Appendices, are available at Monterey County RMA – Planning at the address listed above.

**PUBLIC REVIEW PERIOD:** June 7, 2019 through July 9, 2019.

**POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:**

The 2019 Recirculated Draft Environmental Impact Report, which only involves portions of the EIR, identifies impacts in the following resource areas that are either less than significant or are significant but can be mitigated to a less than significant level: Aesthetics and Hazards and Hazardous Materials.

The 2018 Recirculated Draft Environmental Impact Report had identified impacts in the following resource areas that are significant and cannot be mitigated to a less than significant level: Cultural Resources. This conclusion is not changed by the 2019 Recirculated Draft Environmental Impact Report.

Public hearings will be held, subsequent to the public review period, at a time and place to be specified by legal advertisement in a local newspaper of general circulation. If you would like to be notified of the hearings or would like additional information, please contact:

Project Planner Mike Novo, AICP  
Monterey County RMA – Planning  
1441 Shilling Place, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
Phone: (831) 755-5176  
E-mail: [novom@co.monterey.ca.us](mailto:novom@co.monterey.ca.us)

We welcome your comments during the public review period. You may submit comments in hard copy to the Project Planner at the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to [CEQAcomments@co.monterey.ca.us](mailto:CEQAcomments@co.monterey.ca.us).

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the Project Planner name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g., number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed documents should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the Project Planner name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

The 2019 Recirculated Draft Environmental Impact Report is available on CD for purchase from Monterey County RMA – Planning at 1441 Shilling Place, Second Floor, Salinas. The documents are also available on the County website at:

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/current-major-projects/paraiso-springs-resort>