

Summary for Electronic Document Submittal

Lead agencies may include 15 copies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH# 2005061016

Project Title: Paraiso Springs Resort (County file number PLN040183)

Lead Agency: County of Monterey Resource Management Agency-Planning

Contact Name: Mike Novo

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Project Location: Near Soledad (several miles south of Soledad Monterey
City County

Project Description (Proposed actions, location, and/or consequences).

See attached

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics, Air Quality, Biological Resources, Climate Change, Cultural Resources, Geology and Soils, Hazards, Hydrology and Water Quality, Noise, and Public Services. Mitigation measures reduce all effects to less than significant except the loss of historic resources, which will be significant and unavoidable. See 2018 Recirculated Draft EIR Executive Summary and this 2019 recirculated portion for the project impacts and mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

For this 2019 Recirculated Draft EIR, Wildfire, Aesthetics and additional alternatives were raised and addressed in this document, which involves modification to portions of the 2018 Recirculated Draft EIR.

Provide a list of responsible or trustee agencies for the project.

Department of Fish and Wildlife
Regional Water Quality Control Board

Governor's Office of Planning & Research

JUN 07 2019

STATE CLEARINGHOUSE

Paraiso Hot Springs Resort; SCH #20050061016

Attachment to Form F, June 2019

PROJECT DESCRIPTION:

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

- 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.