

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2005061016

Project Title: Paraiso Springs Resort

Lead Agency: Monterey County RMA-Planning

Contact Person: Mike Novo

Mailing Address: 1441 Schilling Place, Second Floor

Phone: 831.755.5176

City: Salinas, CA

Zip: 93901

County: Monterey

Project Location: County: Monterey

City/Nearest Community: Near Soledad

Cross Streets: Clark Road

Zip Code: 93960

Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 235

Assessor's Parcel No.: 418-381-021/022, 418-361-004

Section: 30 Twp.: 1805 Range: 6E Base: M08M

Within 2 Miles: State Hwy #: No

Waterways: No

Airports: No

Railways: No

Schools: No

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other: Recirculated DEIR Portion

- NEPA: [] NOI [] EA [] Draft EIS [] FONSI

Other: [] Joint Document [] Final Document [] Other: JUN 07 2019 STATE CLEARINGHOUSE

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 432,678 Acres 47 Employees 306
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant Former Resort site/Visitor Serving & Professional Office; Permanent Grazing/Commercial and Permanent Grazing

Project Description: (please use a separate page if necessary) See Attached

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

6 - 7 - 2019

SCH COMPLIANCE

7 - 9 - 2019

NOTE: shortened review

2005061016

Project Sent to the following State Agencies

- [X] Resources
[] Boating & Waterways
[] Central Valley Flood Prot.
[] Coastal Comm
[] Colorado Rvr Bd
[X] Conservation
[X] CDFW # 4
[X] Cal Fire
[X] Historic Preservation
[X] Parks & Rec
[] Bay Cons & Dev Comm.
[] DWR
Cal EPA
[] ARB: Airport & Freight
[X] ARB: Transportation Projects
[] ARB: Major Industrial/Energy Resources, Recycl.& Recovery
[X] SWRCB: Div. of Drinking Water
[] SWRCB: Div. Drinking Wtr #
[] SWRCB: Div. Financial Assist.
[] SWRCB: Wtr Quality
[] SWRCB: Wtr Rights
[X] Reg. WQCB # 3
[X] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
[] Corrections
Independent Comm
[] Delta Protection Comm
[] Delta Stewardship Council
[] Energy Commission
[X] NAHC
[] Public Utilities Comm
[] Santa Monica Bay Restoration
[] State Lands Comm
[] Tahoe Rgl Plan Agency
[] Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: _____

Please forward late comments directly to the Lead Agency

AQMD/APCD 20

(Resources: 0 / 8)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".


- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 7, 2019 Ending Date July 9, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 6/4/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Paraiso Hot Springs Resort; SCH #20050061016

Attachment to Notice of Completion, 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.