



COUNTY OF MONTEREY
HOUSING & COMMUNITY DEVELOPMENT
 1441 SCHILLING PL SOUTH, 2nd FLOOR
 SALINAS, CALIFORNIA 93901

NOTICE OF DETERMINATION

X	TO: State of California Office of Planning and Research US Mail: 1400 10th St Sacramento CA 95814	FROM: Public Agency: County of Monterey Housing & Community Development Address: 1441 Schilling Pl South 2 nd Floor Salinas, CA 93901 Contact: Mike Novo, Management Specialist Phone: (831) 755-5176
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X	TO: County Clerk County of Monterey 168 West Alisal St 1 st Floor Salinas, CA 93901	Lead Agency (if different from above): Address: Contact: Phone:
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): #2005061016

Project Title: PARAIISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)
 [PLN040183-AMD1]

Project Applicant: JOHN THOMPSON, PARAIISO SPRINGS RESORT LLC

Project Location (include County): Western terminus of Paraiso Springs Road, seven (7) miles west of Greenfield (Monterey County)

Project Description: Amendment to 2019 permit for reconstruction of a resort to include demolition of historic structures, construction of 103 hotel units, restaurants, meeting & conference rooms; associated support facilities; commercial area including day spa, retail, artist studios, wine tasting & real estate office; 73 timeshare units; spas & fitness center; vineyard & wine pavilion; water & wastewater facilities; pedestrian & vehicular facilities; appurtenant resort uses; subdivision into 23 parcels for the resort & timeshare and condominium maps; removal of 185 protected trees; and off-site road improvements. The amendment included changes to conditions of approval, but no physical changes were included.

This is to advise that the County of Monterey has approved the above described project on October 30, 2019 and has made
 (Lead Agency or Responsible Agency) (date)

the following determinations regarding the above described project.

The Planning Commission action, noted above, occurred on June 29, 2022 and included consideration of the EIR together with an Addendum.
 (date)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provision of CEQA.
3. Mitigation measures [were were not] made a condition of approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Monterey County Housing and Community Development, 1441 Schilling Place, South 2nd Floor, Salinas, CA 93901

Signature (Public Agency): 

Erik Lundquist

Title: Director of Housing & Community Development
(for Mike Novo, Management Specialist)

Date: June 30, 2022

Date Received for filing at OPR _____

The County of Monterey adopted an Environmental Impact Report. The action was taken during the October 30, 2019 Planning Commission hearing.

The California Department of Fish and Wildlife fees for filing the Notice of Determination was paid on November 5, 2019 in the amount of \$3,321.00 by the County of Monterey. Receipt #27-11052019-115.

The Planning Commission approved an amendment to project PLN040183. This action was taken during the June 29, 2022 hearing under PLN040183-AMD1.



COUNTY OF MONTEREY
RESOURCE MANAGEMENT AGENCY – PLANNING
1441 SCHILLING PL SOUTH, 2nd FLOOR
SALINAS, CALIFORNIA 93901

FILED

NOV 05 2019

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

NOTICE OF DETERMINATION

TO: State of California
Office of Planning and Research
US Mail:
PO Box 3044
Sacramento, CA 95812-3044

FROM: Public Agency: County of Monterey
Resource Management Agency - Planning
Address: 1441 Schilling Pl South 2nd Floor
Salinas, CA 93901
Contact: Mike Novo
Phone: (831) 755-5176

TO: County Clerk
County of Monterey
168 West Alisal St 1st Floor
Salinas, CA 93901

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): #2005061016

Project Title: PARAISO SPRINGS RESORT (PLN040183)

Project Applicant: Paraiso Springs Resort, LLC; John Thompson

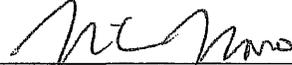
Project Location (include County): WESTERN TERMINUS OF PARAISO SPRINGS ROAD, SEVEN MILES WEST OF GREENFIELD, MONTEREY COUNTY, CALIFORNIA

Project Description: Reconstruction of a resort to include demolition of historic structures, construction of 103 hotel units, restaurants, meeting and conference rooms, associated support facilities; commercial area including day spa, retail, artist studios, wine tasting and real estate office; 73 timeshare units; spas and fitness center; vineyard and wine pavilion; water and wastewater facilities; pedestrian and vehicular facilities; appurtenant resort uses; subdivision into 23 parcels for the resort and timeshare and condominium maps, removal of 185 protected trees; and off site road improvements.

This is to advise that the County of Monterey has approved the above described project on October 30, 2019 and has made the following determinations regarding the above described project.
(Lead Agency or Responsible Agency) (date)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified pursuant to the provision of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: Monterey County Resource Management Agency, 1441 Schilling Place, Second Floor, Salinas, CA 93901

Signature (Public Agency): 

Title: Management Specialist

Date: October 31, 2019

Date Received for filing at OPR _____



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER: 27-11052019-115
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF MONTEREY RMA	LEAD AGENCY EMAIL	DATE 11/05/2019
COUNTY/STATE AGENCY OF FILING MONTEREY	DOCUMENT NUMBER 2019-0115	

PROJECT TITLE
PARAISO SPRINGS RESORT (PLN040183)

PROJECT APPLICANT NAME CONTACT: MIKE NOVO	PROJECT APPLICANT EMAIL	PHONE NUMBER (831) 755-5176
PROJECT APPLICANT ADDRESS 1141 SCHILLING PL SOUTH 2ND FLOOR	CITY SALINAS	STATE CA
		ZIP CODE 93901

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	<u>3,271.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	_____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	_____
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	_____
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	_____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 3,321.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Erik Rios, Deputy County Clerk-Recorder
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