

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS
1441 Schilling Place, South 2nd Floor (831)755-4800
Salinas, California 93901-4527 www.co.monterey.ca.us/rma

NOTICE OF COMPLETION FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)

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

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

Notice is hereby given that the County of Monterey is providing the Final Environmental Impact Report (FEIR) on the Paraiso Springs Resort Project (PLN040183, SCH#2005061016) in accordance with the California Environmental Quality Act.

PROJECT DESCRIPTION:

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

- A. An "After The Fact" Demolition Permit, to authorize demolition of the nine historic cottages removed from the Paraiso Hot Springs Resort, November 2003 (to clear Code Violation Case CE030404/PLN040488)
- B. A Combined Development Permit consisting of:
 1. Use Permit and General Development Plan for the reconstruction and expansion of the historic resort with the following amenities: a 103 room hotel consisting of single and two-story clustered visitor-serving hotel units; 60 two-to-three bedroom timeshare units and seventeen (17) timeshare villas; lodge; visitor center; restaurants; culinary training center; wine pavilion; shops; tennis courts; swimming pools; golf instruction center; racquetball pavilion; spa centers with massage, beauty, therapeutic services and outdoor/indoor fitness center; a wellness/education center with lecture and conference facilities; cultural center for music, art and literature; outdoor amphitheater; vineyards; laundry and maintenance facilities; water system; wastewater treatment system; and re-landscaping of the grounds including new trees, paths, hiking trails, pedestrian and vehicle bridges, gardens and pergolas. Architectural treatments, materials, colors, and landscaped grounds are intended to echo the Paraiso Hot Springs' former affiliation with Mission Soledad.
 2. Vesting Tentative Map for the creation of 60 Airspace Condominium Units.
 3. Standard Subdivision (Vesting Tentative Map) to allow the merger and resubdivision of approximately 235 acres into 23 lots
 4. Use Permit for removal of 185 protected oak trees;
 5. Use Permit for development on slopes in excess of 30%;
 6. Grading of approximately 162,073 cubic yards; and

C. Off-site road improvements on Paraiso Springs Road. Road improvements will be constructed in four phases

LEAD AGENCY: COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT

ADDRESSES WHERE A COPY OF THE FINAL EIR IS AVAILABLE FOR REVIEW:

County of Monterey RMA RMA-Planning Department 1441 Schilling Place, 2 nd Fl Salinas, CA 93901 (831) 755-5025	Soledad Branch Library 401 Gabilan Drive Soledad, CA 93960 (831) 678-2430	Greenfield Branch Library 315 El Camino Real Greenfield, CA 93927 (831) 674-2614
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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:

Mike Novo, Management Specialist
Monterey County Resource Management Agency
Planning Department
1441 Schilling Place, 2nd Floor
Salinas, CA 93901
Phone: (831) 755-5176
E-mail: novom@co.monterey.ca.us

The Final EIR is available for purchase from Monterey County RMA - Planning at the above address.

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>.

Sincerely,



Mike Novo, Management Specialist
Monterey County Planning Department

Governor's Office of Planning & Research

OCT 18 2019

STATE CLEARINGHOUSE