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Appendix C

## 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

	nterey County RM		-		_ Contact Persor		
Mailing Address: 1441 Schilling Place, Second Floor				Phone: 831.755.5176			
Mailing Address: 1441 Schilling Place, Second Floor City: Salinas, CA				Zip: <u>93901</u> County: <u>Monterey</u>			
Project Location				City/Nearest Con	mmunity: Near So	ledad	
Cross Streets: Clar	k Road						Zip Code: 93960
Longitude/Latitud	e (degrees, min	utes and second	s):°	′″N/	°″ "	W Total Acre	es: 235
Assessor's Parcel I	No.: 418-381-02	1/022, 418-361-00			Twp.: 1895	Range:	GE Base: MOBM
Within 2 Miles:   State Hwy #: No				Waterways: No			
	Airports: No			Railways: <u>No</u>	Course	Schools:	No of Planning & Research
Document Type	)						0.040
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Community I	Plan	Site Plan	1			on, etc.)	Other:
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Office:	Sq.ft.	Acres	Employees_	Transpo	ortation: Type_		
× Commercial:	Sq.ft. 432,678	Acres 47	_ Employees 306	3 🔄 Mining	: Minera	al	) <i>F</i> 337
Educational:	sq.tt	Acres	Employees	Power:	_ Type Treatment: Type		
Degrantional				Hazard	ous Waste: Type		
Water Faciliti	es:Type		MGD	Other:			
Project Issues I	 Discussed in						
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Agricultural L		Flood Plai	in/Flooding	Schools/Uni		□ W	Vater Quality
Air Quality			nd/Fire Hazard	Septic Syste			Vater Supply/Groundwater
Archeological	I/Historical	Geologic/	Seismic	Sewer Capa	city		Vetland/Riparian
Biological Re		Minerals		Soil Erosion	/Compaction/Gra	ading 🔲 G	rowth Inducement
☐ Biological Re ☐ Coastal Zone	sources	Minerals		Soil Erosion	/Compaction/Gra	ading 🔲 G	rowth Inducement and Use
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## **Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distrib If you have already sent your document to the agency pleas					
Air Resources Board	X Office of Historic Preservation				
Boating & Waterways, Department of	Office of Public School Construction				
California Emergency Management Agency	Parks & Recreation, Department of				
California Highway Patrol	Pesticide Regulation, Department of				
Caltrans District # 5	Public Utilities Commission				
Caltrans Division of Aeronautics	Regional WQCB #				
Caltrans Planning	Resources Agency				
Central Valley Flood Protection Board	Resources Recycling and Recovery, Department of				
Coachella Valley Mtns. Conservancy	S.F. Bay Conservation & Development Comm.				
Coastal Commission	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy				
Colorado River Board	San Joaquin River Conservancy				
Conservation, Department of	Santa Monica Mtns. Conservancy				
Corrections, Department of	State Lands Commission				
Delta Protection Commission	SWRCB: Clean Water Grants				
Education, Department of	SWRCB: Water Quality				
Energy Commission	SWRCB: Water Rights				
Fish & Game Region #	Tahoe Regional Planning Agency				
Food & Agriculture, Department of	Toxic Substances Control, Department of				
Forestry and Fire Protection, Department of	Water Resources, Department of				
General Services, Department of					
Health Services, Department of	Other:				
Housing & Community Development	Other:				
Native American Heritage Commission					
- <u>/*</u>					
Local Public Review Period (to be filled in by lead agend					
Starting Date June 7, 2019	Ending Date 114 9, 2019				
Lead Agency (Complete if applicable):					
Consulting Firm: N/A	Applicant:				
Address:	Address:				
City/State/Zip:	City/State/Zip:				
Contact:	Phone:				
Phone:	_				
Signature of Lead Agency Representative:	Date: <u>6419</u>				

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.