

Exhibit D

This page intentionally left blank.

PROJECT DESCRIPTION - SUMMARY

Detailed Description in EIR Chapter 2

The project applicant currently seeks to develop three lots of record that comprise the 235-acre site. The proposed project is a request consisting of the following elements:

- A. An "After The Fact" Demolition Permit, previously reviewed by the Historic Resources Review Board of the County of Monterey, to authorize demolition of the nine historic cottages at the Paraiso Hot Springs Resort, November 2003 (to clear Code Violation Case CE030404/PLN040488);
- B. A Combined Development Permit consisting of:
 1. A Use Permit and General Development Plan to allow the phased redevelopment of the Paraiso Springs Spa Resort with the following amenities (see Table 2.2 for square footage summaries):
 - Hotel consisting of 103 one- and two-story clustered visitor-serving hotel units, three restaurants, nine meeting and conference rooms, activity terrace with croquet and bocce ball courts and associated support facilities;
 - Ornamental streams;
 - Amphitheater stage and pavilion, amphitheater lawn;
 - 34 two-bedroom and 26-three bedroom attached timeshare units;
 - 17 detached timeshare villas;
 - Hamlet consisting of a day spa, a general retail store, artist studios, wine tasting, and real estate office;
 - Spa and Fitness Center consisting of courtyard gardens, teahouse, spa water gardens, labyrinth, activity center, lap pool, vitality pavilions, indoor golf school, putting greens, basketball pavilion, racquetball pavilion, tennis courts and ornamental therapy stream and pool;
 - Wine pavilion and associated vineyard;
 - Visitor center;
 - Paraiso Institute for classes, training and seminars for resort guests;
 - Wastewater treatment plant with approximately 4 million gallon underground wet-season storage reservoir set on a gravel bed to allow aquifer pass through;
 - Garden Center;
 - Hiking trails, trailside outlooks, and natural solarium area (an area with a view of the Salinas Valley that will contain seating and a few tubs fed by the hot springs, with water discharged to the discharge system for the pools and spas);
 - Pedestrian and vehicular bridges;

- Laundry and maintenance facilities;
 - Landscaping of the grounds;
 - On site security, including a staffed gated entrance;
 - Grading of 162,073 cubic yards cut and fill of 123,489 cubic yards; and
 - 500,000 gallon (approximate) above ground potable water storage tank.
2. A Use Permit for the creation of 77 Timeshare units (60 condominiums and 17 villas).
 3. A Vesting Tentative Map (Condominium Map) for the creation of 60 airspace condominium units (included in the 77 Timeshare units).
 4. Standard Subdivision (Vesting Tentative Map) to allow the merger and resubdivision of the site's parcels of 157.88 acres (Assessor's Parcel Number 418-361-004), 77.27 acres (Assessor's Parcel Number 418-381-021) and 0.49 of an acre (Assessor's Parcel Number 418-381-022) into 23 lots, recorded in phases, as presented in [Table 2.1, Project Features by Lot](#).

Table 2.1 Project Features by Lot

Lot No.	Use	Acreage
1	Hotel, Hamlet, Spa, Fitness Center	214.44
2	Wine Pavilion, Vineyard	6.69
3-19	17 Timeshare Villas	4.38
20	20 Timeshare Condominium Units	3.79
21	12 Timeshare Condominium Units	1.97
22	14 Timeshare Condominium Units	2.24
23	14 Timeshare Condominium Units	2.42
	Total	235.93
Source: Preliminary Vesting Tentative Map, HG Architects, 7/15/05, revised 5/18/12.		

5. Use Permit for removal of 185 protected oak trees; and,
6. Use Permit for development on slopes in excess of 30 percent.

Phasing Proposed for Project Implementation

The applicant has proposed that the project be constructed in phases, as follows:

Lot Numbers	Use	Phase 1 No. of Units	Phase 2 No. of Units	Phase 3 No. of Units	Phase 4 No. of Units	Total Units
1,2	Hotel Units	60	15	15	13	103
20-23	Timeshare Condos	18	14	14	14	60
3-19	Timeshare Villas	5	4	4	4	17
	Totals	83	33	33	31	180
Note: All of the non-living unit amenities will be constructed in Phase 1.						

C. Off-site road improvements on Paraiso Springs Road are shown in Appendix O of the traffic analysis report (Hatch Mott MacDonald, 2017). Roadway section designations A through F are shown on Exhibit 13 of the traffic analysis report. Road improvements will be constructed concurrent with the four project phases as follows:

- Phase 1 Installation of all advance curve warning, “ROAD NARROWS”, and advisory speed signs.
- Phase 2 Widen roadway sections E and F to 18 and 20 feet, respectively, where feasible (including associated striping).
- Phase 3 Widen roadway sections C and D to 20 feet where feasible (including associated striping and delineators).
- Phase 4 Widen roadway sections A and B to 20 feet where feasible (including associated striping).

This page intentionally left blank