

Exhibit J

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*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

Resolution No. **PLN040183**

(Paraiso Hot Springs Resort; PLN040183)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of demolition permits requested by Paraiso Springs Resort LLC to 1) allow “after the fact” demolition of historic structures of the Paraiso Hot Springs Resort, and 2) recommend mitigation measures. The project is located at 34358 Paraiso Springs Road (Paraiso Springs Resort), Soledad (Assessor’s Parcel Numbers 418-381-021-000, 418-361-004-000 and 418-381-022-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on July 12, 2018 and August 2, 2018, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, the parcel is located at 34358 Paraiso Springs Road, Soledad within the Farmlands and Visitor Serving/Professional Office zoning districts (APNs 418-381-021-000, 418-361-004-000 and 418-381-022-000) of the County of Monterey. This resort is listed on a local inventory of historic resources;

WHEREAS, Paraiso Springs Resort LLC (applicant) filed with the County of Monterey, an application for a Combined Development Permit to demolish the former resort and construct a new resort on the property;

WHEREAS, the California Environmental Quality Act (CEQA) requires environmental review for projects which may cause a substantial adverse change in the significance of a historical resource;

WHEREAS, subsequent to the preparation and public review of a Draft Environmental Impact Report in 2013, the County decided to revise and recirculate the Draft Environmental Impact Report;

WHEREAS, a Recirculated Draft Environmental Impact Report was prepared by the County and circulated for public review from February to April 2018;

WHEREAS, a hearing was scheduled before the Historical Resources Review Board to consider a recommendation to the Planning Commission to allow “after the fact” demolition of historic structures of the Paraiso Hot Springs Resort, and 2) recommend mitigation measures to be included in the Final Environmental Impact Report;

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted,

oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt the following findings and evidence to recommend approval of after the fact demolition permits for nine historic structures:

Finding: Only after the mitigation measures listed in the Decision section, below, are met, the proposed project is consistent with applicable plans and policies found in the 1982 Monterey County General Plan, the Central Salinas Valley Area Plan, the Monterey County Zoning Ordinance, and Chapter 18.25-Preservation of Historic Resources of the County Code. Specifically, the proposed demolition permit to correct a code violation complies with all applicable requirements of the Zoning Ordinance.

Evidence: 1. Demolition Permit Application and other materials in file PLN040183 (Paraiso Hot Springs)
 2. Paraiso Hot Springs Recirculated Draft Environmental Impact Report dated February 23, 2018.
 3. Oral testimony and HRRB discussion during the public hearing and the administrative record.

Finding: The proposed (“after the fact”) work will adversely affect the significant architectural features or the character of historical, architectural, aesthetic interest, or value of the historic resource or its site. However, the demolition work has been completed and the structures cannot be rebuilt as historic resources. The use and exterior appearance of the proposed work will neither adversely affect, nor be incompatible with, existing historic resources as none remain on site.

Evidence: 1. Demolition Permit Application and other materials in file PLN040183 (Paraiso Hot Springs)
 2. Oral testimony and HRRB discussion during the public hearing and the administrative record.
 3. Paraiso Hot Springs Recirculated Draft Environmental Impact Report dated February 23, 2018.


THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Paraiso Hot Springs after the fact demolition permit for nine historic structures and recommend the following:

1. That the mitigation measures from the Recirculated Draft Environmental Impact Report (2018) are included in the project resolution.
2. Mitigation measures be added to the Final EIR as follows:
 - a. A Context Statement for Recreation/Leisure and Tourism Resources shall be prepared pursuant to the Department of Historic Preservation standards prior to issuance of construction permits.
 - b. An interpretive trail plan shall be prepared incorporating a physical presentation of digital historic interpretive brochure.
 - c. The interpretive trail shall be constructed in one of the public areas of the resort and include construction of three representative Jacks Cabins, including interpretation of the history of the site for all four periods of significance. Representative Cabins include: Evergreen, Julia Morgan, Spreckels and Buena Vista cabins.

3. Mitigation Measures 3.5-1a – d from the DEIR and the Context Statement (recommended for inclusion as a mitigation or condition in 2.a above) shall be completed prior to issuance of construction permits for the first phase.
4. Should the resort project not be approved or constructed, the portions of Mitigation Measures 3.5-1a through 3.5-1d that do not involve actual construction, and preparation of the Context Statement, shall be required for the demolition permit.
5. The context statement, trail plan, and cabin reconstruction plans are subject to review by the HRRB, with approval by the RMA-Director of Planning.

Passed and adopted on this 2nd day of August 2018, upon motion of Kellie Morgantini, seconded by Belinda Taluban, by the following vote:

AYES:	John Scourkes, Kelli Morgantini, Belinda Taluban, Barbara Rainer, Sheila Lee Prader
NOES:	None
ABSENT:	None
RECUSSE:	Judy MacClelland, Salvador Munoz


Attest
Craig Spencer, Secretary
August 2, 2018

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