

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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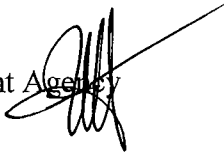
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## MEMORANDUM

**Date:** September 27, 2013

**To:** Historic Resources Review Board

**From:** John Ford, Resources Management Agency 

**Subject:** Review of Paraiso Springs

### Request:

Review the material submitted to evaluate the historic nature of the Paraiso Site and the mitigation proposed for the unpermitted removal of nine Victorian cottages and provide recommendations to the Planning Commission.

### Discussion

This request was considered at the HRRB meeting of September 5, 2013 and was continued so that a subcommittee could meet and look at the reports prepared for the project site and evaluate the sufficiency of the mitigation provided for the loss of the nine historic structures.

There are three reports that have been prepared to address this as follows:

*Evaluation of Historical Resource at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey* (ARM, 2004)

*Revised Evaluation of Historical Resource at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey* (ARM, 2005)

*Historic Resource Report – Paraiso Hot Springs Monterey County, California.* (Painter Preservation & Planning, 2008)

These reports have been provided to the HRRB and are also available on the Monterey County Planning Department website.

The subcommittee met several times and evaluated the historic analysis prepared for the site and the proposed mitigation measures. The subcommittee determined that the mitigation must be related to the loss of the structures and cannot be used for other projects, programs or activities

that are unrelated to the loss of the structures on the Paraiso Site. The subcommittee felt that the basic mitigation proposed by Diana Painter was adequate with some slight adjustments to address circumstances associated with the site and to use commonly used tools to prepare the resources which will constitute the mitigation. The subcommittee believes that there is strong evidence that the irrigation system association with the Mission is still intact and should be located and preserved prior to any excavation. The subcommittee also found that the Paraiso Site should be considered a Cultural Landscape which was not adequately addressed in either the ARM reports or the Painter Report. The ARM reports give the basis for this as the site is potentially eligible for listing based upon its association with the Mission Soledad.

In addition to these changes the subcommittee added the following requirements to the mitigation measures:

1. Development of a Context Statement for all historic recreation and leisure sites in Monterey County.
2. Development of an Interpretive Plan to integrate all of the different resources into a coherent public resource that will guide the public's understanding of the significance of the Paraiso Site.

A Draft Resolution has been prepared for the HRRB consideration reflecting these recommendations. The draft resolution also continues this item to a date uncertain to allow the HRRB to consider the project at a time when all comments on the project have been received and the Final EIR has been prepared so that the HRRB can coordinate its recommendation which any changes to the EIR.

Attachments:

Draft HRRB Resolution.

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

Resolution No. \_\_\_\_\_ PLN040488 (Thompson Holdings LLC) Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend CEQA mitigation for An "After The Fact" Demolition Permit, to authorize demolition of nine historic cabins at the Paraiso Hot Springs Resort, November 2003 (to clear Code Violation Case CE030404/PLN040488) The project is located at 34358 Paraiso Springs Road (Paraiso Springs Resort), Soledad (Assessor's Parcel Number 418-381-021-000, 418-361-004-000, 418-381-022-000.)

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on September 5, 2013 and October 3, 2013 pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County.

WHEREAS, the parcel is located 34358 Paraiso Springs Road (Paraiso Springs Resort), Soledad (Assessor's Parcel Number 418-381-021-000, 418-361-004-000, 418-381-022-000.) of the County of Monterey.

WHEREAS, the property is identified as a historical site in the Central Salinas Valley Area Plan (Adopted 1987).

WHEREAS, In November of 2003 a total of 18 structures were demolished without appropriate permits, nine of which have been identified as historical resources and a code violations was issued by the County of Monterey.

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. The loss of the nine Victorian Cottages is a potentially significant adverse environmental impact. CEQA requires mitigation to the extent feasible where impacts cannot be mitigated to a less than significant level.

WHEREAS, Thompson Holdings LLC (applicant) filed with the County of Monterey, an application for an "After The Fact" Demolition Permit, to authorize demolition of nine historic cabins at the Paraiso Hot Springs Resort, November 2003 (to clear Code Violation Case CE030404/PLN040488)

WHEREAS, the HRRB considered this request during the public review period of the Draft Environmental Impact Report. The HRRB had comments to make on the adequacy of the Historic Analyses that had been completed and had comments on the proposed mitigation. The HRRB desires to submit these comments during the public review period of the DEIR to be addressed as part of the Final EIR. There may be other comments received on the Historic nature of the site and the HRRB wishes to evaluate those comments as part of their deliberation. Based upon these factors, the HRRB

withholds formal action on the project until such time as all comments have been received and the FEIR has been prepared.

WHEREAS, the HRRB finds as follows:

Finding: Paraiso Springs is a cultural landscape and should be addressed as a cultural landscape in the DEIR both for purposes of the loss of the Historic Structures and when evaluating the impacts of the proposed resort facility. The evaluation of the Victorian Period as the period of significance is too narrow.

Evidence: 1. There are four periods associated with Paraiso Springs (Native American, Spanish Mission, Mexican and American.)  
2. According to the "Guidelines for Evaluating and Documenting Rural Historic Landscapes", (US Department of Interior) the Period of Significance begins with the date of the first land use or activity that has importance and is reflected by historic Characteristics tangible today.  
3. The report prepared by Archaeological Resource Management (2005) finds that the site's close association with the Soledad Mission makes it potentially eligible for listing on the California Register of Historic Resources and the National Register of Historic Places. The Spanish Mission Period begins far earlier than the Victorian Period.

Finding: The mitigation measures proposed for the loss of the nine Victorian cottages are intended to provide the public an understanding of the historical significance of the Paraiso site. As such they should use established and commonly used protocols for collecting and presenting the data reflecting the historical significance of the site. The mitigation measures need to be modified to reflect these commonly used protocols, sources of information and methods of presenting historical information.

Evidence: 1. There is evidence available in the public record that indicates the historic water system is intact someplace on site. (Map by Black, available from Monterey County Historical Society.) This resource has valuable information about the history of the site and should not be destroyed. Mitigation should determine its location prior to any grading on site.  
2. A Historic Context Statement can be used to prevent the loss of other similar significant historic resources.  
3. An Interpretive Plan is used to guide how all of the collected resources fit together and inform the public about the historic significance of the site.  
4. There are places that have valuable archives full of original documents that would help shape the public understands of the significance of the site.  
5. Digital records are more accessible to a greater number of people.  
6. The trail exhibit on site needs to be durable and reflect this historic significance of the site.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to make the following comments on the Paraiso Springs DEIR for the Thompsons Holdings LLC after the fact

Environmental Review and Demolition Permit and continue the item to a date uncertain when all public comments have been received on the loss of the Historic Resources and the FEIR has been prepared:

**Comment 1: Paraiso Springs is a Cultural Landscape.**

The three primary historic analyses for the project site are divided upon the importance of the Paraiso Springs as a cultural landscape. The work prepared by Cartier identifies that there are four significant periods of habitation on the site. The work by Painter identifies that the site is not significant from a cultural standpoint relative to the Victorian era but does not address the significance of the site from the other significant periods of habitation. Based upon the National Register Bulletin 30, US Department of Interior, National Park Service, the significance of the site as a cultural landscape needs to be addressed in the EIR.

**Comment 2: Modification to Mitigation Measures for loss of Historic Resources.**

The HRRB recommends that the Mitigation Measures for the loss of the Historic Resources be modified as follows:

**MM 3.5-1a** Prior to issuance of any permits the project applicant shall hire a qualified archaeologist to use resources available from available archives or people familiar with the project site to identify the likely location of the historic water conveyance system and conduct subsurface sampling to determine its actual location. Earth-moving activities associated with the project shall be monitored by a qualified archaeologist. Upon discovery of historic irrigation or related water conveyance structures, the following step shall be taken immediately upon discovery:

There shall be no further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie irrigation structures. The extent of the structure shall be determined, and a determination shall be made as to the likely impact of the development on the structure. As much of the historic structure as possible shall be left in place, protected and preserved in manner conducive for public viewing. If the structure needs to be relocated it shall be thoroughly documented, preserved and relocated to a location where it is available for public viewing or study.

**MM3.5-1b:** Prior to issuance of any permits, the applicant shall contract with a consultant meeting the Secretary of the Interior's Professional Qualifications for historian or architectural historian as set forth in 36 CFR part 61, Appendix A to develop a historic context statement for Recreation and Leisure Resources within the unincorporated areas of Monterey County. The historic context statement shall identify significant themes in the area's historical development, identify associated property types, include cultural landscapes, with their character defining features, and establish evaluation criteria and integrity thresholds for important property types sufficient to provide a framework for evaluation resources individually and as district contributors for the National, California, and Monterey County registration programs. A reconnaissance survey will be conducted to inform the context development and DPR 523 a & b forms will be used to document that surveyed resources.

**MM 3.5-1c:** Prior to implementation of any of the following mitigation measures related to loss of historic resources, the applicant shall hire a qualified exhibit planning design, fabrication and installation firm to prepare an Interpretive Plan (in compliance with the Interpretation Planning Workbook by California State Parks, 2013) defining consistent design and cohesive themes (Native American, Spanish, Mexican, and American) for all exhibits, trail signs, brochures, and elements required as part of the mitigation for the loss of the historic structures. The Interpretive Plan will be approved by the Monterey County Historic Resources Review Board, prior to issuance of any permits.

**MM 3.5-1d** Prior to issuance of any permits, the project applicant shall, under the direction of a historian, prepare and provide to the Monterey County Historical Society digital and archival-quality reproductions of their own historic archives (brochures, maps, photographs, letters, ledgers, Newspapers articles etc.), as well as copies of additional historic archives as may be available from the Archives of the Diocese of Monterey, Archives of the Diocese of San Francisco, National Archives, Santa Barbara Mission Archive Library, Stanford University Special Collection, California State Library, California Historical Society, and the Bancroft Library that portray the historic character and setting of Paraiso Springs relating to the four periods of significance. All information that is in Spanish must be translated into English as appropriate. The inventory and source of the historic archives shall be subject to review and approval by the Monterey County Historic Resources Review Board.

The project applicant shall submit digital and archival-quality reproductions of the approved historic archives (described above) and any future archival and site research on the property that is not currently catalogued with the Monterey County Historical Society, the Monterey County Library, and the California State Library for their permanent records

**MM3.4-1e** The project applicant shall provide a grant of \$10,000 to the Monterey County Historical Society to assist with accessioning, cataloging, displaying and archiving the collection with the goal to reach the broadest and most relevant audience.

**MM3.4-1f** The project applicant shall prepare a full-color brochure that describes the history of the project site (including Native American, Spanish, Mexican and American periods), that can be placed in a number of venues, including the Soledad Mission, local museums and other visitor-oriented locations, as well as any visitor-serving facilities on-site. The brochure shall include a map of the historic interpretive trails plan (described in Mitigation Measure 3.5-1-h), so that it can be used as a compendium for on-site interpretation. The applicant shall develop brochure consistent with interpretive plan and be responsible for all expenses associated with brochure development and the annual reproduction and distribution of these brochures, for as long as the resort is in operation. The full-color brochure shall be subject to review and approval by the Monterey County Historic Resources Review Board prior to issuance of any permits. The Brochures shall be available to the public as specified in the Interpretive Plan prior to occupancy of Phase I.

**MM3.5-1g:** The project applicant shall have a web site designed and constructed interpreting the historical significance of Paraiso Springs during the four periods of significance. The web site shall include the digital archives required in MM 3.5-1d and shall be offered to the California Mission at Soledad, the Monterey County Historical Society, Monterey County Public Library or other group interested in maintaining the historical heritage of Monterey County.

**MM 3.5-1h:** The project applicant shall prepare an historic interpretive trails plan (consistent with the Interpretive Plan) that will be constructed on the project site. This plan shall include a designated pedestrian trail with scenic vista points, seating as appropriate and permanent interpretive signage that describes the historic periods (including the Native American, Spanish Mission (irrigation system), Mexican influences, and Victorian-era spa resort), features, and names (such as Romie's Glen) of Paraiso Springs. Construction of the trail and interpretive signage shall be completed at the applicant/developer's expense, prior to occupancy of any portion of the project site. Outdoor trail signs shall be in full color and fabricated with porcelain enamel or an equivalent material with a 25 year life span. The interpretive plan shall include a maintenance, repair and replacement schedule for the trail signs and exhibit panels. The historic interpretive trails plan shall be subject to review and approval by the Monterey County Historic Resources Review Board through the following phases: 1) Initial Concepts 2) Concept Development 3) Final Design. The trail plan shall be implemented as part of Phase I improvements.

**MM 3.5-1i:** The project applicant shall provide an interpretive exhibit with a minimum of six panels (approximately 3' X 4') prominently placed within the new hotel lobby, or other appropriate prominent interior location on site that is open to the public, that documents the historic periods (including Native American, Spanish, Mexican and American periods) at Paraiso Hot Springs. The exhibit shall be subject to review and approval by the Monterey County Historic Resource Review Board through the following phases: 1) Initial Concepts 2) Concept Development 3) Final Design shall be implemented as part of Phase I improvements.

Passed and adopted on this 3<sup>rd</sup> day of October, 2013, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Attest  
Name, John H. Ford  
Date October 3, 2013