



March 14, 2013

John Thompson
Thompson Holdings, LLC
P.O. Box 2015
Horsham, Pennsylvania 19044

RE: Paraiso Springs Riparian Impacts

Mr. Thompson,

Per your request, WRA is providing an assessment of potential impacts to riparian vegetation associated with the construction of new bridges and potential erosion protection proposed as part of the reconstruction of the Paraiso Springs Resort in Soledad, California (Project Area). This assessment compliments the assessment of impacts provided by WRA in a letter dated February 14, 2013.

Based on our review of the project plans (Hill Glazier Architects 2008) and Stream Setback Plan (CH2MHill 2012), it appears that three bridges are proposed as part of the reconstruction in addition to three areas along the creek that may need erosion protection due to the proximity of buildings. One bridge occurs near the eastern end of the Project Area, one occurs near the middle of the Project Area, and one occurs near the western end of the Project Area. The middle bridge is proposed in a portion of the stream channel which is currently culverted and is proposed for restoration as part of the reconstruction. The existing vegetation in this area would not be considered riparian, and as such, would not be subject to jurisdiction by the California Department of Fish and Wildlife (CDFW). The three erosion protection areas are identified as sections A, B, and C in the CH2MHill report.

Based on the materials we were able to review (Rana Creek Habitat Restoration 2005; Hill Glazier Architects 2008; WRA 2009; CH2MHILL 2012), we estimate no more than 0.6 acre of impacts to riparian vegetation will result from the construction of the two bridges and their associated approaches. No riparian trees appear to be needed to be removed for the three stream erosion protection areas. Based on the tree removal report, it appears that two entire trees will be removed related to the bridges, and presumably portions of adjacent tree canopies would require extensive pruning. Our assessment of impact acreage is based on the area of contiguous canopy in association with the stream channel as shown on aerial images overlaid with project plans. Our assessment of individual tree impacts is based on the tree removal report provided to us for this analysis (Rana Creek Habitat Restoration 2005). The assessment provided here is based on a review of publically available material (e.g., Google Earth aerial images) and project-specific material provided to us for use in this analysis.

Sincerely,

A handwritten signature in blue ink that reads 'Geoff Smick'.

Geoff Smick, MA
Principal Ecologist

March 14, 2013
Mr. John Thompson
Re: Paraiso Springs Bridge Impacts
Page 2

References:

CH2MHILL. 2012. Paraiso Springs Resort (PLN 040183) – Stream Setback Plan. Technical Memorandum. Prepared for Thompson Holdings, LLC. April 20.

Hill Grazier Architects. 2008. Vesting Tentative Map. Paraiso Springs Resort, Soledad, California.

Rana Creek Habitat Restoration. 2005. Tree Removal Plan, Sheets L4.1 to L4.6. Prepared for Thompson Holdings, LLC. July 15.

WRA, Inc. 2009. Section 404 Wetland Delineation, Paraiso Springs Resort, Monterey, California. Report prepared for Thompson Holdings, LLC. February.

END