

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

2019059022

Project Title: Blue Wave - MF 1307

Lead Agency: City of Imperial Beach

Contact Name: Tyler Foltz, Assistant Director of Comm. Dev.

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Project Location: Imperial Beach
City

San Diego
County

Project Description (Proposed actions, location, and/or consequences).

The Blue Wave Hotel & Residences project (project) consists of the development of an approximately 73,447-square-foot multi-use facility located at 550 Highway 75 in Imperial Beach, California. The facility would consist of a Z-shaped, four-story building containing 47 hotel rooms and 51 residential units along the northeastern perimeter of the site. In addition, the project would construct a two-story building with 6,680 square feet of office/shop/restaurant space adjacent to Highway 75. Other amenities would include a courtyard, a 765-square-foot fitness building, a pool, and deck. Access to the site would be from Highway 75, as well as a one-way exit to 7th Street.

The project application consists of a Regular Coastal Development Permit (CP 180066), Conditional Use Permit (CUP 180067), Design Review Case (DRC 180068), Site Plan Review (SPR 180071), Vesting Tentative Map (VTM 180072), and Environmental Initial Assessment (EIA 180069), for development of the 1.27-acre site (APNs 625-140-08-00, 626-070-33-00, and 626-070-57-00) in the General Commercial & Mixed-Use (C/MU-1) Zone. The coastal development permit would include an after-the-fact demolition of a motel that was demolished circa 2010.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Hazards and Hazardous Materials: Existing structures that would be demolished may have lead based paint and asbestos due to the age of the structures. This would require proper abatement and disposal of these materials by adequate building surveys, analysis, inspection, and compliance with all remediation/abatement and permitting standards.

Noise: Exterior noise levels at the rooftop pool deck would range from 63 to 64 CNEL and would be considered "conditionally acceptable" with residential uses. Therefore, mitigation would be required to reduce noise levels to comply with the City's compatibility standards. Based on the current site plan, required mitigation would include a 3.5-foot-high barrier adjacent to the rooftop pool. By incorporating this barrier in to the project, exterior noise levels would be reduced to 60 CNEL or less.

Interior noise would need to be reduced to 45 CNEL for some residential units and sleeping units (e.g., hotel rooms), which would require sound-resistant construction via typical exterior wall construction consisting of wood framing, drywall, insulation, and exterior stucco siding, and window and door components with a minimum STC rating of 27.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concern from a few neighboring property owners about project design related to parking, height, massing, setbacks, and dust suppression during construction.

Provide a list of the responsible or trustee agencies for the project.

California Coastal Commission, San Diego District, 7575 Metropolitan Drive #103, San Diego, CA 92108