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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 #: 2022060567

Project Title: 2101 North Fremont Street Hotel Project

Lead Agency: City of Monterey

Contact Name: Chris Schmidt

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Project Location: 2101 North Fremont Street, Monterey (*City*) Monterey County (*County*)

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

The project includes demolition of an existing one-story, 18-guest room hotel and 134-seat restaurant and the construction of a new four-story, 42-guest room branded hotel. The project requires approval of a conditional use permit, architectural review permit, and building permit from the City of Monterey and a water permit from the Monterey Peninsula Water Management District. The project requires a text amendment to the North Fremont Specific Plan clarifying that: (a) for VAF zoned properties, the VAF zone requirements apply as required by City Charter; and (b) the Specific Plan is consistent with, but not part of the General Plan. The project also includes an amendment to the City's off-street parking standards and loading zone requirement, and readoption of the parking calculation in Section 38-36(A) of the City Municipal Code. The 0.58-acre project site is located at 2101 North Fremont Street in the City of Monterey, California, at the northeast corner of North Fremont Street and Casa Verde Way. The project site is located within the North Fremont Specific Plan area and is zoned as Visitor Accommodation Facility (VAF). Surrounding uses include residential uses to the northeast, north, and northwest, and hotel and commercial uses to the east, south, and west.

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

Project grading and other ground-disturbing activities could result in impacts to previously unidentified archaeological and paleontological resources. The project would include implementation of Mitigation Measures CUL-2(a), Worker Environmental Awareness Program for Cultural Resources; CUL-2(b), Unanticipated on Cultural Resources; CUL-4(a), Worker Environmental Awareness Program for Paleontological Resources; and CUL-4(b), Unanticipated Fossil Discovery, which would reduce potential impacts to less than significant.

The existing on-site motel and restaurant, which may contain asbestos, lead, mercury, and polychlorinated biphenyl caulk, would be demolished as part of the proposed project which could result in the release of hazardous materials if not handled, transported, and disposed of properly. The project would include implementation of Mitigation Measure HAZ-1, Asbestos, Lead, Mercury, and Polychlorinated Biphenyl Caulk Abatement, which would reduce potential impacts to less than significant.

Project construction would temporarily increase ambient noise levels and generate groundborne vibration during construction, which could exceed applicable thresholds and affect nearby sensitive receivers. The project would include implementation of Mitigation Measures NOI-1, Construction Noise Reduction, and NOI-3, Construction Vibration, which would reduce potential impacts to less than significant.

Grading and excavation required for the proposed project would have the potential to adversely impact unknown tribal cultural resources. The project would include implementation of Mitigation Measure TCR-1, Unanticipated Discovery of Tribal Cultural Resources, which would reduce impacts to less than significant.

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

An Initial Study-Mitigated Negative Declaration (IS-MND) was prepared for the proposed project and was circulated for public review between March 17 and April 16, 2021. Comments received on the project were primarily related to building design (style, height, and massing), parking, noise, and water supply. The IS-MND was approved by the Planning Commission on October 12, 2021, following which an appeal was filed by an adjacent property owner. As a result of the public controversy, the City determined that an Environmental Impact Report (EIR) should be prepared.

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

Monterey County Airport Land Use Commission, Monterey Peninsula Water Management District