

**NOTICE OF AVAILABILITY OF A DRAFT  
ENVIRONMENTAL IMPACT REPORT  
2101 NORTH FREMONT STREET HOTEL PROJECT  
STATE CLEARINGHOUSE NO. 2022060567**

**July 7, 2023**



**NOTICE IS HEREBY GIVEN** that the City of Monterey, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the 2101 North Fremont Street Hotel Project (project). The Draft EIR analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, the City of Monterey has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed project. A Final EIR (Response to Comments) will be prepared following public review and comment. The City will consider this information when deliberating on the project.

**Project Title:** 2101 North Fremont Street Hotel Project

**Project Location:** The project is located at 2101 North Fremont Street in the City of Monterey, California. The project site is located on the northeast corner of North Fremont Street and Casa Verde Way and is denoted by Assessor Parcel Number 013-112-045-000.

**Lead Agency Name and Address:** City of Monterey, 570 Pacific Street, Monterey, CA 93940

**Project Description:** 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 Visitor Accommodation Facility (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.

**Significant Environmental Effects:** The City has prepared a Draft EIR pursuant to CEQA which analyzes environmental impacts in the areas of Cultural Resources, Hazards and Hazardous Materials, Land Use and Planning, Noise, Tribal Cultural Resources, Cumulative Impacts, and Other CEQA-Required Analysis. The EIR identified potentially significant impacts related to unanticipated discovery of cultural, tribal cultural, and paleontological resources; construction noise and vibration; and hazardous materials associated with demolition of the existing motel. Mitigation measures are incorporated into the Draft EIR to reduce all potentially significant impacts to less than significant. No significant unavoidable impacts were identified. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Public Review Period:** A 45-day public review period for the Draft EIR will commence on **July 7, 2023 and end on August 21, 2023, at 5:00 p.m.** All comments on the Draft EIR must be received by the City by 5:00 pm on August 14, 2022 in order to receive a response. Comments may be submitted via postal service, electronic mail, or hand delivery. The City encourages written comments on the project to be submitted in a readily accessible electronic format.

The Draft EIR, as well as information sources referenced herein, can be reviewed at the City's website: [www.monterey.org/planning](http://www.monterey.org/planning). Printed copies of the Draft EIR are available for review at the following locations:

City of Monterey, Planning Office  
Colton Hall, 1<sup>st</sup> Floor  
570 Pacific Street  
Monterey, California 93940

Monterey Public Library  
635 Pacific Street  
Monterey, California 93940

**Comments may be directed to:**

Christopher Schmidt  
City of Monterey  
Community Development Department  
570 Pacific Street  
Monterey, California 93940  
[schmidt@monterey.org](mailto:schmidt@monterey.org)