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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 #: _____

Project Title: 2101 North Fremont Street Hotel Project

Lead Agency: City of Monterey

Contact Name: Chris Schmidt

Email: schmidt@monterey.org Phone Number: (831) 646-3910

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

The EIR will analyze in detail potentially significant impacts related to cultural resources, hazards and hazardous materials, land use, noise, and tribal cultural resources.
In addition, the EIR will include a discussion of environmental topics found to have no impact or found not to be significant, including aesthetics, agriculture and forestry resources, air quality, biological resources, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, mineral resources, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire. The EIR will also include a discussion of other topics required by CEQA, including cumulative impacts, project alternatives, growth-inducing effects, and significant irreversible effects.

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

Noise

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

Monterey County Airport Land Use Commission