

Appendix A-1: Notice of Preparation and Scoping Meeting

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NOTICE OF PREPARATION AND SCOPING MEETING

CITY OF HALF MOON BAY HYATT PLACE HOTEL PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT

**To: State Clearinghouse
Governor's Office of Planning and Research
San Mateo County Clerk
Responsible Agencies
Interested Individuals and Organizations**

**From: Jill Ekas
Community Development Director
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
E-mail: JEkas@hmbcity.com**

The City of Half Moon Bay (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Half Moon Bay Hyatt Place Hotel Project (project). The City is requesting comments from all interested parties regarding the scope and content of the environmental document, as well as any issues or concerns regarding the project and process.

PROJECT LOCATION AND SETTING: The project site is a triangular parcel that is approximately 5 acres in size and is located north of the intersection of Cabrillo Highway and South Main Street. The project site is bounded by the Cabrillo Highway on the west, Main Street on the east, and the James Ford Auto Dealership on the north. The Coastsides Fire Protection District Station No. 40, the Coastal Repertory Theater, and a number of two-story residential townhomes are located east of the project site across Main Street. Agricultural land is located to the west of the project site, across the Cabrillo Highway. The project has four seasonal wetland features located along the western boundary of the study area as well as ruderal grasslands which potentially could meet the criteria for a California Coastal Commission one-parameter wetland feature. The City of Half Moon Bay is fully within the California Coastal Zone, and the project site is within the California Coastal Commission appeals jurisdiction.

PROJECT DESCRIPTION: The project includes the construction of a three-story hotel with related conference and kitchen facilities. There are two variants of the proposed project at this time. The one-building, three-story project variant proposes 141 guest rooms with up to 2,946

square feet of conference meeting space with 18 percent building coverage and up to 195 parking spaces. A two-building project variant proposes less conference meeting space and parking and a similar number of guest rooms. A map of the project area, conceptual site plans, and tables summarizing project details for both project variants are attached to this NOP.

The project includes amenities supportive of coastal access and sustainable development practices. A bicycle/pedestrian path is proposed along the westerly side of the property, setback from the wetlands areas, and includes interpretive signage. Additional parking is proposed in excess of the City's parking requirement and would be devoted to coastal visitors. The project includes rooftop solar panels as well as charging stations for electric vehicles.

Other project alternatives will be considered in the EIR. These will be further developed based on public and agency input during the NOP circulation period, including at the NOP scoping session. Potential alternatives include the following: Existing Zoning (development of the site with a commercial use allowed under the existing land use and zoning designations); Revised/Reduced Project; an Alternate Land Use (such as for residential or mixed-use development); No Project.

POTENTIAL ENVIRONMENTAL EFFECTS: The EIR will identify significant and potentially significant environmental effects anticipated to result from development of the project, and mitigation measures will be identified for significant impacts, as warranted. The following key environmental categories are anticipated to have potential environmental effects. Other environmental topics (i.e., water quality, utilities, recreation, and mineral resources, etc.) are not anticipated to have environmental effects; however, they will also be evaluated in the EIR.

- **Aesthetics:** The project site is currently undeveloped and is considered to be a gateway to the City's downtown area, with long-range views from both the north and south. Surrounding land uses include commercial, residential, and agricultural. The project would construct a three-story hotel and is anticipated to change the existing character within the study area and create new sources of light and glare. A light and glare analysis and visual simulations will be prepared to support analysis of the potential effects of the project on visual quality in the project area. The EIR will describe the existing visual setting of the project, the visual changes, as well as impacts to viewer groups that are anticipated to occur as a result of project implementation.
- **Agriculture and Forestry Resources:** The project site was used as agricultural land up to 2013 and the land surrounding the project site to the south are agricultural fields. The project site is zoned for Planned Unit Development (PUD) and according to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site does not contain prime/important farmland or farmland subject to the Williamson Act. The EIR will address the potential impacts to agricultural lands, especially in context with the Coastal Zone.

- *Air Quality:* The EIR will address the regional air quality conditions in the San Francisco Bay Area and discuss the potential impacts to local and regional air quality according to 2010 Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds (updated in May 2017). Temporary construction related impacts such as vehicle exhaust and air-borne particulates (i.e., dust) will also be considered.
- *Greenhouse Gas Emissions:* The EIR will address the potential for the project to contribute to regional and global greenhouse gas emissions based on BAAQMD thresholds. Proposed design measures to reduce energy consumption, which in turn would reduce greenhouse gas emissions, will be discussed.
- *Biological Resources:* The project site is currently undeveloped land that is intermittently mowed, disked, and row-cropped. The project site supports ruderal grassland and seasonal wetland habitats; however, wildlife use of grasslands on the project site is limited by human disturbance. Recently prepared biological resources assessments determined that there are four seasonal wetlands discovered along the westerly boundary of the project site. It was determined that these are potential Section 404 seasonal wetlands, as well as areas that potentially meet the physical criteria of wetlands according to the California Coastal Commission (CCC).

With respect to special status plant species, the biological resources assessments concluded that the project site does not provide suitable habitat for the majority of special-status plant species in the region, and there is a low potential for special-status plants to occur on the project site. For special status animal species, the assessments recommended avoidance and minimization measures related to the California red-legged frog which would also be effective for San Francisco garter snakes potentially moving through the site during the dry season. The EIR will identify important biological resources, including wetlands, and provide an assessment of potential future impacts, as well as avoidance and mitigation measures as appropriate.

- *Cultural Resources:* Based on a literature search and existing documentation within the study area, the likelihood of encountering potentially significant historic resources within the project area is low and the likelihood of encountering potentially significant prehistoric cultural resources within the project area is considered moderate due to the overall archaeological sensitivity of the Half Moon Bay area. The EIR will address the potential effects to cultural resources.
- *Geology and Soils:* Based on a preliminary review of geologic hazards, the project site is located in a seismically active region of California and soils on the project site are prone to medium liquefaction potential. The EIR will discuss the possible geological impacts and future risks associated with exposure to seismic activity and the existing soil conditions within the study area.

- **Hazards and Hazardous Materials:** The EIR will summarize known hazardous materials conditions on and adjacent to the study area and address the potential for the proposed development to be impacted by the risks associated with exposure to hazardous materials. According to the State Water Resources Control Board (SWRCB) Geotracker, two closed hazardous release sites are located adjacent to the project site.
- **Land Use and Planning:** The City of Half Moon Bay is located entirely within the California Coastal Zone and the Local Coastal Land Use plan serves as the City's Land Use Element. Therefore, all development projects must be consistent with the Local Coastal Land Use Plan policies. The project site is located on a vacant parcel that is currently considered to be an agricultural field. However, the existing zoning is PUD. The EIR will describe the existing land uses adjacent to and within the study area, identify whether there are any potential conflicts with existing land uses in the vicinity, and analyze the project's consistency with the Local Coastal Land Use Plan and Zoning Ordinance. Additionally, any effect of the project on the City's jobs/housing balance will be analyzed in the EIR and the proposed use will be considered in context with the City's Local Coastal Program and the California Coastal Act.
- **Noise and Vibration:** The existing noise environment within the study area is primarily the result of vehicular traffic along Cabrillo Highway and Main Street. The primary noise issues associated with the project would be the compatibility of the proposed project with the surrounding noise environment and noise and vibration resulting from the construction and operation of the project at nearby sensitive receptors. The EIR will identify and discuss any increases in the ambient noise environment as a result of the proposed land uses, as well as discuss any increased traffic noise that would result from implementation of the project. Temporary construction noise and vibration will also be reviewed in the EIR.
- **Transportation and Traffic:** A traffic impact analysis (TIA) will be prepared. The EIR will use the TIA to describe existing conditions and evaluate potential impacts that would occur with implementation of the project.

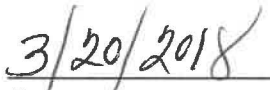
COMMENTS: Due to time limits mandated by the California Environmental Quality Act (CEQA), comments must be received within the 30-day scoping period and no later than **5:00 p.m.** on **April 20, 2018**. Public agencies should indicate a contact person in their written comment. Comments should be directed to:

Arthur Henriques, Consulting Project Manager
 (650) 726.8270
 501 Main Street
 Half Moon Bay, CA 94019
ahenriques@hmbcity.com

SCOPING MEETING: The City will hold a scoping meeting for the preparation of the project EIR at the City's regularly scheduled Planning Commission meeting at **7:00 p.m. on March 27, 2018.** The meeting will be held in the Emergency Operations Center (EOC) located at 537 Kelly Avenue, Half Moon Bay. All interested parties are invited to attend the scoping session to provide comments regarding the scope and content of the EIR.



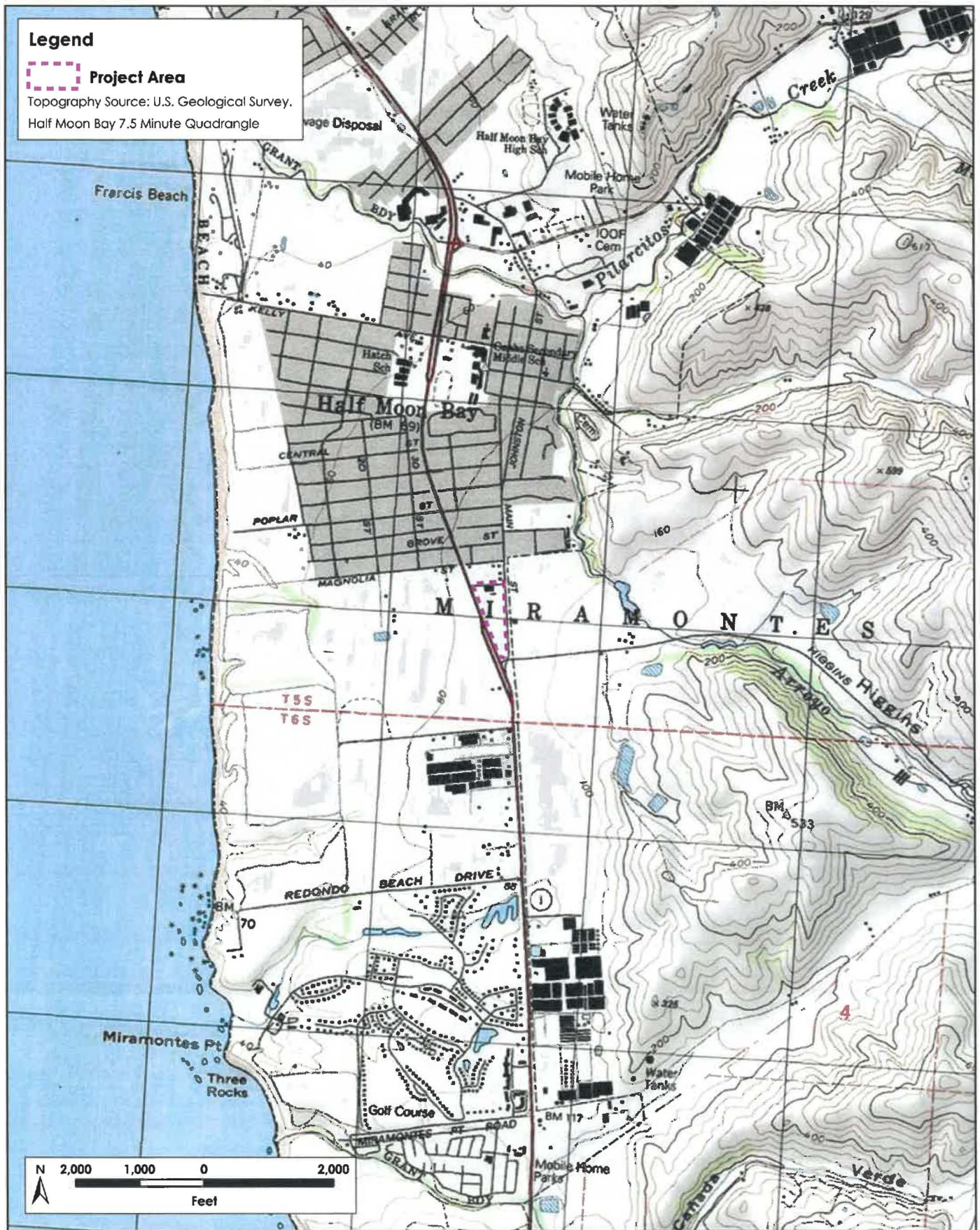
Jill Ekas
Community Development Director
City of Half Moon Bay



Date

ATTACHMENTS:

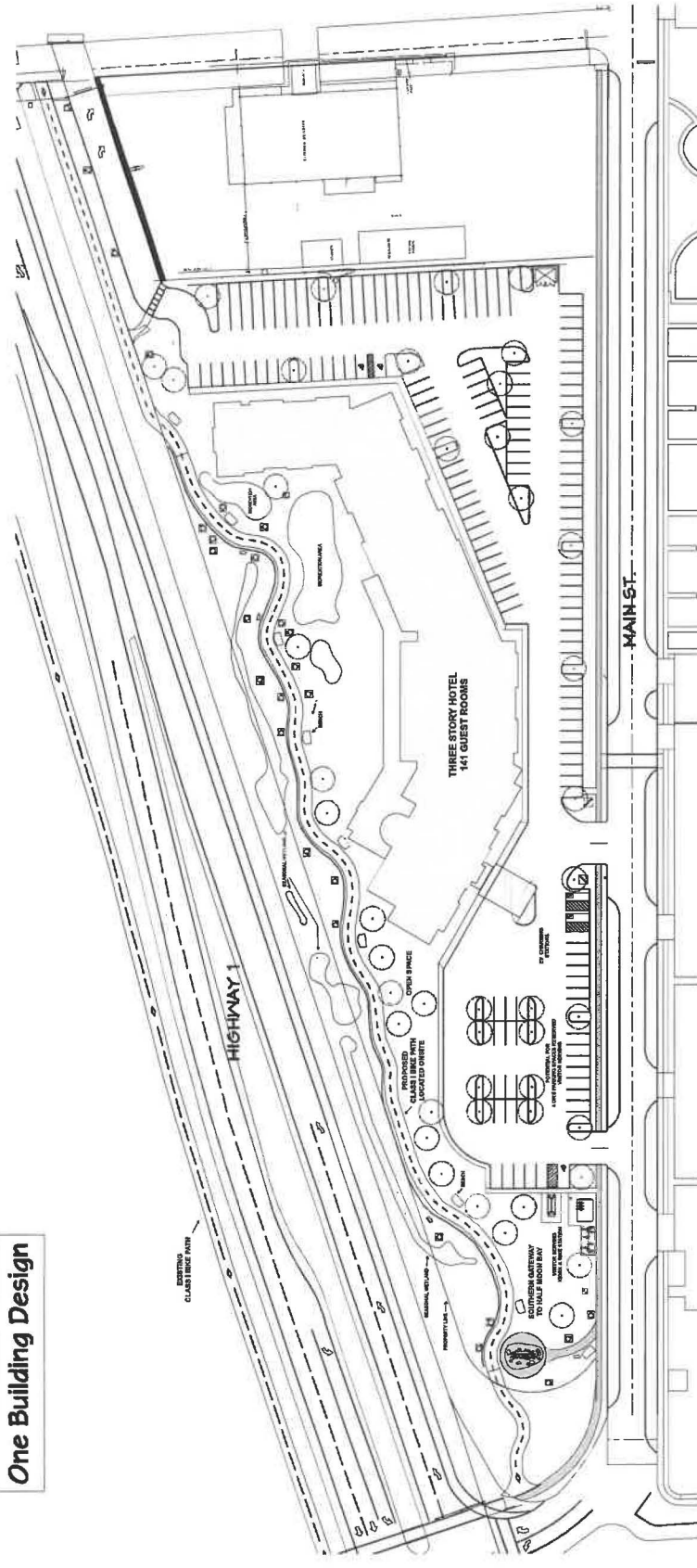
1. Project Area Map
2. One-Building Variant Project Site Plan and Summary Data
3. Two-Building Variant Project Site Plan and Summary Data
4. Project Detail Summary Tables



Project Area Map

SITE PLAN

One Building Design



REVISION TABLE		
NUMBER	DATE	REVISION BY

PDP-12-13
APN 065-012-030

SITE PLAN

RGJC SOUTH, LLC
P.O. BOX 3045
HALF MOON BAY, CA

DATE:	3/15/2018
SCALE:	AS SHOWN
SHEET:	P-1

BUILDINGS SUMMARY		SITE SUMMARY		SETBACKS		PARKING SUMMARY	
(BUILDINGS A & B)	50,665 SF	5.02 ACRES	211,053 SF	(West)	Highway 1	PARKING PER ZONING	REQUIRED
1st Floor	24,375 SF	Site Building Coverage:	59,663 SF (104%)	(East)	Main St.	Hotel:	PROVIDED
2nd Floor	26,290 SF	Landscape Coverage:	78,224 SF (146%)	(South)	Entry Features	One Per Guest Room	141
3rd Floor	26,290 SF	Water Feature Coverage:	4,142 SF (8%)	(North)	Car Wash	Employees	20
TOTAL	46,005 SF	Other 1 Site Path	5,139 SF (10%)		Car Wash	TOTAL	141
						Parking Available On-site	141

HALF MOON BAY, CA

Two Building Design



BUILDING SUMMARY	SITE SUMMARY	SET BACKS	PARKING SUMMARY
BUILDINGS A & B) 1st Floor 29,671 SF 2nd Floor 28,521 SF 3rd Floor 28,521 SF TOTAL 86,713 SF	3.28 ACRES 215,023 SF Net Building Coverage: 50,111 SF (23%) Landscape Coverage: 80,772 SF (38%) Impervious Surface: 8,140 SF (4%) Class II Open Path	Highway 1 Main St. Entry Features Gas Storage	Model: Over Per Guest Rooms 141 Over Per Guest Rooms 141 Bedroom Occupancy 14 TOTAL 180 Parking Available On-site 105

DRAWINGS PROVIDED BY:
RGJC SOUTH, LLC
P.O. BOX 3095
HALF MOON BAY, CA

SITE PLAN

PDp-72-13
APN 065-012-030

REVISION TABLE		NUMBER DATE	REVISOR BY	DESCRIPTION

3/15/2018				
Half Moon Bay				
Project File No. PDP-72-13				
APN 065-012-030				
A. One Building - Variant Hotel Design				
Guest Rooms	141			
Levels	3			
Site Area (5.03 Acres)	219,052	SF		
BUILDING SUMMARY				
Hotel & Meeting Rooms				
1st Floor	Main Bldg			
Conference:				
- Meeting Rooms (Interior)	2,946	SF		
- Prefunction	865	SF		
- BOH (Storage)	836	SF		
(Subtotal)	4,647	SF		
Hotel:				
- Public Space	11,543	SF		
- BOH (kitchen/Laundry/Mech)	6,338	SF		
- BOH (office/computer/sales)	698	SF		
- Guest Rooms	11,650	SF		
- Pool/Equipment	2,806	SF		
- Fitness	980	SF		
(Subtotal)	34,015	SF	-	
1st Floor Total	38,662	SF		
1st Floor			38,662	SF
2nd Floor			29,575	SF
3rd Floor			29,849	SF
TOTAL (Gross Building Area)			98,086	SF
SITE SUMMARY				
Site Area (5.03 Acres)	219,052	SF		
Site Building Coverage (1st Floor)	38,662	SF	18	%
Landscape Coverage	75,204	SF	34	%
Hardscape Coverage	96,448	SF	44	%
Class I Bike Path	8,738	SF	4	%
Total Site Coverage	219,052	SF	100	%
Open Space (Included in Coverage)	Required		Provided	
Includes Gateway/Bike Path/Other	1	Ac	>1	Ac
(Total Area to be Determined)				
PARKING SUMMARY				
Parking Per Zoning	Required		Provided	
One Stall Per (141) Guest Rooms	141		141	
Employee Parking (Est.)	20		20	
Conference (1 per/100 SF)	30		30	
Total Parking Required	191		191	
Parking Available Onsite			191	
Potential Extra Parking				
(No Tandem Parking)				
SET BACKS (From P/L)				
HIGHWAY 1	39	FT		
MAIN ST.	59	FT		
ENTRY FEATURE (Canopy 394')	360	FT		
ADJACENT PROPERTY (North)	98	FT		
031518 154p				

3/15/2018

Half Moon Bay

Project File No. PDP-72-13

APN 065-012-030

B. Two Building - Variant Hotel Design

Guest Rooms	141	
Levels	3	
Site Area (5.03 Acres)	219,052	SF

BUILDING SUMMARY**Hotel & Meeting Rooms**

1st Floor	Main Bldg		Wing Bldg		TOTAL (Both Buildings)
Conference:					
- Meeting Rooms (Interior)	1,822	SF	-	SF	1,822 SF
- Prefunction	-	SF	-	SF	- SF
- BOH (Storage)	332	SF	-	SF	332 SF
(Subtotal)	2,154	SF	-	SF	2,154 SF
Hotel:					
- Public Space	8,174	SF	3,109	SF	11,283 SF
- BOH (kitchen/Laundry/Mech)	5,808	SF	-	SF	5,808 SF
- BOH (office/computer/sales)	745	SF	220	SF	965 SF
- Guest Rooms	2,087	SF	10,938	SF	13,025 SF
- Pool/Equipment	2,559	SF	-	SF	2,559 SF
- Fitness	817	SF	-	SF	817 SF
(Subtotal)	20,190	SF	14,267	SF	34,457 SF
1st Floor Total	22,344	SF	14,267	SF	36,611 SF
1st Floor		22,344 SF		14,267 SF	36,611 SF
2nd Floor		15,223 SF		14,598 SF	29,821 SF
3rd Floor		15,302 SF		14,597 SF	29,899 SF
TOTAL (Gross Building Area)		52,869 SF		43,462 SF	96,331 SF

SITE SUMMARY

Site Area (5.03 Acres) 219,052 SF

Site Building Coverage (1st Floor)

Landscape Coverage

Hardscape Coverage

Class I Bike Path

Total Site Coverage

Open Space (Included in Coverage)

Includes Gateway/Bike Path/Other

(Total Area to be Determined)

PARKING SUMMARY

Parking Per Zoning

One Stall Per (141) Guest Rooms

Employee Parking (Est.)

Conference (1 per/100 SF)

Total Parking Required

Parking Available Onsite

Potential Extra Parking

(No Tandem Parking)

TOTAL (BLDGs 1 & 2)

Required Provided

141 141

20 20

19 19

180 180

185

5

SET BACKS (From P/L)**Main Bldg (South Bldg)****Wing Bldg (North Bldg)**

HIGHWAY 1 57 FT

MAIN ST. 89 FT

ENTRY FEATURE (Canopy 394') 426 FT

ADJACENT PROPERTY (North) (See Wing) FT

31 FT

81 FT

(See Main) FT

77 FT