

NOTICE OF EXEMPTION – Additional Information
555 Kelly Avenue, Half Moon Bay, CA (PDP-23-034)

Description of Nature, Purpose, and Beneficiaries of Project:

New five-story building with forty (40) residential units for senior farmworkers that are deed restricted affordable to extremely low and very low income households. Building includes a combination of studio, one-bedroom, two-bedroom units. The project includes a lot line adjustment to reconfigure the driveway at Kelly Avenue and also includes replacement of 18 public parking spaces being removed as a result of project construction. The building will contain on-site property management offices for the owner and manager of the project as well as a 2,658 square foot Farmworker Resource Center (FRC) to serve the building residents and the coastside farmworker community. Project also includes an 18-space ground-floor parking garage.

Reasons why project is exempt:

As an affordable housing development close to the City's downtown core, the Project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to projects characterized as in-fill development meeting the conditions described below:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) The project site has no value, as habitat for endangered, rare or threatened species;
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site can be adequately served by all required utilities and public services.

The project was found to be consistent with applicable general plan and zoning policies and regulations (condition a, above). The project also satisfies conditions b, c, and e. As an infill project for low-income households, the project's traffic impacts (vehicle miles traveled) are presumed to be less than significant. In addition, a transportation impact analysis was completed by a qualified consultant, a noise study was prepared by a qualified consultant, and Bay Area Air Quality Management District air quality impact screening tool was completed. The studies collectively indicate that the project would not result in significant effects relating to traffic, noise and air quality. The City Engineer has reviewed the project's potential water quality impacts and concluded that these will be insignificant due to the standard water quality requirements to be imposed at the time of future building permit issuance. The project conditions of approval related to site infrastructure, water quality best management practices, and appropriate on-site treatment of water will ensure that the site is designed to appropriately handle stormwater and protect water quality. As a result, the Project would not result in any significant effects relating to traffic¹, noise, air quality, or water quality, thereby satisfying condition (d) above.

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¹ In 2013, the legislature amended CEQA to specify that transportation and traffic impacts must be evaluated on the basis of the "vehicle miles travelled" or VMT generated by traffic serving or accessing a project. Impacts to "level of service" or LOS, which measures congestion at intersections, may no longer be considered significant impacts except when analyzing the impacts of roadway capacity projects. Similarly, impacts to parking alone (i.e., creation of or contribution to a parking shortage) are generally not considered environmental impacts under CEQA.