

1.0 INTRODUCTION

This draft environmental impact report (draft EIR) evaluates the potential impacts of the Hyatt Place project (project), a proposed hotel with up to 129 guest rooms and ancillary features on a 5-acre project site in the City of Half Moon Bay (City), San Mateo County (County). A surface parking lot for hotel guests and employees is proposed along the northern and eastern sides of the site. The guest rooms and ancillary features would be situated generally easterly on the site in a north-south direction. The western portion of the site would be maintained as open space, comprising up to approximately 39 percent of the project site. The construction of roads, utilities, amenities (pool, fitness center, etc.), and ancillary services (bicycle rentals) associated with the hotel are considered as a part of the project for the purposes of this draft EIR.

The City is the Lead Agency for this draft EIR under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines (CEQA Guidelines), California Code of Regulations, Title 14, Section 15000 et seq. The City has prepared this draft EIR to assess potential environmental impacts of the project pursuant to the CEQA Guidelines. CEQA requires all state and local government agencies to consider the environmental consequences of a project over which they have discretionary authority.

1.1 PURPOSE OF THE DRAFT EIR

The purpose of an EIR is “to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided” (Public Resources Code Section 21002.1[a]). An EIR does not recommend approval or denial of a project.

CEQA requires that all state and local government agencies consider the consequences to the natural and human environment before carrying out or approving any project. To that end, this draft EIR informs City decision makers, responsible agencies, and the public of the environmental

consequences that could occur if the project were implemented. This draft EIR discloses the project's significant environmental impact and identifies:

- effects found not to be significant
- effects found to be significant or potentially significant ("impacts")
- mitigation measures to reduce significant impacts
- significant impacts that cannot be avoided
- growth-inducing impacts
- cumulative impacts of the project in combination with past, present, and reasonably foreseeable future projects
- alternatives to the proposed project

Pursuant to CEQA, the City will prepare a final EIR that will include responses to comments received on the draft EIR during the public comment period, as well as any revisions to the draft EIR. The draft and final EIR documents, together with the administrative, record constitute a complete environmental review. In accordance with CEQA Guidelines Section 15090, the City must certify that the final EIR was prepared in compliance with CEQA before taking any action on the project.

1.2 LEVEL OF ANALYSIS

This draft EIR provides a project level analysis. As stated in CEQA Guidelines Section 15146, the degree of specificity required in an EIR will correspond to the degree of specificity in the underlying activity described in the EIR. Preliminary vesting tentative maps and detailed technical studies were reviewed to evaluate the project's potential environmental consequences. The level of analysis contained in this EIR will be sufficient to proceed with project implementation without further environmental review.

After EIR certification and as described in CEQA Guidelines Section 15162, further environmental review could be required if subsequent development plans propose substantial changes to the project, substantial changes occur with respect to the circumstances under which the project will be undertaken, or if other new information of substantial importance becomes available that would result in a new or substantially more severe significant impact, a substantial change in mitigation measures.

1.3 SCOPE OF THIS DRAFT EIR

Prior to the preparation of a draft EIR, the lead agency prepares and circulates a Notice of Preparation (NOP) for public comment. The purpose of the NOP is to determine the scope of the EIR through consultation with responsible and trustee agencies and other interested parties.

The City issued a NOP for the project on March 21, 2018. The NOP solicited comments on the scope and content of the EIR and announced a public scoping meeting, which the City convened on April 19, 2018. During the 30-day comment period (ending April 19, 2018), the City received 40 comment letters regarding the scope and content of the draft EIR. All comments received during the comment period and scoping session were considered in the preparation of this draft EIR. **Appendix A** contains a copy of the NOP and the comments received in response to the NOP.

The draft EIR addresses the following topics in **Chapter 4.0, Environmental Analysis**:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation and Traffic
- Utilities and Service Systems

The following are topics that are not addressed further because there would be no potentially significant impacts or were determined not to be relevant to the project, see **Chapter 4.17, Other Resource Topics**:

- Mineral Resources
- Wildfire
- Mandatory Findings of Significance

1.4 REPORT ORGANIZATION

This draft EIR is organized into the following chapters:

Chapter 1.0, Introduction, describes the purpose of this draft EIR, the scope of topics addressed in this draft EIR, and provides an overview of the environmental review process.

Chapter 2.0, Executive Summary, summarizes environmental consequences that would potentially result from implementing the project, describes mitigation measures, and indicates the level of significance of impacts before and after mitigation. This section also introduces alternatives to the project.

Chapter 3.0, Project Description, describes the project including the project location, statement of objectives, general description of proposed actions, and required approvals.

Chapter 4.0, Setting, Impacts, and Mitigation Measures, describes the environmental and regulatory setting for each resource topic, provides a brief description of the environmental effects that were found not to be significant, analyses potential environmental impacts of the project (including cumulative impacts) and significant effects that cannot be avoided, identifies mitigation measures to reduce significant impacts, and lists reference materials.

Chapter 5.0, Alternatives, identifies alternatives to the project and compares the environmental consequences and benefits of each alternative, and benefits of each alternative, and identifies the environmentally superior alternative.

Chapter 6.0, Other CEQA Considerations, discusses significant irreversible environmental changes and growth-inducing impacts that could be caused by project implementation.

Chapter 7.0, List of Preparers, identifies the lead agency and consultants involved in the preparation of this draft EIR.

Appendices to this draft EIR include the NOP and comment letters and technical reports prepared as part of the project.

1.5 COMMENTING ON THE DRAFT EIR

The draft EIR will be available for review by the public, public agencies, and organizations for a review period of a minimum of 45 days as required by California law. However, the City has opted to circulate the document for 60 days to ensure adequate time for public input. In reviewing the EIR, reviewers should focus on the document's adequacy in identifying and analyzing significant effects on the environment and ways in which the significant effects of the project might be avoided or mitigated.

To ensure inclusion in the final EIR and full consideration by the lead agency, comments on the draft EIR must be received in writing during the 60-day public review period at the following address:

Community Development Department
ATTN: Jill Ekas
(650) 726-8270
501 Main Street
Half Moon Bay, CA 94019
HyattHotel@hmbcity.com

Following the close of the public comment period, responses to public comments will be prepared and published as a separate document. The draft EIR text and appendices, together with the response to comments document, will constitute the final EIR. The final EIR will be available to the public before the City considers certifying the document. The City will consider the certification of the EIR and approval of the project at a public hearing.

1.6 INCORPORATION BY REFERENCE

The documents and other sources that have been used in the preparation of this draft EIR are identified at the end of each chapter and/or section. The CEQA Guidelines allow three methods to incorporate data from other sources:

Use of an EIR appendix (CEQA Guidelines Section 15148)

To achieve a balance between the technical analysis referenced in an EIR and an EIR's public information function, CEQA allows technical analyses to be appended to the main body of an EIR. Information in an EIR appendix

may include summarized technical data, maps, plot plans, diagrams, and similar information in sufficient detail to permit the public and reviewing agencies to make full assessment of the project's significant environmental effects. The appendices are presented on a CD ROM as Volume II to this draft EIR.

Incorporation by reference (CEQA Guidelines Section 15150)

Per CEQA Guidelines Section 15150, an EIR may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Information incorporated by reference has been summarized in the appropriate section(s) of this draft EIR, including several technical studies, analysis, and reports.

Citation to technical information (CEQA Guidelines Section 15148)

Source documents that are not project-specific have been cited where appropriate in the draft EIR.

All documents referenced in the draft EIR are available via CD or weblink upon request. Hard copies of the draft EIR are located at the Half Moon Bay Planning Division, 501 Main Street Half Moon Bay, CA 940109.