

# 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 #: 2018032059

Project Title: Half Moon Bay Hyatt Place Project

Lead Agency: City of Half Moon Bay

Contact Name: Jill Ekas

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Project Location: Half Moon Bay San Mateo County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The Half Moon Bay Project (project) is 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. An off-street bike path is proposed in the open space area. 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 Environmental Impact Report (EIR). The triangular project site is located at the southern entrance to Downtown Half Moon Bay along State Route 1 (SR-1). The project site identified by the Assessor's Parcel Number 065-012-030.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Aesthetics:** Development on the project site would have a substantial effect on a scenic vista, impact scenic resources within a state scenic highway, conflict with the visual quality of public views, and produce new sources of light and glare. **Air Quality:** Project construction would result in a cumulatively considerable net increase of criteria pollutants (fugitive dust) and would temporarily expose sensitive receptors to substantial pollutant concentrations. **Biological Resources:** Project construction would result in impacts to special-status wildlife, aquatic habitat, federally protected wetlands, and protected trees. **Cultural and Tribal Cultural Resources:** Construction activities have the potential to impact undiscovered historic resources, archaeological resources, paleontological resources, tribal cultural resources, and/or human remains during the construction period. **Geology and Soils:** The project would be subject to geologic hazards, such as on-site subsidence, liquefaction, or collapse. The project would also be located on moderately expansive soils, which have the potential to create a substantial direct or indirect risk to life and property. **Hazards and Hazardous Materials:** Project construction would create a significant hazard to the public and environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Construction activities would also mobilize residual agrichemicals or hazardous building materials within one-quarter mile of an existing school during the construction period. **Noise:** Sensitive receptors adjacent to the project site would be exposed to construction noise. **Transportation and Traffic:** The project's potential generation of Vehicle Miles Traveled (VMT) would have the potential to increase miles traveled in Half Moon Bay.

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

Potential areas of controversy include aesthetics (i.e. potential aesthetic impacts to corridor/highway views and general Coastside views, consistency with existing Half Moon Bay character and "small-town" aesthetic, impact on hillside viewsheds, potential for the project's location at "gateway" of Downtown Half Moon Bay to impact character of the city, concerns regarding the hotel being a blight on the landscape.), air quality (i.e. air pollution resulting from construction emissions, air pollution resulting from increased automobile use during project operation.), and biological resources (concerns with impact on delineated wetlands and inundation, concerns with development impact on flora and fauna, including threatened or endangered species, concerns that implementation of the project would result in loss of agricultural topsoils, requests that the EIR address existing geologic, and groundwater conditions, as well as relevant regulatory framework, including local building codes, existing building efficiency standards and whether the project will exceed these standards, project's consistency with California's renewable energy policies, concerns that the project would directly contribute enough GHG emissions through electricity and natural gas usage to significantly impact the environment, concerns that other effects of the project such as increased vehicle trips and growth would indirectly lead to significant GHG emissions impacts, concerns that the project would conflict with an applicable plan, policy, or regulation regarding GHG emissions, concerns that the wetland delineation did not accurately describe the physical extent of wetlands on the site during wet seasons and that the project construction would occur within a 100-foot buffer zone around wetlands, concerns that the existing wetland areas and groundwater resources would be negatively affected by the project, concerns that historical presence of an agricultural pond on the site could restrict development on the site, concerns that runoff from impervious surfaces and structures at the site would negatively affect ditches and drainages downstream while altering the existing drainage pattern at the site etc.)

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

California Coastal Commission  
Regional Water Quality Review Board #2  
U.S. Army Corps of Engineers, San Francisco Regulatory District