



City of Half Moon Bay

July 2022

NOTICE OF AVAILABILITY
and
NOTICE OF PUBLIC HEARING
for
HALF MOON BAY HYATT PLACE PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

State Clearinghouse Number: 2018032059

City File Number: PDP 072-13

Notice is hereby given pursuant to the California Environmental Quality Act (CEQA) that a document titled "Half Moon Bay Hyatt Place Project – Draft Environmental Impact Report" (hereafter referenced as "Draft EIR") has been prepared for the proposed Half Moon Bay Hyatt Place Project and is available for public review.

PROJECT DESCRIPTION: The Half Moon Bay Hyatt Place 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 project includes the construction of a 90,784 square-foot hotel, with varying heights of up to 35 feet. The hotel would include up to 129 guest rooms and supporting facilities such as a board room, lobby and lounge area, swimming pool, fitness area, and a meeting room/multipurpose room. Up to 148 parking spaces would be provided, with at least 129 parking spaces dedicated for hotel guests and additional parking spaces for employee use.

The project would be constructed in a single phase. Because the project site is currently undeveloped, no demolition activities would be required. Construction activities would not occur within wetland areas. Project construction would begin with clearing and grubbing to remove existing vegetation in areas where new buildings, parking, and bicycle and pedestrian circulation would be constructed. Construction is anticipated to require earthwork up to 4 feet deep, measured from the current grade.

PROJECT LOCATION: The triangular project site is located at the southern entrance to Downtown Half Moon Bay along State Route 1 (SR-1). The project site is bordered by Main Street to the east; the intersection of Main Street, Higgins Canyon Road and SR-1 to the south; SR-1 to the west; and the James Ford Auto Dealership on the adjacent parcel to the north. The project site is also identified by the Assessor's Parcel Number 065-012-030.

ENVIRONMENTAL IMPACTS OF THE PROJECT: The Draft EIR identifies potentially significant environmental impacts in the following resource/topic areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Noise
- Transportation and Traffic

Each of the impacts described above would be avoided or reduced to a less-than-significant level with the implementation of mitigation measures or standard conditions of approval, except for impacts to aesthetic resources, including impacts to scenic vistas and scenic resources, and visual quality of public views.

DRAFT EIR PUBLIC REVIEW & COMMENT PERIOD: The public review period for the Draft EIR will be 60 days, which includes an extension beyond the statutory requirement.¹ Day 1 of the review period is July 15, 2022. Written comments on the adequacy of the Draft EIR must be received by **5:00 p.m. on Tuesday, September 13, 2022**, at the following address:

Hyatt Place EIR
ATTN: Jill Ekas
City of Half Moon Bay
Community Development Department
501 Main Street, Half Moon Bay, CA 94019

OR HyattHotel@hmbcity.com

The City File Number indicated near the top of this notice should be included on all correspondence. During the 60-day review period, the City will hold a public hearing to provide additional opportunity for public comment on the Draft EIR. The public hearing will be held before the Half Moon Bay Planning Commission on **August 9, at 7:00 p.m.** via Zoom in compliance with the Governor's Executive Order N-29-20 allowing for deviation of teleconference rules required by the Ralph M. Brown Act to help stop the spread of COVID-19. Refer to the Planning Commission agenda for the Zoom link, which will be posted at least 72 hours in advance of the hearing: [Planning commission Agendas | Half Moon Bay, CA \(half-moon-bay.ca.us\)](#).

DRAFT EIR AVAILABILITY: Copies of the Draft EIR are available for review at the City offices, located at the address indicated above. The Draft EIR is available for purchase in CD format for \$10.00 and in hard copy format for approximately \$50. In addition to copies of the Draft EIR, supplemental information including maps, plans, studies, and other material related to the project and preparation of the Draft EIR are available for public review at the City offices. The Draft EIR can also be downloaded for free from the City's website at [Project Proposal for Hyatt | Half Moon Bay, CA \(half-moon-bay.ca.us\)](#)

Hard copies of the Draft EIR are also available for review at the Half Moon Bay Library, 620 Correas Street, Half Moon Bay, CA 94019.

ADDITIONAL INFORMATION: For additional information on the Draft EIR and the proposed project, please contact Jill Ekas by telephone at (650) 726-8270 or email at HyattHotel@hmbcity.com.

¹ CEQA requires a 45-day public review and comment period for a DRAFT EIR. Pursuant to CEQA Guidelines Section 15105(a), the public review period should not exceed 60 days except on unusual circumstances.