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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 #: _____

Project Title: Half Moon Bay Corporaton Yard Upgrade Project

Lead Agency: City of Half Moon Bay, Public Works Department

Contact Name: Todd Seeley

Email: TSeeley@hmbcity.com Phone Number: 650.726.8265

Project Location: 880 Stone Pine Road, Half Moon Bay,San Mateo County
City *County*

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

The subject of this IS/MND is the proposed Half Moon Bay Corporation Yard Upgrade Project (project), which consists of constructing improvements and upgrades to City-owned property at the City's existing Corporation Yard at 880 Stone Pine Road, Half Moon Bay, California.The project would be composed of the following improvements: a new access road would be constructed and the old access road loop abandoned; the approximately 4-acre Corporation Yard area would receive upgrades to the Corporation Yard facilities, including a new fabric tension warehouse (warehouse) building, trash and landscape materials enclosure (materials enclosure), solar field, roadways, parking areas, gates, and fencing. In additon, protection would be added for approximately 12 acres of ESHAs, including a 50-foot riparian buffer area around Pilarcitos Creek and 100-foot wetland buffer area around an existing impoundment, and an existing wildlife corriodr for reptiles and amphibians. The corridor would be protected with the installation of wildlife fencing including wildlife tunnels under the new access road.

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

The project could have potentially significant biological effects, including effects to waters and riparian vegetation; special status species including California red-legged frog, San Francisco garter snake, and San Francisco dusky-footed woodrat; nesting birds; and roosting bats. The project will install a wildlife corridor with frog/snake tunnels to protect reptiles and amphibians (BIO-2q thorugh BIO2-u). Project mitigations include preconstruction surveys (BIO-2e, BIO-4-a, BIO-6a, BIO-7a), environmental awareness training (BIO-1a), biological monitoring (BIO-2a, BIO-2b), identification and flagging of sensitive areas (BIO-1b, BIO-1c, BIO-1f, BIO-2c, BIO-2d, BIO-4a, BIO-7b, BIO-7c), stormwater controls and protections (BIO-2p, BIO-3a thorugh BIO-3f), inspecton of construction materials prior to moving (BIO-2f), inspection of steep walled holes and trenches (BIO-2g), procedures for if wildlife is discovered (BIO-1d, BIO-2h, BIO-2i, BIO-2j), restrictions on mosquitofish (BIO-2k) and pesticide use (BIO-2l through BIO-2n, seasonal construction restrictions (BIO2-o, BIO-4b), measures to prevent spoils, exposed soil, and hazardous materials from entering runoff (BIO-3a thorugh BIO-3f), measures to control invasive weeds (BIO-3g), measures to protect heritage trees (BIO-5), measures to protect roosting bats (BIO-6), and measures to protect dusky-footed woodrat nests (BIO-7).
The project could have potentially significant effects on subsurface cultural and archeological resources and mitigation measures will require cultural awareness training (CUL-1) and archeological monitoring for ground disturbing activities (CUL-2).
The project could have potentially significant effects on undiscovered paleontological resources and mitigation measures will require work to cease and a paleotoligist to be contacted if paleontological resources are discovered (GEO-1).

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

There are no known areas of controversy.

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

California Coastal Commission