

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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September 25, 2024

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GTS #: 04-SM-2024-00615
GTS ID: 32764
Co/Rt/Pm: SM/92/0.633

John Doughty, Assistant City Manager
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Re: Stone Pine Cove Affordable Farmworker Housing Project – Draft Mitigated Negative Declaration (MND)

Dear John Doughty:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Stone Pine Cove Affordable Farmworker Housing Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the September 2024 Draft Initial Study/Mitigated Negative Declaration (IS/MND).

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The project consists of the development of 46 affordable housing units available to low- and lower-income farmworkers, one manager's unit, and one management office on a 6.82-acre portion of a 20.33-acre parcel. This housing is being developed as an emergency response to a mass shooting at two local farms in January 2023 which exposed substandard, unsafe living conditions and resulted in the displacement of 19 lower-income farmworker households. Construction began in May 2024 under an Emergency Coastal Development Permit. The project site is adjacent to State Route 92 (SR 92) and is also located approximately half a mile from State Route 1 (SR 1).

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State

roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' right-of-way (ROW) requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via LDR-D4@dot.ca.gov.

For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

John Doughty, Assistant City Manager
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Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" being more prominent and the last name "Yunsheng" written in a more connected, flowing style.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse