

**CITY OF HALF MOON BAY  
NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**Project Title:** Stone Pine Cove Affordable Farmworker Housing Project Initial Study/Mitigated Negative Declaration

**Project Location:** 880 Stone Pine Road, Half Moon Bay, CA

**Project Description:**

The subject of this Initial Study/Mitigated Negative Declaration (IS/MND) under the California Environmental Quality Act (CEQA) is the proposed Stone Pine Cove Affordable Farmworker Housing Project (project), which consists of development of 46 affordable manufactured homes that would be available to low income and lower income farmworkers, one manager's unit, and one management office on a 6.82-acre portion of a 20.33-acre parcel (Assessor's Parcel Number [APN] 056-260-180) under the ownership of the City of Half Moon Bay (City). The County of San Mateo (County) and the City are co-applicants for the proposed project. Site access, parking, landscaping, recreation, lighting, and utility improvements are also planned. The project would require approval of a Parcel Map to divide the subject parcel into three legal parcels.

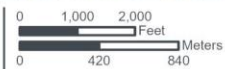
Construction of the project commenced in March 2024 under an Emergency Coastal Development Permit and would be complete in approximately March 2025. Construction is ongoing under the Mitigation Monitoring and Reporting Plan completed for the Half Moon Bay Corporation Upgrade Project IS/MND (2022), which covered the project area. This IS/MND includes a description of the existing environmental setting of the project and the environmental effects that may result from construction and operation of the project.

**The public review period for the respective proposed Mitigated Negative Declaration based on the Initial Study will begin on September 3, 2024 and end October 3, 2024.** You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Department prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the Planning Department; telephone (650) 726-8252. Written comments may be submitted to the Planning Department or via email at [JDoughty@hmbcity.com](mailto:JDoughty@hmbcity.com).



 Project Location

San Mateo County, CA  
 USGS 7.5' Quadrangle:  
 Half Moon Bay, CA, 37122-D4  
 NAD 1983 UTM Zone 10N  
 37.4683°N 122.4235°W



1:40,000

Base Map: Esri ArcGIS Online,  
 accessed February 2024  
 Updated: 2/27/2024  
 Project No. 82941\_HMBCorpyard Affordable Housing  
 Layout: 82941\_HMBCorpyardAffordableHousing  
 ProjectVicinity  
 Aprx: 82941\_HMBCorpyard\_Affordable\_Housing

**SWCA**  
 ENVIRONMENTAL CONSULTANTS

**Project Location Map**