

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: Stone Pine Cove Affordable Farmworker Housing Project

Lead Agency: City of Half Moon Bay

Contact Name: John Doughty

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Project Location: Half Moon Bay;

San Mateo

City

County

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

The Stone Pine Cove Affordable Farmworker Housing Project (project) 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.

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

riparian habitat & wetlands or waters - stabilize exposed soils and implement SWPPP, NPDES General Construction Permit, no vehicle fueling or maintenance onsite, minimize vegetation removal, spoils & dirt covered and stabilized, measures to reduce invasive species, replanting with native seed mix
 special status species - CA red-legged frog, SF garter snake - WEAP, keep disturbance to a minimum, existing wildlife corridor, preconstruction surveys, monitoring during construction,
 nesting birds - preconstruction surveys and monitoring
 heritage trees - recommendations from arborist report - WEAP, tree protection zones, replanting at 6:1 ratio
 roosting bats - preconstruction surveys

Unidentified cultural resources - WEAP

Noise - construction best management practices

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

[Empty box for describing areas of controversy]

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

California Coastal Commission
California Department of Fish and Wildlife

[Empty box for listing responsible or trustee agencies]