



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print  **Save**

RECEIPT NUMBER:
 41-07032024-0001
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|---|---------------------------|--------------------|
| LEAD AGENCY CITY OF HALF MOON BAY COMMUNITY DEVELOPMENT DEPT. | LEAD AGENCY EMAIL | DATE 07/03/2024 |
| COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY | DOCUMENT NUMBER 128958 | |
| PROJECT TITLE 555 KELLY AVE. 40-UNIT AFFORDABLE MULTIFAMILY RESIDENTIAL PROJECT WITH FARMWORKER RESOURCE CENTER (PDP-23-034) | | |

| | | |
|---|-------------------------|--------------|
| PROJECT APPLICANT NAME CITY OF HALF MOON BAY COMMUNITY DEVELOPMENT DEPT. | PROJECT APPLICANT EMAIL | PHONE NUMBER |
| PROJECT APPLICANT ADDRESS | CITY | STATE |
| | | ZIP CODE |

PROJECT APPLICANT (Check appropriate box)


- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ 50.00

| | |
|--|--|
| SIGNATURE X  | AGENCY OF FILING PRINTED NAME AND TITLE Maria Gallardo Deputy Clerk |
|--|--|

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: San Mateo

From: (Public Agency): City of Half Moon Bay
Community Development Dept.
501 Main Street, Half Moon Bay, CA 94109
 (Address)

Project Title: 555 Kelly Ave. 40-unit affordable multifamily residential project with Farmworker Resource Center (PDP-23-034)

Project Applicant: Mercy Housing California

Project Location - Specific:
555 Kelly Avenue, Half Moon Bay, CA 94019

Project Location - City: Half Moon Bay Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:
See attached sheet.

Name of Public Agency Approving Project: City of Half Moon Bay Community Development Department

Name of Person or Agency Carrying Out Project: Mercy Housing California

Exempt Status: (check one):


- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 32, Infill Exemption (CEQA Guidelines Section 1533)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:
See attached sheet.

Lead Agency
 Contact Person: Mike Noce, Housing Programs Mgr. Area Code/Telephone/Extension: 650-750-2014

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: July 3, 2024 Title: Housing Programs Mgr.

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



128958

FILED

SAN MATEO COUNTY

Jul 03 2024

MARK CHURCH, County Clerk

By 
Deputy Clerk

NOTICE OF EXEMPTION – Additional Information
555 Kelly Avenue, Half Moon Bay, CA (PDP-23-034)

Description of Nature, Purpose, and Beneficiaries of Project:

New five-story building with forty (40) residential units for senior farmworkers that are deed restricted affordable to extremely low and very low income households. Building includes a combination of studio, one-bedroom, two-bedroom units. The project includes a lot line adjustment to reconfigure the driveway at Kelly Avenue and also includes replacement of 18 public parking spaces being removed as a result of project construction. The building will contain on-site property management offices for the owner and manager of the project as well as a 2,658 square foot Farmworker Resource Center (FRC) to serve the building residents and the coastside farmworker community. Project also includes an 18-space ground-floor parking garage.

Reasons why project is exempt:

As an affordable housing development close to the City's downtown core, the Project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to projects characterized as in-fill development meeting the conditions described below:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c) The project site has no value, as habitat for endangered, rare or threatened species;
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site can be adequately served by all required utilities and public services.

The project was found to be consistent with applicable general plan and zoning policies and regulations (condition a, above). The project also satisfies conditions b, c, and e. As an infill project for low-income households, the project's traffic impacts (vehicle miles traveled) are presumed to be less than significant. In addition, a transportation impact analysis was completed by a qualified consultant, a noise study was prepared by a qualified consultant, and Bay Area Air Quality Management District air quality impact screening tool was completed. The studies collectively indicate that the project would not result in significant effects relating to traffic, noise and air quality. The City Engineer has reviewed the project's potential water quality impacts and concluded that these will be insignificant due to the standard water quality requirements to be imposed at the time of future building permit issuance. The project conditions of approval related to site infrastructure, water quality best management practices, and appropriate on-site treatment of water will ensure that the site is designed to appropriately handle stormwater and protect water quality. As a result, the Project would not result in any significant effects relating to traffic¹, noise, air quality, or water quality, thereby satisfying condition (d) above.

1782792.1

¹ In 2013, the legislature amended CEQA to specify that transportation and traffic impacts must be evaluated on the basis of the "vehicle miles travelled" or VMT generated by traffic serving or accessing a project. Impacts to "level of service" or LOS, which measures congestion at intersections, may no longer be considered significant impacts except when analyzing the impacts of roadway capacity projects. Similarly, impacts to parking alone (i.e., creation of or contribution to a parking shortage) are generally not considered environmental impacts under CEQA.

County of San Mateo
Clerk-Recorder
Mark Church
555 County Center
Redwood City, CA 94063
(650) 363-4500

Receipt No.: RPT20240036134

Finalization No.: 2024035587

Cashier: 104

Register: 018

Date/Time: 07/03/2024 02:57 PM

| Item | Title | Count |
|------|-------|-------|
| 1 | NOE | 1 |

NOTICE OF EXEMPTION

Document No.: 128958

Filing Time: 02:57 PM

Filing Total: \$50.00

Filing Fee: \$50.00

Total Amount Due: \$50.00

Total Paid

Credit Card Tendered: \$50.00

#03225

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

<https://www.smoacre.gov/>



07/03/2024 02:57 PM