



CITY OF HALF MOON BAY

Community Development Department
650.726-8270

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION HALF MOON BAY 2023-2031 HOUSING ELEMENT UPDATE

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Half Moon Bay is circulating An Initial Study and proposed Negative Declaration 2023-31 for public comment.

PROJECT TITLE: Half Moon Bay 2023-2031 Housing Element Update

PROJECT/LOCATION: The project area is the entire City of Half Moon Bay in San Mateo County, California.

PROJECT DESCRIPTION: The proposed project (project) consists of a comprehensive update to the Housing Element of the City of Half Moon Bay General Plan. State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The draft Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and contains policies that promote housing opportunities for all persons. The total dwelling units envisioned in this project is up to 782 units. The project would update the City's Housing Element for the planning period from January 31, 2023 through January 31, 2031.

HAZARDOUS MATERIALS: The project area (city of Half Moon Bay) contains sites listed on the California Hazardous Waste and Substances Sites List (also known as the Cortese List), published under Government Code section 65962.5. There are five California Department of Toxic Substances Control listed cleanup sites in and around the city, all of which are closed.

DOCUMENT AVAILABILITY: The Initial Study and proposed Negative Declaration will be available for review at the following locations beginning on **September 5, 2025**:

- City of Half Moon Bay Community Development Department, 501 Main Street, Half Moon Bay, CA 94019
- City of Half Moon Bay website: <https://www.half-moon-bay.ca.us/775/Housing-Element-Update-2023-2031>

PUBLIC REVIEW PERIOD: The 30-day public review period for the Initial Study/Mitigated Negative Declaration begins on September 9, 2025 and ends on October 9, 2025.

COMMENTS: Comments on the Initial Study and proposed Mitigated Negative Declaration must be submitted in writing within the 30-day review period and may be sent by mail or email to:

Leslie Lacko, Community Development Director
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019.

e-mail to llacko@halfmoonbay.gov

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project could not have a significant effect on the environment if the mitigation measure identified (nesting bird protection) is adopted and incorporated into the project, and a proposed Mitigated Negative Declaration has been prepared.

PUBLIC HEARING: Public hearings on this project will be scheduled at a future date after being duly noticed in accordance with Government Code Section 65350-65361.