

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Half Moon Bay 2023-2031 Housing Element UpdateLead Agency: City of Half Moon Bay Community Development DepartmentContact Person: Leslie LackoMailing Address: 501 Main StreetPhone: 650-825-4933City: City of Half Moon BayZip: 94019County: San Mateo**Project Location:** County: San MateoCity/Nearest Community: Half Moon BayCross Streets: CitywideZip Code: 94019Longitude/Latitude (degrees, minutes and seconds): 37 ° 27 ' 48.78 " N / 122 ° 25 ' 42.92 " W Total Acres: Citywide

Assessor's Parcel No.: _____

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 1, SR 92Waterways: Pilarcitos Creek, Frenchmen CreekAirports: NoneRailways: NoneSchools: multiple, see attached**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☒ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Housing Element Update**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**multiple**Project Description:** (please use a separate page if necessary)

The 2023-2031 Housing Element Update for Half Moon Bay is a required update to the City's General Plan, aligning with state law and the Regional Housing Needs Allocation (RHNA) process. It identifies housing opportunity sites, policies, and programs to accommodate 782 dwelling units, including affordable, workforce, and market-rate housing, while ensuring consistency with the Local Coastal Program (LCP) and Measure D growth limits. The update addresses housing needs assessments, constraints, resources, fair housing, and public engagement and incorporates recent state housing laws on streamlined approvals, density bonuses, accessory dwelling units (ADUs), and housing for special populations. The plan maintains compliance with state and local regulations while ensuring adequate housing capacity for the Cycle 6 planning period (2023-2031).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 9, 2025 Ending Date October 9, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants</u>	Applicant: <u>City of Half Moon Bay Community Development Department</u>
Address: <u>66 Franklin Street, Suite 300</u>	Address: <u>501 Main Street</u>
City/State/Zip: <u>Oakland, CA 94607</u>	City/State/Zip: <u>Half Moon Bay, California 94019</u>
Contact: <u>Abe Leider</u>	Phone: <u>650-750-2014</u>
Phone: <u>510-834-4455</u>	

Signature of Lead Agency Representative: Leslie Lako Date: 9/4/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Schools within Half Moon Bay

Kings Mountain Elementary School

Farallone View Elementary School

Half Moon Bay High School

Manuel F. Chucha Intermediate School

El Granada Elementary School

Alvin S. Hatch Elementary School