

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 #: TBD

Project Title: Half Moon Bay 2023-2031 Housing Element Update

Lead Agency: City of Half Moon Bay

Contact Name: Leslie Lacko, Community Development Director

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

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

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).

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

Impacts to Nesting Birds: Mitigation Measure BIO-1 requiring seasonal avoidance, surveys, nest protection.

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

Residential growth.

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

None.