

**NOTICE OF AVAILABILITY (NOA) OF A DRAFT ENVIRONMENTAL IMPACT
REPORT MEETING FOR THE CYPRESS POINT
AFFORDABLE HOUSING COMMUNITY PROJECT**

Date: August 10, 2023
To: Responsible/Trustee Agencies and Interested Parties
From: County of San Mateo
Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report for the Cypress Point Affordable Housing Community Project

NOTICE IS HEREBY GIVEN that the Draft Environmental Impact Report (Draft EIR) for the Cypress Point Affordable Housing Community Project (“project”) has been completed and is available for public review. The Notice of Completion and Notice of Availability of the draft EIR are distributed and posted as required by CEQA. During this 45-day period, the EIR and all technical appendices are available for review at the following locations:

Redwood City Public Library
1044 Middlefield Road
Redwood City, CA 94063

San Mateo County Planning and Building
Department
455 County Center, 2nd Floor;
Redwood City, CA 94063

This NOA is being sent to the California State Clearinghouse, San Mateo County Clerk, adjacent cities, Responsible Agencies, other public agencies, and interested parties and individuals who have indicated that they would like to review the Draft EIR and other interested parties. Responsible agencies are those public agencies, in addition to the County of San Mateo, that may have a role in approving or carrying out the project.

The Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Draft EIR identifies significant but mitigable impacts related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and transportation. Significant and unavoidable impacts were identified in the Transportation section of the draft EIR.

Location of Documents Available for Public Review: The EIR and all public review documents for this project is available for review online at <https://www.smcgov.org/planning/cypress-point-affordable-housing-community-project>.

Project Title: Cypress Point Affordable Housing Community Project (SCH# 2022120189)

Project Applicant: MidPen Housing

Project Location: The project site is located on an 11.02-acre parcel adjacent to the northeast corner of Carlos Street and Sierra Street in the unincorporated community of Moss Beach, San Mateo County, California (see Figures 1 and 2). The parcel is designated as Assessor’s Parcel Number (APN) 037-022-070.

The project site is located within the Coastal Zone, and development of the site is regulated by San Mateo County’s Local Coastal Program (LCP). The project site is currently designated as Medium Density Residential in the San Mateo County LCP, which allows for development at densities from 6.1 to 8.0 units

Notice of Availability for a Draft EIR
Cypress Point Affordable Housing Community Project

per acre. The project site is zoned Planned Unit Development District 140/Coastal Development District (PUD-140/CD). This zoning designation allows for a total of 71 units on the site.¹

Project Background: In 2021, San Mateo County (on behalf of the project applicant) received approval from the California Coastal Commission for an amendment to the San Mateo County LCP to accommodate the land uses requested in the project application. The requested approvals included the following:

- Amend the LCP Implementation Plan and existing Planned Unit Development Zoning for the site to reduce the number of units from 148 to 71;
- Amend the LCP Land Use Plan to change the site's land use designation from Medium-High Density Residential to Medium Density Residential; and
- Amend section 3.15(d) of the LCP to allow for 100% of the units, apart from a resident manager's unit, to serve low- or moderate-income households.

Project Description: After receiving approval of the San Mateo County LCP amendments, the project applicant subsequently applied to the County for a Coastal Development Permit. The project proposes the development of 70 affordable housing units and a manager's unit, contained in 16 two-story buildings, and a community building (see Figure 3). Five different building layouts and unit configurations, all with a maximum building height of 28 feet are proposed. Public utility lines will be extended throughout the site.

The project will provide a mixture of one-, two-, and three-bedroom units, including a combination of two-story townhouses and Americans with Disabilities Act-accessible one-story flats. All units, except for the manager's apartment, will be affordable to households earning up to 80% of the Area Median Income. As part of the resident selection process, the project proposes to include a preference for individuals who live and/or work in the region for 75% of the units. Eligible households are those that include at least one member who lives or works in the City of Pacifica, the City of Half Moon Bay, and/or the unincorporated County region between the City of Pacifica and the City of Half Moon Bay ("MidCoast Area").

In addition to the housing units, the project will include an approximately 3,300-square-foot community building, which will contain the general office, the manager's office, a community room, kitchen, computer room, laundry, and maintenance and storage areas. The project also includes several outdoor recreational amenities, including a community garden, children's play area, and picnic areas.

Vehicular access to and from the project site will be provided by a new single driveway on Carlos Street. A second new access route, which will be restricted to emergency vehicles only, will connect with Lincoln Street. There will be 142 parking spaces on site, forming a ring around the central core of apartment buildings. Accessible walkways will provide internal pedestrian access to the site, and trails will be provided around most of the perimeter of the site for recreational use by both residents and the general public.

The project will seek an amendment of the County General Plan land use designation from Medium-High Density Residential to Medium Density Residential. A General Plan land use designation of Medium Density Residential allows for development at densities of 6.1 to 8.7 housing units per acre. The LCP allows for development at densities of 6.1 to 8.0 housing units per acre in the LCP.

Project construction will take place in one phase over a period of 18 months. The project will excavate approximately 9,506 cubic yards on site and import approximately 19,388 cubic yards of fill.

Public Comment: Written responses to this notice regarding the Draft EIR will be accepted until **5:00 PM, Monday September 25, 2023**. All written comments should be sent to the Lead Agency as follows:

¹ County of San Mateo, 2022. "Zoning Regulations." January 2022. Available online at: <https://www.smcgov.org/media/101461/download?inline=>

Notice of Availability for a Draft EIR
Cypress Point Affordable Housing Community Project

Written comments should be submitted to:

County of San Mateo Planning and Building Dept.
Attn: Michael Schaller, Senior Planner
455 County Center, 2nd Floor; Redwood City, CA 94063

Comments may also be submitted by email to planningprojects@smcgov.org. Please include “**Cypress Point EIR**” in the subject line.

Planning Commission Meeting: Pursuant to State CEQA Guidelines, the County will conduct a public meeting to solicit written and oral comments regarding the content of the EIR from interested parties, responsible agencies, and any other interested persons, organizations, or agencies.

The meeting will be held at the San Mateo County Planning Commission meeting on **Wednesday, September 13, 2023**, which begins at **9 a.m.** and will be conducted in person in the Board of Supervisors Chambers and via video conference. The meeting agenda with online access information can be found at:

<https://www.smcgov.org/planning/planning-commission>

The agenda, with instructions on how to access the meeting online through Zoom will be published 10-days before the Planning Commission meeting.

Notice of Availability for a Draft EIR
 Cypress Point Affordable Housing Community Project

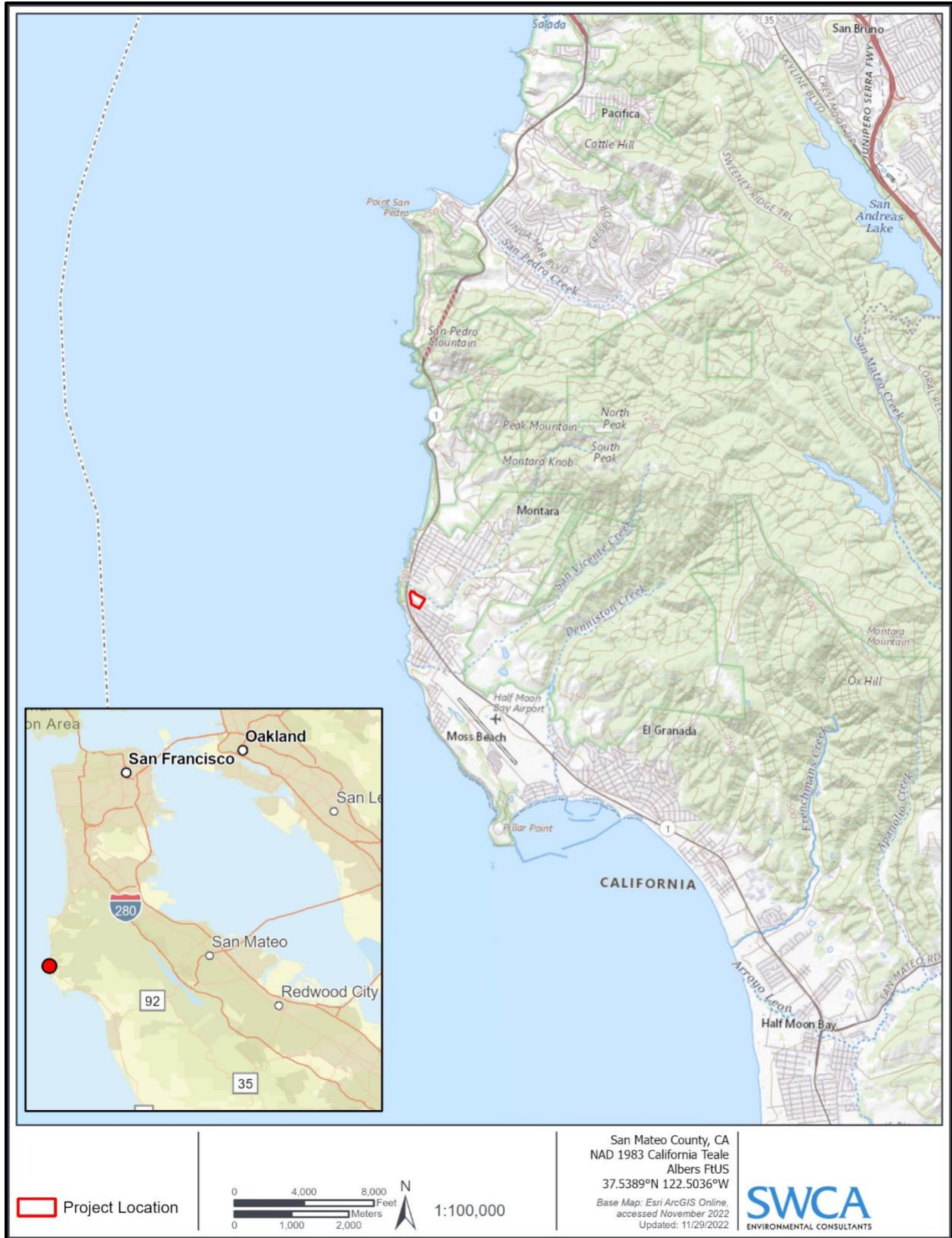


Figure 1. Project Vicinity

Notice of Availability for a Draft EIR
Cypress Point Affordable Housing Community Project



Figure 2. Project Location

Notice of Preparation and Public Scoping Meeting for a Draft EIR
 Cypress Point Affordable Housing Community Project

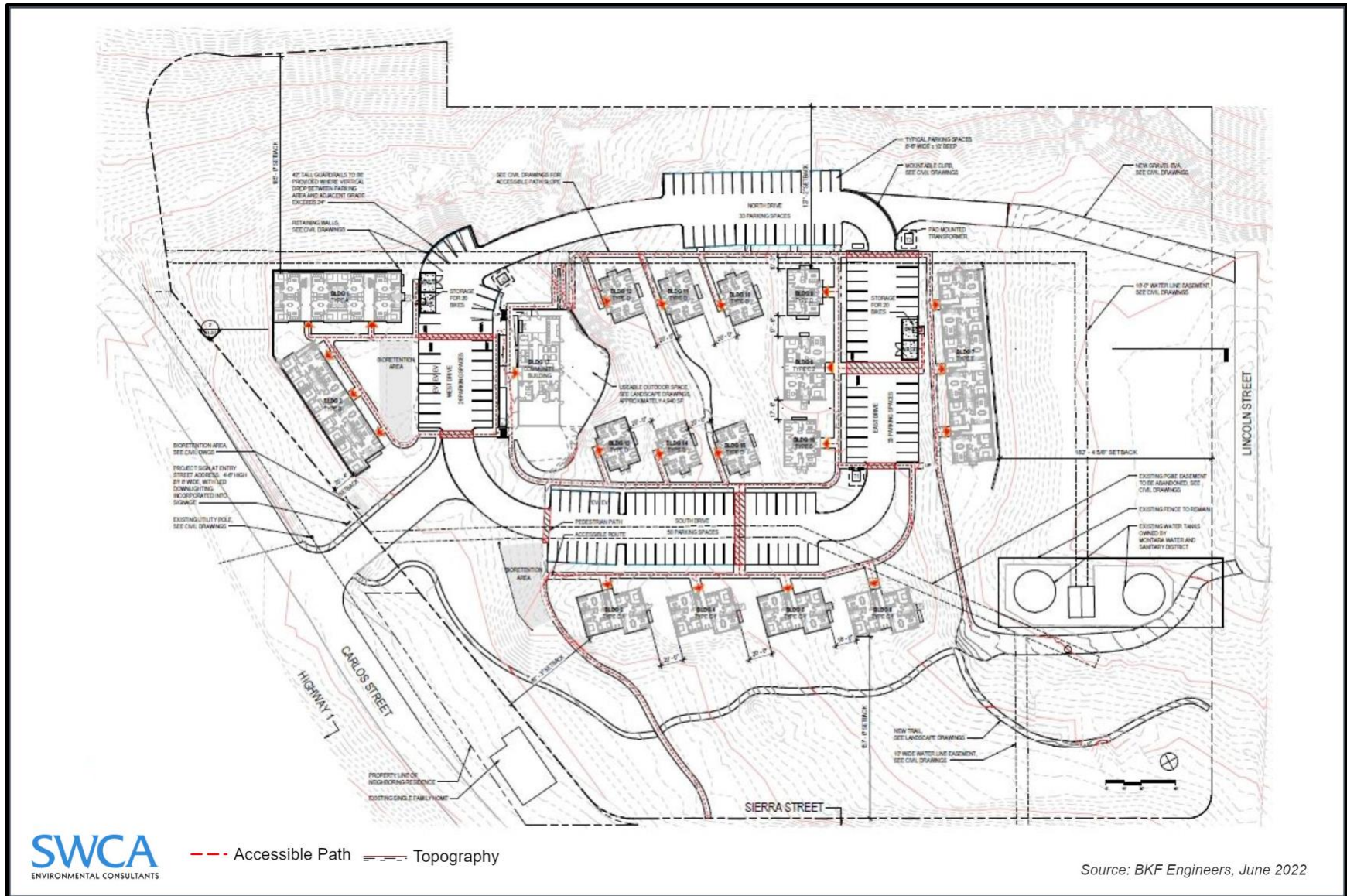


Figure 3. Proposed Site Plan