

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
PO Box 248, Moss Beach, CA 94038-0248 | midcoastcommunitycouncil.org

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Date: September 22, 2023

To: Michael Schaller, Senior Planner, County of San Mateo Planning and Building Department

cc: Steve Monowitz, Director, County of San Mateo Planning and Building Department
Ray Mueller, Supervisor, County of San Mateo
Local Agencies and Staff (list below)

Subject: Cypress Point EIR, SCH No. 2022120189

Dear Mr. Schaller,

Thank you for the opportunity to review the Draft Environmental Impact Report for MidPen Housing Corporation's proposed Cypress Point Affordable Housing Community Project. The Midcoast Community Council, representing the unincorporated communities of Montara, Moss Beach, El Granada, Princeton and Miramar, submits the attached comments for your review and response.

The MCC has received an overwhelming number of comments from local residents, with many suggestions and findings based on their individual areas of expertise and their decades of experience as residents of the neighborhood. As a result, we have commented at length on the DEIR with questions and flagged DEIR statements as Incomplete, Inaccurate, or Inadequate. We have also provided results from additional research and discussions with geologists, consulting engineers, local agency staff, and longtime local residents. We conclude that this Project's costs and risks exceed its benefits, and that materially better alternatives exist.

However, we recognize the California RHNA and County imperatives to add housing. Said housing should not be built if it presents a current and future threat to residents of the proposed housing as well as to the surrounding neighborhood - as is the case here. The Project as it stands has safety issues affecting new and current residents that cannot be mitigated. In addition to the safety concerns identified in the DEIR is the negative impact and possibility of impedance of Coastside Fire Station 44 to respond to emergencies in a manner that would meet state and county standards. Lives are at risk for residents as well as visitors to the coast. Timely response to medical calls can be the difference between life and death. People's lives are more important than numbers. There are alternatives to this project that should be explored further.

The MCC also has concerns that MidPen's track record of development on the coastside, as evidenced by continued flooding and parking issues that have been ignored by MidPen at its low-income community development at Moonridge bordering Half Moon Bay, demonstrates a lack of responsibility for adequate planning, oversight, and implementation. We note that the analyses provided in the Cypress Point DEIR are using estimates of traffic, vehicles, and storms which are unrealistic - and thus inaccurately assessing impacts.

The MCC will share copies of our formal comments to the DEIR with all affected local agencies with a request to confirm, correct, or augment any of our findings which relate to each agency. When replies are received, we will distribute an updated addendum to our comments to all concerned.

Our comments in response to the DEIR are 77 pages with maps and photos, including research, comments and questions on each section of the DEIR, organized with the same section titles and numbers as the DEIR. Because it totals over 4 mb in size, we have included a [link to the document](#) instead of emailing it to all CC's.

We look forward to a mutual understanding, and resolution of, the concerns expressed herein.

Sincerely,

s/Gregg Dieguez, Chair

CC list:

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