

From: [Cid Young](#)
To: [Planning Commission](#)
Subject: CYPRESS POINT HOUSING PROJEVT INNMOSS BEACH
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for Meeting on 9-13-23

San Mateo County Planning Commission Meeting September 13, 2023

To: Michael Schaller

Regarding the proposed **Cypress Point** Project in Moss Beach

- 1.) **Traffic** is being underestimated by expecting future MidPen Residents to use "alternative means of transportation", when in fact, Caltrans & SM County are years away from either funding or making ANY safety improvements to the Hwy One Moss Beach Corridor and SAMTRANS service is spotty at best at one bus per hour.
- 2.) Because it is unrealistic to expect future residents to get access to any nearby services (shopping, medical appointments, vehicle repairs) or to get to most jobs and schools, there needs to be far more EV Charging stations per unit than the proposed **inadequate 5 EV Chargers** now for 142 parking spots, as well as increased on-site parking to prevent **overflow parking** into the surrounding neighborhoods.
- 3.) Carlos Street is too **narrow** at the Etheldore junction to accommodate any of the project traffic, so they need to only allow Cypress Point vehicles to enter or leave the project via Carlos and Highway One near 16th Street.
- 4.) Montara Creek is a **Watershed** that courses through Montara from Montara Mountain, and eventually empties into an **ASBS**, (Area of Special Biological Significance) so it should be **imperative** that stormwater run-off from the project be directed away from flowing into this sensitive habitat at the mouth of the Creek which is the **Fitzgerald Marine Reserve**. In the EIR it is **incorrectly** defined as a stream! This is a wildlife corridor through the deep canyon between Montara and Moss Beach.
- 5.) **Pervious** surfaces should replace any planned impervious walkways or parking lots and driveway surfaces, to mitigate **uncontrolled stormwater run-off**. The other impervious surfaces of roofs should have undergrounded downspouts which need to be directed to a catchment system or adequate retention ponds. The Unincorporated San Mateo County area has no true **Stormwater mitigation** for this project.
- 6.) The County is **negligent** by failing to create **ANY** Emergency **Evacuation** Plan to date, and there is **NO** Emergency Evacuation Center to go to for shelter or refuge on the MidCoast. This Community could suffer the same fate as the residents of Lahaina, on Maui, in the recent tragic wildfire. Or, Coastside Residents will likely be **trapped** like the people who were unable to evacuate Paradise, CA in the Camp Fire of 2018. Going north, there is a choke point at the tunnel and the eucalyptus grove before Pacifica where there are no shoulders or breakdown lanes. A Lake County Judge ruled that the developer of Guenoc Valley had not given enough thought for evacuation in a fire-prone area and put the brakes on that project last January 2023.
- 7.) As recently as September 11th, 2023, the Sewer Authority MidCoastside is still squabbling over funding a budgeted item and **needed safety improvements** for a long-awaited Princeton Pump Station Project, and I fear there will be no resolution until a Judge once again rules on the City of Half Moon Bay's Appeal for the lawsuit they initiated in 2017 but lost. Even then, Half Moon Bay is prone to **deferring needed repairs** or completing sewer-related tasks without gipping about it.
- 8.) This parcel likely contains **contaminated** soil like the Hunter's Point Navy Base did. In the name of social justice, I think it would be best to **not** expose children and families to possible

toxic waste by disturbing the soil at this site.

9.) As many have said all along, this site would be more well-suited as a **Senior Housing** complex, because they will not need to commute daily to jobs, like working family adults might. I feel that were MidPen Housing to direct the funding to a project for families closer to Half Moon Bay, that would benefit the lower-income residents of the project by being closer to amenities and jobs than the Moss Beach location is. The reduction in VMT would benefit all Coastsiders with less **traffic and pollution**. Better yet, the County should purchase it as a community park and Recreation Center with use for an Emergency Evacuation Center, if need be.

10.) The Vice Mayor of Half Moon Bay, Joaquin Jiminez, has said that this location is too remote and inconvenient for farmworkers or other essential workers. Vehicle Miles Traveled matter when the Moss Beach Chevron is charging **\$5.60 per gallon for regular** and \$6.40 for Diesel.

11.) Residents of Cypress Point will have no way to get their children safely to school because the Cabrillo Unified School District **eliminated school bus service** years ago, and lower income jobs may not permit the flexibility for a parent to drive their children to school and still arrive at work on time. There is only a dirt path along the highway if children of the project wanted to walk to the elementary school in Montara to the north. **Lack of childcare**, or any **local community center** for after-school activities means the project's children will have no place nearby to play or socialize with friends.

12.) I object to the concept that is being proposed to close Carlos Street at Highway One near 16th. That is totally **ridiculous**. True, there is poor line of sight, but if 500 vehicle trips a day are to be routed down narrow Carlos Street to Etheldore, you are being inconsiderate to the existing property owners on Carlos Street which is no more than a charming country lane at the moment, as well as short-sighted about the reality of Coastside traffic. What about **pedestrians** who walk on Carlos Street to get to the market or post office or Moss Beach Park?!!

13.) Please try to think of the people this project is being proposed for, plunked down in this **remote**, which is physically segregated from participation in sporting events at the high school or middle school, because they are stuck in a Complex that is 14 miles round trip to Half Moon Bay or Pacifica (that has amenities like community centers, libraries or pools and sports fields, not to mention many of their friends.) What a chore it will be to bring groceries home on a bus from the Linda Mar or Half Moon Bay Safeway or even up the hill from the Moss Beach Market with no car!

14.) The Coastside is known for **days-long power failures** and lengthy **internet outages** as well. Students will need power and internet to complete homework and families will need power to cook or take hot showers. Can you envision the sound of 71 generators all going at once during a power failure in our winter storms? My house became so cold in January this year with no power I drove with my car heater on full blast, to Pacifica for a hot bowl of won ton soup!

Sincerely,
-C. Young

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