



SECOND HARVEST  
of SILICON VALLEY



March 11, 2024

Lisa Ketcham, Chair, and Planning Commissioners  
County of San Mateo Planning Commission  
455 County Center, 2nd Floor  
Redwood City, CA 94063

sent via e-mail to: [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)

RE: County File No. PLN 2022-00220 on the March 13, 2024 Planning Commission meeting agenda; Cypress Point affordable housing project

Dear Chair Ketcham and Members of the Commission,

Second Harvest of Silicon Valley is pleased to support MidPen's proposal for 71 affordable homes in Moss Beach. We have partnered with MidPen at their properties on the Coastsides, and attest to the care that the on-site staff puts into their properties, and most importantly, their residents. MidPen's staff works directly with residents through on-site programming and connects with the community by engaging with community partners.

Second Harvest of Silicon Valley is the hub of the charitable food system, serving more than 500,000 individuals each month through a network of more than 400 nonprofit partners at almost 1,000 locations. Second Harvest provides food to our partners for free but we would not be able to do this work deeply in community without our partners.

Second Harvest of Silicon Valley partners with MidPen at a number of their locations to provide food assistance to their program participants. Currently, we partner to support 200 MidPen families on the coast monthly through our food distributions. Additionally, we provide healthy snacks to more than 40 youth participating in the MidPen After School Programs and support the community through nutrition education and CalFresh outreach.

The Cypress Point development will have a significant impact on the community by providing much needed affordable housing, and the opportunity for Coastsides workers and residents to establish stability and a higher quality of life. There is currently no affordable housing available in the Midcoast despite the need. We hope to have the opportunity to continue to partner with MidPen at Cypress Point in the near future and encourage you to support the proposal.

Thank you for your consideration.

Sincerely,

Tracy Weatherby  
Vice President, Strategy & Advocacy

Curtner Center  
408-266-8866  
750 Curtner Avenue  
San Jose, CA 95125

Cypress Center  
408-266-8866  
4001 North First Street  
San Jose, CA 95134

Bing Center  
650-610-0800  
1051 Bing Street  
San Carlos, CA 94070

shfb.org

**From:** [Kristin Barclay](#)  
**To:** [Planning Commission](#)  
**Subject:** Support Housing at Cypress Point!  
**Date:** Monday, March 11, 2024 8:10:35 PM

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San Mateo County Planning Commissioners,

I am writing to express my strong support for the approval of the Cypress Point project. MidPen Housing, aims to construct a 71-unit affordable housing community on 11-acres at Carlos/Sierra in Moss Beach.

MidPen Housing has a long-standing reputation for its commitment to developing affordable housing. They have consistently demonstrated their ability to balance the creation of affordable homes with preserving the unique character and environment of the communities they serve. Their 8 year long engagement in this project is a testament to its potential success and sustainability.

The rental units, under MidPen's deft leadership, will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set-aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood, and approximately half the site is dedicated to permanent open space. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Kristin Barclay  
kri.barclay@gmail.com  
642 Hopkins Ave Apt 3

Redwood City, California 94063

**From:** [Beverly Hayes](#)  
**To:** [Planning Commission](#)  
**Subject:** Agenda MidPen Housing Corporation  
**Date:** Monday, March 11, 2024 9:38:58 PM

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Dear Planning Commission,

As 41-year long homeowners in Moss Beach, we support low income/affordable housing projects, though we are totally **not in favor** of the Cypress Point housing project for many reasons. The most important point that is being ignored is the **public safety** for the current and future residents.

First of all, the **scale of this project** is out of line with the community size. The number of people and cars will put a huge burden on the resources of this town. Moss Beach is a very small town and the increase in the number of people, cars, and traffic is out of line with what is available and makes for dangerous situations for current and future residents.

Our **roads are small** and not able to handle the huge number of cars that will drive on them. We have paid privately to pave our "end of county" roads. We have maintained them for decades. There are no sidewalks or street lights. These roads will be dangerous given the amount of people that are proposed to live at this project in addition to the people who already live here.

Furthermore, the **resources that are supposed to be available** to low income residents are not in place at this location and **cannot be ignored**. There is limited public transportation, no grocery stores, libraries, or nearby schools except for a K-5 that is dangerous to bike or walk to. There are no urgent care or medical facilities, no community center, and one small park that is difficult to walk to with steep roads. The middle school and high school are over 7 miles away. Please do not ignore these facts.

Other reasons that this project is inappropriate for this area is the **effect on wildlife**. The light pollution caused by parking lot lights and this many units will affect migrating whales. This area is rich with wildlife that will all be affected by this destruction of the land.

The **noise and light pollution** will affect all surrounding neighbors. Moss Beach has always been a quiet coastal community where neighbors leave porch lights off for views of the stars and to protect migrating marine mammals.

**This project will put all current and future residents at risk for safety issues.**

Narrow roads, too much traffic, difficulty entering and exiting Highway One, toxic exposure to lead and asbestos at this former Naval site, an old sewer system, toxic overflow to the Fitzgerald Marine Reserve, and many other issues that are being ignored so that a housing project can be built. Once this project is built, who will take care of these safety issues? Shouldn't these be researched and mitigated before approving this project? **Who will be responsible for the detriment to the health and well-being of those who live here?**

Please consider these important issues at the upcoming meeting on March 13.

Thank you,  
Howard and Beverly Hayes  
Homeowners for 41 years  
500 Buena Vista Street, Moss Beach

**From:** [Patricia Hunter](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:36:05 AM

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The rental units, under MidPen's deft leadership, will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set-aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood, and approximately half the site is dedicated to permanent open space. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Patricia Hunter  
patsgreengarden6@gmail.com  
1530 MAPLE ST

San Mateo, California 94402

**From:** [Zachary Rozlen](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:35:07 AM

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San Mateo County Planning Commissioners,

I am writing to express my strong support for the approval of the Cypress Point project in Moss Beach.

Since rental units will be affordable to families earning 30-80% of Area Median Income with preference for existing local employees, it directly helps our neighbors who are most in need. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP), making this opportunity even more imperative.

This will help our lopsided jobs/housing ratio on the Coastside and in broader San Mateo county where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

Since approximately half the site is dedicated to permanent open space, it helps maintain what we love most about our coastline. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay.

Thank you!

Zachary Rozlen  
zz.rozlen@gmail.com

Burlingame, California 94010



**From:** [Megan Conn](#)  
**To:** [Planning Commission](#)  
**Subject:** YES to 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:35:06 AM

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San Mateo County Planning Commissioners,

I'm a lifelong county resident writing to express my ENTHUSIASTIC support for the approval of MidPen's Cypress Point project, which will add 71 urgently needed units of affordable housing at Carlos/Sierra in Moss Beach. These will create homes for local workers, families and seniors, all of whom deserve to be able to stay in the community they love.

MidPen Housing has consistently demonstrated their ability to add affordable homes while preserving the unique character and environment of the communities they serve. Their 8 year long engagement in this project is a testament to its potential success and sustainability.

The new rental units will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set-aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the urgency of building more affordable homes to shelter those making a fraction of the median.

The two-story 3- to 4-plexes will blend with the home size and spacing of the surrounding neighborhood, and approximately half the site is dedicated to permanent open space. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to approve the Cypress Point project without delay and help make San Mateo County the inclusive, solutions-oriented community we hope to be!

Megan Conn  
mbconn2@gmail.com

Redwood City, California 94062

**From:** [Anthony Lazarus](#)  
**To:** [Planning Commission](#)  
**Subject:** We Must Support 100% Affordable Housing, Period  
**Date:** Tuesday, March 12, 2024 8:35:06 AM

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San Mateo County Planning Commissioners,

Hi,

I'm writing as a San Mateo County resident and member of the Redwood City Planning Commission. In making decisions about planning and land use, there's always one question to keep in mind: Where are people supposed live around here?

I understand the Cypress Point project is proposed as a 71-unit affordable housing community on 11-acres at Carlos/Sierra in Moss Beach. Cypress Point will be a 100% affordable project in the midcoast area, which apparently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes. In addition, the project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay! Thank you.

Anthony Lazarus  
Redwood City

Anthony Lazarus  
lazthedog@gmail.com  
3003 Goodwin Ave.  
Redwood City, California 94061-2444

**From:** [Shirley Liu](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:35:07 AM

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San Mateo County Planning Commissioners,

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MidPen Housing has a long-standing reputation for its commitment to developing affordable housing. They have consistently demonstrated their ability to balance the creation of affordable homes with preserving the unique character and environment of the communities they serve. Their 8 year long engagement in this project is a testament to its potential success and sustainability.

The rental units, under MidPen's deft leadership, will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set-aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood, and approximately half the site is dedicated to permanent open space. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Shirley Liu  
rabbit121208@yahoo.com  
321 Commercial Ave #15

South San Francisco, California 94080

**From:** [Mark Salamon](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:36:06 AM

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The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood, and approximately half the site is dedicated to permanent open space. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Mark Salamon  
marksalamon@aol.com

San Mateo, California 94403

**From:** [Emily Morris](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:36:05 AM

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San Mateo County Planning Commissioners,

I am writing to echo others in expressing my strong support for the approval of the Cypress Point project. MidPen Housing aims to construct a 71-unit affordable housing community on 11-acres at Carlos/Sierra in Moss Beach.

We desperately need more affordable housing. I'm part of a dual income household, and together my partner and I make a very good income, and I still can barely afford to live in San Mateo County. I can't imagine what it must be like for those less fortunate than me. It is very important to me that people from all walks of life and all income levels get to live here and in unincorporated San Mateo County, and I urge you to support this project.

MidPen Housing has a long-standing reputation for its commitment to developing affordable housing. They have consistently demonstrated their ability to balance the creation of affordable homes with preserving the unique character and environment of the communities they serve. Their 8 year long engagement in this project is a testament to its potential success and sustainability.

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The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood, and approximately half the site is dedicated to permanent open space. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay! This is extremely important to me as a resident and a voter.

Emily Morris  
emilys.morris21@gmail.com  
128 N Humboldt St  
San Mateo, California 94401

**From:** [Andres Mora](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:36:05 AM

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I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Andres Mora  
mora07801@gmail.com

Daly City, California 94015



**From:** [Suzanne Moore](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:36:05 AM

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I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Suzanne Moore  
suzyqettu2@gmail.com

Pacifica, California 94044

**From:** [Vikas Maturi](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:36:04 AM

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Vikas Maturi  
vikasmaturi@gmail.com  
149 Dartmouth Road

San Mateo, California 94402

**From:** [Michael Szeto](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 8:36:07 AM

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I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Michael Szeto  
michael.szeto@gmail.com

Redwood City, California 94063

Date: March 11, 2024  
To: San Mateo County Planning Commission  
From: Midcoast Community Council  
cc: Michael Schaller, Project Planner  
San Mateo County Board of Supervisors  
Subject: March 13th meeting Agenda Item #2  
File Number: PLN2022-00220  
APN: 037-022-070  
Owner/Applicant: MidPen Housing Corporation

Dear Planning Commission and Staff,

I am writing as an individual to recommend Conditions of Approval for the Cypress Point project and explain why they are relevant and important to a decision on this Project, and to its impact on the health and safety of the Midcoast community.

I believe this project requires:

1. **Traffic and mobility mitigations** for safe access to and from the Project which should be added before the Project is built, given that the cost of these mitigations will go up significantly once the Project is completed and fully populated. These mitigations include:
  - a. A multi-use trail for safe pedestrian and bicyclist use.
  - b. Mitigation measures to make sight distance safe at Carlos Street's northern intersection with Highway 1.
  - c. Expanded ingress and egress to Moss Beach from Highway 1.
  - d. A nearby safe pedestrian crossing of Highway 1.
  - e. A safe path north of the Project entrance to Montara and implementation of a safe walking route to Montara's Elementary School.
  - f. Direct access to Sierra/Stetson for fire/emergency.

A valued community leader, Harald Herrmann, was killed by a truck while riding his bicycle on Hwy 1 in Moss Beach. There have been at least 2 collisions in that same location where a car was flipped completely on its roof and skidded across the "highway" - which that 3 lane stretch of roadway represents. Longstanding safety concerns of parents trying to cross the highway with children resulted in installation of flashing beacons, but the area is not viewed as safe for pedestrians. Adding potentially 391 residents including small families with children, and expecting some of them to walk to the Farallone View elementary school on Hwy 1, including the blind curve where Carlos meets Hwy 1, is perceived as the height of irresponsibility. Related, having only one (1) driveway in/out of the complex, onto Carlos St. - a road which is only 13' wide at places - seems a recipe for disaster in evacuation. The only

supplemental ingress planned is for emergency responders and requires four (4) 90+ degree turns on narrow, non-County roads to reach the east side of the Project, and that ingress is not available for residents and delivery services. I support alternative entryways and more parking. Other additional details regarding concerns and alternatives expressed by the public seem to have been ignored in the haste to avoid CEQA.

**2. San Mateo County should assume responsibility for maintenance of all roads surrounding the development.**

Many roads in the area adjacent to the Project are paved only by local resident funding. They are not likely up to county standards, and the addition of 305 more cars (*This Project will likely have full occupancy, which will be 359 people. Using the County metric of 0.85 cars/resident, that's 305 cars.*), plus the use of those roads by heavy emergency responder vehicles, will degrade them more rapidly. That additional burden, created by this Project, should not be borne by the residents.

**3. Add sufficient parking to preclude on-street parking by Cypress Point residents.**

As we have seen at MidPen's Moonridge development, even during mid-day on weekdays there are 160 to 270 vehicles parked on the access road due to insufficient parking in the complex. Moss Beach roads are much narrower than the 4 lanes at Miramontes Point Road (*2 for parking on either side and 2 lanes in the middle for traffic*). If the County expects to attain its Complete Streets objectives in Moss Beach, with sidewalks and bike lanes, there is no place for on-street parking from this Project.

**4. Add spaces for delivery parking, especially given that there are no services in the area.**

Not only are Amazon and UPS fixtures in modern life, the lack of services within walking distance of the Project, and the difficulty of using Hwy 1 on weekends due to tourist traffic, will heighten the need for deliveries. Again, with narrow roads in Moss Beach, there must be on-site parking capacity to keep delivery (or ER) vehicles from blocking roads.

**5. CFPD certification that the Project has adequate fire fighting water storage.**

The Project is situated within 0.5 miles of a High Fire Hazard Severity Zone, and 0.6 miles of a Very High Fire Hazard Severity Zone [*2007 Map , Figure 4 of DEIR Appendix N*]. Some years ago, a now-retired CalFire marshall estimated for me that 600,000 gallons of fire-fighting water storage would be required for the larger, denser buildings in a Project like this. That's a 50% increase over current MWSD capacity, with perpetual added costs which should be borne by this Project. Perhaps the requirements have changed, but I would like to see certification by CFPD that MWSD infrastructure is sufficient for a dense housing Project that close to a Very High Severity Fire Zone.

**6. County to waive any water charges to MWSD for use of Airport wells.**

During the last drought, the main supply from the Alta Vista well went from providing on average 24 year old water (as it percolates from surface to underground reservoir) to over 3,000 year old water, according to a report and presentation (slide 11) by Balance Hydrologics<sup>1</sup>. As a result, the District shifted to using more of its Airport Wells, allowing the granite aquifer to recharge for a year. Those wells are lower quality water, requiring MWSD to expend about \$500,000 in chemicals and filtering equipment a few years back - to get the nitrates from adjacent farm fertilizers and other chemicals out of the water. Those wells will continue to require additional electricity and chemicals to keep the supply to standards. Because the Project will increase the population and water use in the District, MWSD will have to rely more on those wells. In addition, MWSD must currently pay the County for water drawn from those wells. This request - to waive County water charges for use of those wells - will still leave MWSD's ratepayers with an extra cost burden when using Airport Well water, but removing charges will at least ameliorate some of the extra costs making life less affordable here.

**7. Require stormwater management sufficient to handle the current level of Midcoast storms (which annually exceed the outdated 100 year storm metrics) including the uphill acres which currently drain to the Project site.**

Recent reports at SAM have detailed that storms in our area far exceed the 25 yr storm standard proposed for this Project. MWSD's FEMA grant application also demonstrated that. The Midcoast receives "100 year" storms approximately annually. Further, the County's own documentation<sup>2</sup> shows that current stormwater "Green Infrastructure" retains only 3% of what USED to be the rainfall in 100 year storms. But making matters even worse is that the Project is going to SUBTRACT an essential "retention pond" which allows water from another dozen uphill acres to settle before flushing into the adjacent creek and community. Hwy 1 had three debris flows in the area during the New Years Eve storm of 2022, one of which blocked half of Highway 1. This project will worsen those flows. The CA State geologist I consulted pointed out that NO GEOLOGIST signed the DEIR (two Geo-tech engineers did). Given the major stormwater problems on the Midcoast and at Moonridge, I request that a qualified Hydrologist/Geologist knowledgeable in the terrain of our region advise on the additional stormwater handling capacity this Project will require to ensure the safety of residents and our only evacuation route.

**8. Adequate protection for Montara Creek and the Fitzgerald Marine Reserve from toxins and overflow during storms consistent with current and future weather patterns.**

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<sup>1</sup> Table 4, pdf page 47/241. Note the other wells with thousand+ year-old water as well.

<sup>2</sup> Climate Adaptation Risk Analysis for the San Mateo Countywide - Sustainable Streets Master Plan Technical Memorandum:

<https://ccag.ca.gov/wp-content/uploads/2021/02/Appendix-A-SSMP-Climate-Change-Report-FINAL.pdf>

This relates to point 7 above, but I should mention that the County was provided documentation of asbestos on the site (from the 1980's), and that the scope of the soil sampling was critiqued as inadequate by other letters to the County. Since the creek flows into the north end of the protected Marine Reserve, this is a matter of community concern.

**9. Lighting plan should be DarkSky International and wildlife-friendly compliant.**

The community has seen, and heard and read scientific evidence of, the harms done by traditional lighting technologies. There is significant community support for the County to adopt an ordinance requiring this concept for all building.

**10. Eliminate synthetic turf due to evidence of adverse effects on human health and the environment.**

I understand that use of synthetic turf will increase the profitability of the Project, but it will pass on/externalize additional harms and health costs to people, plants and animals around that turf. See for example *Synthetic Turf is HAZARDOUS*.

**11. Sewer impacts: Improve Stormwater Management.**

Several residents have expressed concerns about our failing sewer system, with a recent 3-4 million gallon spill, in addition to numerous other spills, and the increased greenhouse gasses and risks from using a system which pipes untreated wastewater 8 miles for processing, across several old earthquake faults and along an eroding coastline. It is logical to expect stormwater problems such as this Project will create to become I&I (Infiltration and Inflow) problems in the SAM system. In the Oct. 24, 2021 storm, there were only 6" of capacity left in the Burnham Strip Wet Weather Storage facility. The County is aware the SAM plant is at risk, and this Project will only exacerbate that. The only suggestion I can make at this time is for the County to improve stormwater management on the Midcoast, but the City of Half Moon Bay would also have to be involved.

My priority suggestions would be to: a) redesign the Project site layout for additional direct ingress/egress and more parking, and b) retain a consulting geologist/hydrologist to help design a stormwater solution robust enough to deal with the storms the Midcoast already suffers - and to have that consultant selected and endorsed by the local agencies dealing with water and sewer here - not one beholden to the County or MidPen housing for future engagements.

While there seems to be disagreement over whether CEQA should be followed in planning and approving this project, I am skipping over that question. My request is that the County perform the basic functions expected of a government: protect the health and safety of its current (and future) residents. If the Project is approved without the changes mentioned above, it is going to fail spectacularly in that mission.



Sincerely,

Gregg A. Diequez

Founder: MIT Club of Northern Calif. [Energy & Environment Program](#)

[Recent Articles](#)

P.O. Box 370404

Montara, CA 94037

650-544-0714

**From:** [Adam Sachs](#)  
**To:** [Planning Commission](#)  
**Subject:** Agenda MidPen Housing Corporation  
**Date:** Tuesday, March 12, 2024 10:39:00 AM

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Good morning,

I'm writing today to express my opposition to the proposed Cypress Point Affordable Housing Community Project (Project).

While I believe that creating more affordable housing in San Mateo County should be a high priority, bulldozing 1.5 acres of native forest is a huge net loss for the local community and for California.

This forest supports native ecology and biodiversity including dozens of species of native plants such as Monterey pine and cypress trees, as well as the Federally Threatened California Red Legged Frog (*Rana draytonii*) and other sensitive wildlife species. These species already face growing threats from development and habitat fragmentation. As such, their protection is critical. You have an opportunity now to avoid the destruction of another important ecosystem.

Choosing either to build 71 affordable housing units or protecting this native forest is a false choice and this doesn't need to be a zero sum game. Surely a better site for this project could be found in an area with fewer sensitive resources, such as a non-native eucalyptus forest, which inhibits the growth of native species and provides far fewer ecosystem services.

I respectfully urge you to reconsider any approval of this development and search for a more appropriate project location that will lessen impacts to California's native plant and wildlife communities.

Sincerely,

Adam Sachs

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Adam Sachs  
(805) 801-1362

**From:** [Robert Reimer](#)  
**To:** [Planning Commission](#)  
**Subject:** Agenda Mid peninsula housing corporation  
**Date:** Tuesday, March 12, 2024 10:46:28 AM

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Hello Planning commission,

I'm writing in regards to some serious concerns regarding your plan for affordable housing on the coast in Moss Beach. Affordable housing is needed, but the location and habitat of the area in question does not seem to be in the best interests of any party involved.

The location chosen is a major distance from work and population centers, the community of moss beach is only accessible on a two lane, congested area of highway 1. This location does not serve the targeted community, as public transit and access is extremely limited- forcing individuals to drive in/out via car only (as the bus is few/far between). How is this commute going to look for adults traveling on 92 or over Sharp park/highway 1 north? It's at best a 45 minute drive each direction, and limits access for those who can afford a vehicle along with high gas prices.

The second concern is the children/students of this area. Having been raised on the peninsula, I know many peers and acquaintances who grew up on the coast. Due to lack of facilities, activities, and entertainment- many of these individuals have turned to drugs and harmful substances to find enjoyment. Without a serious investment in more infrastructure, why would we consider this area a target for development for low income families? Seems the only reason is to develop, not consider the best interests of those we're seeking to help.

Furthermore, this is indeed a sensitive area. I've been close to individuals who helped preserve Monterra Mountain, and the coast from multi lane highways/development. The area of moss beach is not only seismically unstable, with whole areas near Moss Beach Distillery subsiding into the pacific. In addition to that, the native plants and animals in this area are among the last of the northern peninsulas surviving bastions. Considering this is where the highway meets the ocean, with climate change this area is only set to suffer with a rise in ocean levels and continual subsidence from tectonic movements. This puts lives at risk, lives of individuals seeking to have better.

There's a number of reasons San Mateo county has a preserved coastline, and many of them have to do with environmental factors. You're putting at risk communities in harms way, developing a rare coastal habitat that is far from areas of opportunity and growth. I can see very little benefit of this chosen area over any of the eastern side of San Mateo peninsula. What about climate goals? Where is the power and sanitary systems going? We need to add housing near transit, near youth programs and centers, near opportunity! Do better SMC..

Sincerely  
Robert Reimer

**From:** [Ricki and Doug McGlashan](#)  
**To:** [Planning Commission](#)  
**Subject:** Support 100% Affordable Housing at Cypress Point!  
**Date:** Tuesday, March 12, 2024 2:21:05 PM

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San Mateo County Planning Commissioners,

I am writing to express my strong support for the approval of MidPen Housing's Cypress Point project.

We all know people who would like to live closer to work in a home they can afford. SM County needs to encourage any and all thoughtful plan to increase our housing supply. MidPen project has worked hard to make maximum use of this area; and with the addition of permanent open space, it will be an addition to the whole community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Ricki and Doug McGlashan  
rickimcglash@gmail.com

San Mateo, California 94402

**From:** [Theresa McLaughlin](#)  
**To:** [Planning Commission](#)  
**Subject:** Agenda MidPen Housing Corporation  
**Date:** Tuesday, March 12, 2024 3:48:27 PM

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I am writing to express my concern about the incomplete planning and cost estimate for the Cypress Point housing proposal.

This location for affordable housing across from the sewer plant was chosen over 50 years ago when Hwy One was expected to be two lanes in each direction. Modern planning calls for higher density housing close to transit and services; the MidPen proposal creates an isolated subdivision with its own daycare and amenities not accessible to the surrounding communities. The development will be 7 miles from the nearest library and 5 miles from the nearest supermarket. It would be considered a food desert if it were not a rural location.

There is no approved plan, budget or timeline to modify the Hwy 1 access points to reach minimum allowed safety standards, even though that bar is set to D during peak hours and E during non-peak hours. Although MidPen is driving development of this location, they will not be responsible for the ultimate cost of these improvements if/when they come to fruition.

This project is 100% rental housing, no chance for residents to build generational wealth. In the future I hope the county will consider co-ops as a way to keep affordable housing in the hands of owners rather than landlords.

In summary, please consider the safety of construction workers, current and future residents accessing this site repeatedly from the existing Hwy 1 configuration, because we will be living with that for years, and vote to delay this project until the Hwy 1 infrastructure is in place. Thank you for your consideration.

Theresa McLaughlin  
670 Stetson St  
Moss Beach, CA

**From:** [Debby Mackimmie](#)  
**To:** [Planning Commission](#)  
**Subject:** Agenda MidPen Housing Corporation  
**Date:** Tuesday, March 12, 2024 4:03:34 PM

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To the SMC Planning Commission,

The Cypress Point planned low income housing development continues to be a poo party for the entire Coastside community. Please see the comment letter from MidCoast ECO. All the points in this letter echo exactly how I feel the County and associated entities have handled public safety on this issue, or should I say, have not handled public safety issues. All of these myriad issues must be addressed before any further steps are taken and long before any construction begins. This is a perfect time for all concerned to work smarter not harder. You have a real opportunity to get it right the first time and not have to spend precious tax dollars later fixing what could have been avoided.

Thank you,  
Deb MacKimmie  
Moss Beach, California

Sent from my iPad

**From:** [Roberto Hernandez](#)  
**To:** [Planning Commission](#)  
**Subject:** Midpen housing 71 unidades en Moss Beach  
**Date:** Tuesday, March 12, 2024 4:04:35 PM

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Mi comentario es a favor de la construcción de viviendas por parte de Midpen en Moss Beach la gran necesidad de vivienda asequible en la costa del condado de San Mateo es muy grande, las familias que vivimos en las áreas no incorporadas del condado también tenemos derecho a una vivienda digna y justa.

Muchas gracias

**TRANSLATION:**

*My comment is in favor of the construction of housing by Midpen in Moss Beach, the need for affordable housing on the San Mateo County coast is very great, families who live in the unincorporated areas of the County also have the right to decent and fair housing.*

*Thank you very much*

**From:** [Louis Mirante](#)  
**To:** [Planning Commission](#)  
**Cc:** [Matt Regan](#); [Michael Schaller](#)  
**Subject:** Item 2 On Tomorrow's Agenda: BAC Support  
**Date:** Tuesday, March 12, 2024 4:57:13 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[2024.03.12\\_Support\\_MidPen\\_BAC.pdf](#)

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Dear County of San Mateo Planning Commission,

Pleased find the attached letter of support from the Bay Area Council for Item 2 on your agenda tomorrow, the MidPen Moss Beach affordable housing project. The project will have enormous benefit to the residents of the project and the whole community – we hope you vote to approve it. Should you have any questions about our letter, Matt Regan (CC'ed) or I would be happy to help answer them. Thank you for your consideration.

Best,  
Louis



**Louis Mirante**

Vice President of Public Policy, Housing

Phone: (510) 908-0537 | Email: [lmirante@bayareacouncil.org](mailto:lmirante@bayareacouncil.org)

The Historic Klamath, Pier 9, The Embarcadero, San Francisco

[www.bayareacouncil.org](http://www.bayareacouncil.org)







March 12, 2024

*SENT VIA EMAIL*

San Mateo County Board of Supervisors  
401 Winslow Street  
Redwood City, CA 94063

***RE: Support – Cypress Point***

Dear San Mateo County,

The Bay Area Council endorses the Cypress Point affordable housing project.

At the intersection of business and civic leadership, the Bay Area Council is a public-policy advocacy organization for the nine-county Bay Area working to solve the most challenging regional issues. The Council proactively advocates for a strong economy, a vital business environment, and a better quality of life for everyone who lives here. California is currently experiencing an unprecedented housing crisis that, without significant intervention, will only get worse. The California Department of Housing and Community Development estimates the state needs to build 180,000 new units of housing annually by 2025 to meet projected growth - over 100,000 more units than we are currently building annually. The region has long been an engine of growth and prosperity, but it has also increasingly become marked by unaffordability and income inequality. The bottom 25% of income earners are spending 76% of their income on housing. The Bay Area's nine counties and 101 cities permitted only 57% of the new homes needed to meet the demands of population growth and maintain baseline levels of affordability. This is clearly not acceptable or sustainable.

Every city in our region must play their part to house its workforce and stop this growing trend of mega commuting that is bad for our environment and our social fabric. The Council is disheartened to hear that no deed-restricted affordable housing exists in this coastal community. There is a significant need for additional housing in Moss Beach, especially at affordable levels. For this and other reasons described below, the Bay Area Council supports this proposed development:



- **Deep Affordability Levels** - The proposed project is Moss Beach's first 100% affordable housing project - ever. Affordability levels range from 30-80% AMI and reserves 4 units for formerly homeless households.
- **Amenities** – The proposal includes a community center for residents and is pedestrian and bicycle-friendly. It also includes a community garden and a play area for children. MidPen Housing will also provide programming and community activities for residents.
- **Neighborhood Collaboration** – Over the course of the past four years, MidPen has held multiple open houses, small group sessions, and one on one meetings in addition to numerous presentations to local community/business groups. The project has been modified to alleviate neighborhood concerns regarding height, density, parking, proximity to neighbors, and local traffic.

The Council applauds MidPen Housing for their responsiveness to the community. In considering this project, we encourage the County to consider the severe lack of affordable housing in this coastal community, one this project helps to resolve. Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Matt Regan'.

Matt Regan  
Senior Vice President  
Bay Area Council