

Notice of Preparation

Notice of Preparation

To: _____ From: _____

(Address) (Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

_____ will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to _____ at the address shown above. We will need the name for a contact person in your agency.

Project Title: _____

Project Applicant, if any: _____

Date _____ Signature Michael Schaller _____

Title _____

Telephone _____

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

**NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT
REPORT AND PUBLIC SCOPING MEETING FOR THE CYPRESS POINT
AFFORDABLE HOUSING COMMUNITY PROJECT**

Date: December 9, 2022
To: Responsible/Trustee Agencies and Interested Parties
From: County of San Mateo
Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report and Public Scoping Meeting for the Cypress Point Affordable Housing Community Project

The County of San Mateo, as Lead Agency, will prepare a Draft Environmental Impact Report (EIR) for the Cypress Point Affordable Housing Community Project (“project”). The specifics of the project are described below. The County of San Mateo is soliciting written and oral comments on the scope and content of the Draft EIR. This NOP is being sent to the California State Clearinghouse, San Mateo County Clerk, adjacent cities, potential responsible agencies, 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. When the Draft EIR is published, a Notice of Availability of a Draft EIR will be sent to Responsible Agencies, other public agencies, and interested parties and individuals who have indicated that they would like to review the Draft EIR.

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

Project Title: Cypress Point Affordable Housing Community Project

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 bounded by vacant land to the southwest (towards State Route 1), residential properties along 16th Street to the northwest (in the community of Montara), and residential properties along Carlos, Sierra, and Lincoln Streets on the other two sides. Individual houses along Stetson Street and Buena Vista Street also border the property.

Existing Conditions and Site History: During the World War II era, the property was occupied by the Point Montara Artillery Training Station. The Montara Elementary School District acquired the site in 1948 and used one of the buildings for the Farallon View Elementary School.

The project site is currently vacant and contains numerous concrete slab-on-grade building foundations and retaining walls located in the central portion of the parcel. These buildings are the only remnants of the Point Montara Artillery Training Station and school buildings. In some areas, these foundations are covered by thick vegetation consisting of trees and shrubs and by graffiti. Thick vegetation also covers the majority of the project site outside the areas of the building foundations.

Unpaved internal roadways extend northwest-southeast across the north and central portions of the project site. In addition, two water tanks owned by the Montara Water and Sanitary District also occupy the site. They will remain in place but are not part of the project. A perennial stream (Montara Creek) is located approximately 250 feet to the northeast of the project site and runs in parallel to the northern border of the site (prior to emptying into the Pacific Ocean).

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

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 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 71 affordable housing units, 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.

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

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Potential Environmental Effects: Potential physical and environmental effects of the project that are anticipated to be evaluated in the Draft EIR include the following:

Aesthetics	Land Use and Planning
Agriculture and Forestry Resources	Mineral Resources
Air Quality	Noise and Vibration
Biological Resources	Population and Housing
Cultural Resources	Public Services
Energy	Recreation
Geology and Soils	Transportation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards and Hazardous Materials	Utility and Service Systems
Hydrology and Water Quality	Wildfire

In compliance with CEQA Guidelines Section 15126.6, the Draft EIR will describe and evaluate the effects of a reasonable range of alternatives to the proposed project and will compare the impacts of the alternatives to the impacts of the proposed project. The EIR will also identify any alternatives that were considered but rejected by the Lead Agency as infeasible and briefly explain their reasoning. The EIR will provide an analysis of the No Project Alternative and will also identify the Environmentally Superior Alternative. The alternatives to be analyzed in the EIR will be developed during the environmental review process and will consider input received during the public scoping period.

NOP Response Deadline: Written responses to this notice regarding the scope of the Draft EIR will be accepted until **5:00 PM, Monday January 9, 2023**. All written comments should be sent to the Lead Agency as follows:

By U.S. Mail:

**County of San Mateo
Planning and Building Department
Michael Schaller, Senior Planner
455 County Center, Redwood City, CA 94063**

Or via email: mschaller@smcgov.org; include “Cypress Point Affordable Housing Community Project – NOP Scoping Comments” in the subject line.

Public Scoping Meeting: Pursuant to State CEQA Guidelines Sections 15082 and 15206, the County will conduct a public scoping meeting to solicit written and oral comments regarding the scope and content of the EIR from interested parties, responsible agencies, and any other interested persons, organizations, or agencies.

The scoping meeting will be held at the San Mateo County Planning Commission meeting of **Wednesday, December 14, 2022**, which begins at **9 a.m.** and will be conducted via video conference. The meeting may be accessed online through Zoom at <https://smcgov.zoom.us/j/97838867686>. The meeting ID is **978 3886 7686**.

Notice of Preparation and Public Scoping Meeting for a Draft EIR
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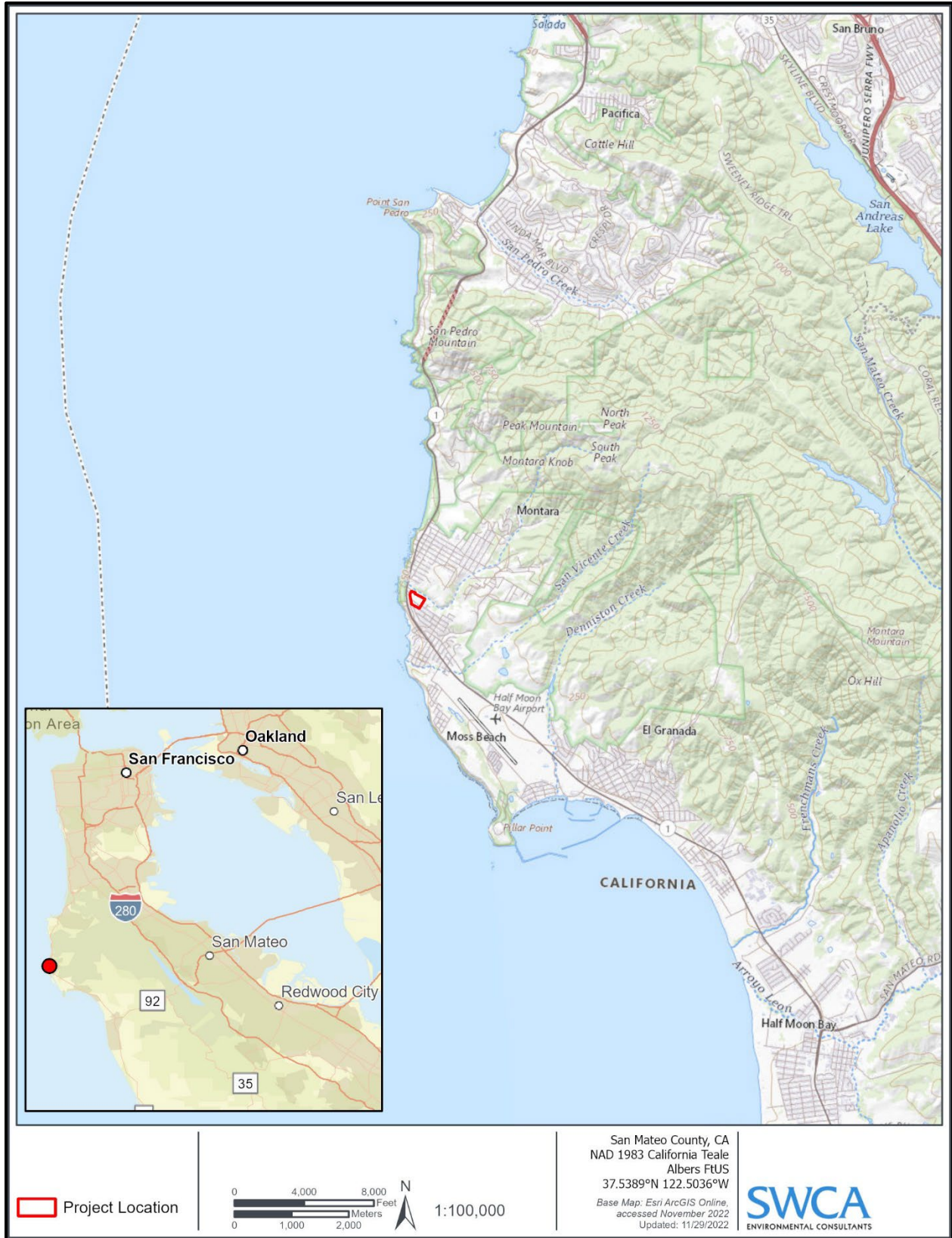


Figure 1. Project Vicinity

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



Figure 2. Project Location

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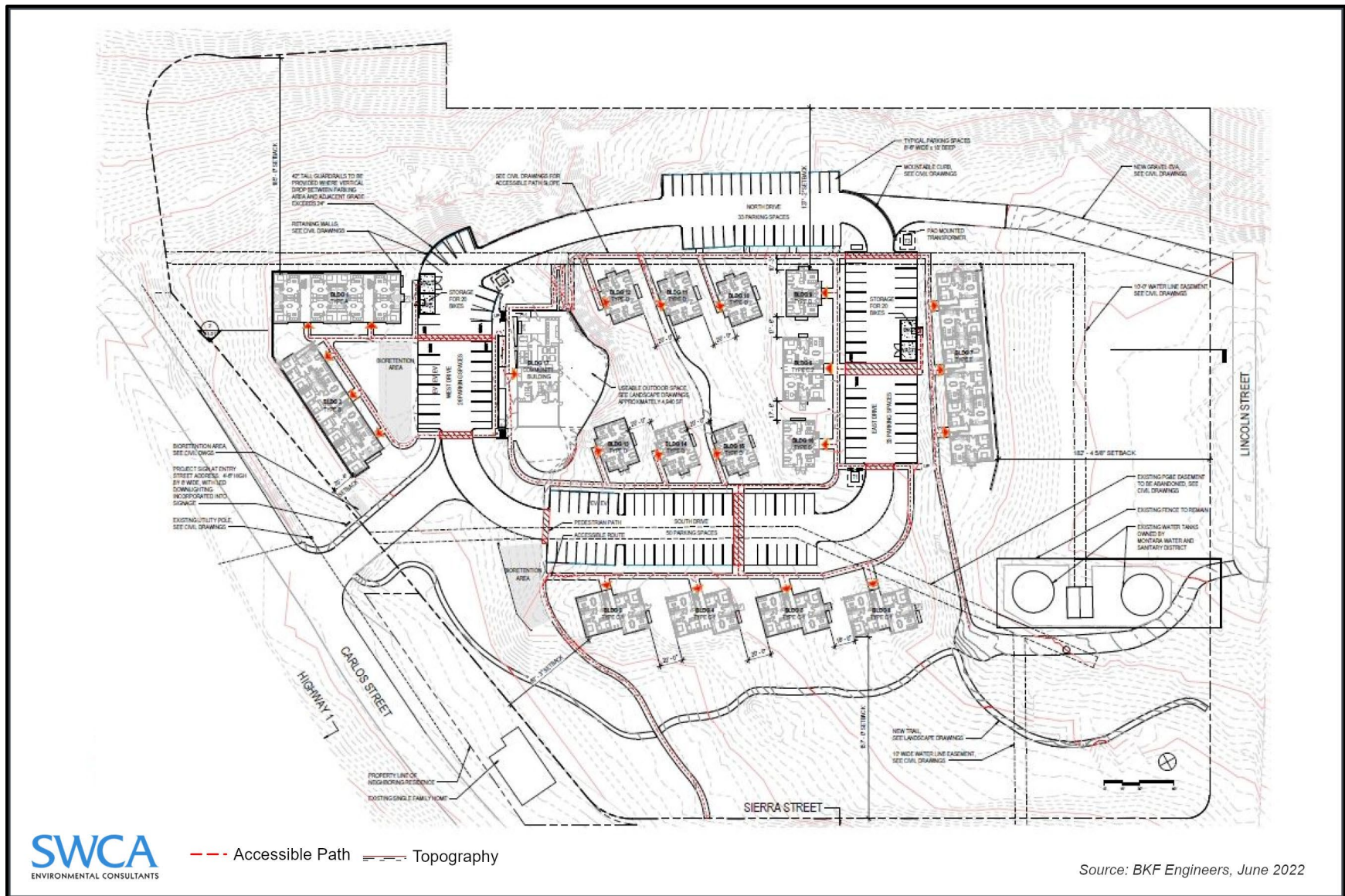


Figure 3. Proposed Site Plan