

**From:** [PLANNING\\_PlanningProjects](#)  
**To:** [Michael Schaller](#)  
**Subject:** Fw: Cypress Point EIR  
**Date:** Monday, September 11, 2023 10:29:52 AM

---

Hi Mike.

This email was in the General Inbox. Forwarding to you since it seems addressed to you.

Thanks.

Jonathan.

San Mateo County Planning & Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
Email: [PlanningProjects@smcgov.org](mailto:PlanningProjects@smcgov.org)

**\*\*Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. \*\***

---

**From:** Beverly Hayes <[beverly.hayes2@gmail.com](mailto:beverly.hayes2@gmail.com)>  
**Sent:** Sunday, September 10, 2023 5:35 PM  
**To:** PLANNING\_PlanningProjects <[PlanningProjects@smcgov.org](mailto:PlanningProjects@smcgov.org)>  
**Subject:** Cypress Point EIR

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

---

To Michael Schaller, Senior Planner

We are homeowners in Moss Beach. Our house borders the proposed housing project at Cypress Point that MidPen proposes. We have built and owned our home since 1983.

We have sympathy for those needing affordable housing but this **IS NOT** the place for a project of this size for many reasons.

## **SAFETY**

### **Driving**

Many of our roads are end of county roads and paved and maintained by the homeowners. These narrow neighborhood roads cannot take over 500 plus more cars coming through our small community. What a dangerous hazard this would be

for all. Highway 1 is a dangerous place to exit and enter as it is and cannot take this kind of additional risk with all of these cars being routed through our small neighborhoods.

### **Contaminated Land**

We live directly next to the top secret World War II military site. There has been no study of what kind of contamination may be there. This needs to be evaluated before potentially harming everyone who lives near this site. Who knows what will be turned up when digging begins.

### **Evacuation Plan**

After seeing what happened with the recent fire on Maui, we see the effects of small roads and no way out with too many people. There is no evacuation plan in place for potential fires and how to evacuate all of these people in any kind of disaster.

### **NOT APPROPRIATE**

We have heard from a proponent of affordable housing and he even says that Cypress Point **IS NOT** a logical solution for housing. It is not near grocery stores, jobs, medical care facilities, and schools. There are none of these services here.

### **SIZE**

A project of this size is out of scale with mid-coast communities. A smaller size housing project with less people and mitigating less traffic would lessen the impact on our resources. We have limited water capacity and now our resources will be unnecessarily burdened. Single family homes are more in line with the mid-coast communities and it would make more sense to build them if developers were to build anything here.

### **OPEN SPACE**

This land has been used for wildlife forever. It is a large coastal habitat that many species of animals need to survive. Instead, building a park here would preserve this land for our declining wildlife habitats.

**PLEASE** consider the quality of life for Coastsiders and the huge impact this will have on all of us if a project of this size were to go through. It is potentially dangerous for all who live here currently and all who would move here, presents a big loss of wildlife habitat, and is a very inappropriate place for an affordable housing project.

Thank you very much for your time.

Beverly and Howard Hayes  
500 Buena Vista St., Moss Beach

