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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022120189

Project Title: Cypress Point Affordable Housing Community Project

Lead Agency: San Mateo County

Contact Name: Michael Schaller

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Project Location: Moss Beach, San Mateo County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes the development of 70 affordable housing units and one manager's unit, consisting of 16 two-story buildings and a community building. There would be 142 parking spaces on site. Vehicular ingress and egress would provided by a single driveway on Carlos Street. A second access route, which would be restricted to emergency vehicles only, would connect the project site with Lincoln Street. The project would seek an amendment of the County General Plan designation from Medium-High Density Residential to Medium Density Residential.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact TR-2: The proposed project would exceed the County VMT thresholds and therefore would not be consistent with State CEQA Guidelines Section 15064.3(b). MM-TR-2: Implement C/CAG TDM Checklist Measure M4
The project sponsor shall incorporate C/CAG TDM Checklist Measure M4 from the "Additional Recommended" list in the "Residential (Multi-Family) Land Use: Small Project" checklist. Significant and Unavoidable after mitigation.
C-TR-2: Implement MM-TR-2, MM-TR-3, MM-TR-4b and MM-TR-4c Significant and Unavoidable after mitigation.

Impact TR-4: Project-related pedestrians and bicyclists would be exposed to roadway-related hazards at the State Route 1 and Carlos Street intersection due to a geometric design feature (e.g., sharp curves or dangerous intersections).
MM-TR-4a: Implement MM-TR-3 (Temporary Carlos Street Closure at State Route-1). Significant and Unavoidable after mitigation.
MM-TR-4b: Augment C/CAG TDM Checklist Measure M3. Significant and Unavoidable after mitigation.
MM-TR-4c: Additional Transportation Demand Management Measures. Significant and Unavoidable after mitigation.
C-TR-3: Implement MM-TR-2, MM-TR-3, MM-TR-4b and MM-TR-4c. Significant and Unavoidable after mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

3.3 Biological Resources: Potential presence of California red-legged frog on-site.
3.4 Geology and Soils: Details of several slope failures and soil stability in project site. Liquefaction zone at 16th Street.
3.6 Hazards and Hazardous Materials: Potential presence of lead, asbestos and other contaminates. Coordination with RWQCB and DTSC
3.7 Hydrology and Water Quality: Deficient water supply. Water company payment for new connections. Sewage, water infrastructure, and runoff.
3.10 Transportation and Circulation: Safety of intersections and driveways along Carlos, California, Stetson, and Sierra Streets. Sidewalk and accessibility concerns. Hazardous design of Highway 1 in project site. Limited roadway infrastructure to serve emergency evacuation, public transit, traffic hazards. Upgrades to roadway infrastructure to accommodate new residents, workers, and pedestrians/visitors in the project site. Emergency evacuation challenges, increased traffic in the area. Increase of vehicle miles traveled. Parking concerns, existing on-street parking on Carlos Street. Timing of traffic mitigations.
3.11 Utilities and Service Systems: Infrastructure adequacy to support the project. Water infrastructure and payment of connections. Preservation of access to Montara Water and Sanitary District tanks during construction.
4 Alternatives: Scale is too large for neighborhood. Lessened units or project downsizing as an alternative.
Initial Study Section 2.18 Tribal Cultural Resources: Native American Heritage Commission recommendations for cultural resources research, surveys, and reporting.

Provide a list of the responsible or trustee agencies for the project.

California Coastal Commission