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**Subject:** EIR Cypress Point for Planning Commission 9.13.23- Responsibility and Accountability.  
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To SMC Planning Commission, Supervisor Mueller,

Preface & Tone; Again, another mid-week morning meeting. Precisely when local working people of the neighborhood and the voice of the real Moss Beach Community are working to pay the Property taxes that will ultimately be used for this project. Of course, this plays beautifully into the hands of Mid-Pen. The words 'nefarious' and 'orchestrated' spring to mind.

General: It is apparent to me that there has been very little or no representation for the Local Residents and the Community of Moss Beach within the SMC Gov. Who is responsible and accountable to the residents and making decisions without their voice? Who represents the the local community within the San Mateo County Planning/ Building Departments? The Planning Department? Clearly not. Is this entirely an one-way street, in which the Local Community have ZERO input or say about how THEIR tax dollars are spent on this project, or how THEIR lives, properties, will be impacted? I am certain, that if this was, for example, in Atherton, NONE of this would have even made it this far.

HWY1 DEIR.

In plain language the document states that there are ***"Significant and unavoidable impacts even with mitigation measures."***

Stated for obvious reasons. The infrastructure to support a development of this magnitude is non-existent.

Infrastructure issues, such as Connect the Coast-Side, need to be resolved PRIOR to any construction. That means, BEFORE we plunge into building and construction, there needs to be an appropriate infrastructure and network already in place appropriately planned and specified for the relevant project. The DEIR clearly states this as a major flaw in the project location with no means of mitigation.

Building a project sans infrastructure is completely backwards and there is no Planning department that would allow a project with the incorrect infrastructure without being improved. How is it then, OK, for SMC Planning to forge ahead without resolving any of these concerns? Who is accountable for these decisions? Who will take responsibility and who will fix the issues as they become clearly apparent in the future. On whose budget? Let me guess! Certainly the Local Residents directly effected by this!

SO: How and when will this issue be mitigated and a capable infrastructure in place that can accommodate a project of this magnitude? Cal-Trans says not before 2030.

If so, then, how can a Building Permit, possibly be issued BEFORE, these issues have been mitigated? This is irresponsibility at any level. Period.

SMC Planning/ Building says: "No Certificate of Occupancy will be issued until all the mitigating issues have been resolved." SERIOUSLY! Mid-Pen has zero concerns about the infrastructure. They just want to ram the project in and get out. Mid-Pen WILL ram the Occupancy issue until SMC gives them what they want irrelevant of the state of any required and/or pre-requisite mitigations. Just look at their past record until now! SMC has given them everything they want without so much as a whimper of concern for the local Moss Beach Community.

Any reasonable and capable City/ Planning department knows that the internal infrastructure always precedes the project layout. That means, roads, Ingress/ Egress, Access, Utilities, etc. are defined at this stage and thus defines the size and scope of the relevant project. Today, a project is NEVER developed without the appropriate infrastructure in place. If it is, it is inevitably a product of the \*5 P's.

This project is completely backwards. First the project then, maybe, we can talk about the infrastructure! Whoever tells you this is OK, should be fired and is not competent of a salary from us, the tax-payer. Who is making and approving these decisions? Who is accountable for this? I question their motives. Most certainly, they know better than this or are being coerced from above.

In Moss Beach, we have a broken infrastructure. HWY1, through Moss Beach is deadly. NO way of safely crossing sides. A poor attempt has been made at Peggy's Crossing, (Virginia St) but still remains a deadly dangerous crossing.

And yet again, the SMC Planning Department is bent on ramming this through, despite these **"Significant and unavoidable impacts even with mitigation measures."** If SMC Planning is serious about this, then, they will wait until Connect the Coastside has been resolved BEFORE issuing any type or form of Planning/Building Permit.

Mid-Pen's mitigation response is: *"...resources and rewards to residents to encourage bicycling for commuting purposes..."* This appears several times as a mitigation measure within this DEIR.

SERIOUSLY! Who, as a resident of this project is going to commute daily to HMB and back on their bicycle? This is not only an ignorant and naive statement, but extremely insulting and gravely dangerous.

I might remind you of our last death on this piece of HWY1, only two hundred meters South of the cross-walk, on a bicycle, was NOV14/2022. Yet, Mid-Pen and the SMC Planning Dept. feel this is an appropriate mitigation Measure as stated in the DEIR! This is abominable. It is exactly, this type of incredulous response that shows exactly their lack of concern with any of the required mitigations for this project and should instantly expel not only them from this project but any further projects along the coast.

The fact that this project can be rammed through without any further avenue or consideration for transport and circulation safety is incomprehensible. CLEARLY, SAFETY IS OF ZERO

CONCERN as is evident by the actions set forth in this DEIR.

By adding this project without COMPLETELY addressing ALL the infrastructure needs and concerns in their entirety and most importantly, SAFTEY, is not only irresponsible on all parties involved, but also negligent and complicit, and there needs to accountability from the SMC Planning Department, Mid-Pen and SMC Office or representatives, that ALL these issues will indeed be complete PRIOR to the Issue of any form of Permit and the commencement of the cypress point project low income housing project, as it quite clearly won't be Mid-Pen's concern how or if this even gets resolved.

\*5P's- Piss Poor Planning leads to Piss Poor Performance.

## EGRESS DEIR

The report says that there is no need for an Egress Plan as there is low fire hazard in this area.

SERIOUSLY! NO Need for Egress! What an ignorant, dangerous a statement. Who in their right minds would write such disconnected-from-reality dribble.

It only takes ONE fire, AND, it will be the next fire that matters! God forbid.

By example, for us to learn by: Paradise, was razed to the ground by a fire that was started many miles away. Yes, a long way away, if you listen to the 911 calls made and responses. The fire hit Paradise, leaving only one road out of 5 roads that lead in-and-out of Paradise. The other 4 routes of egress were blocked and/ or destroyed. **Leaving only one route of Egress.**

Well guess what, here in Moss Beach, we only have ONE road for Ingress/ Egress. Not four or five! ONE! Have any of you tried to get to Halfmoon Bay or Pacifica from Montara, Moss Beach on a week-end with all the tourists? Well imagine that when there is a fire! There is zero chance of circulation. Z E R O

So whoever is making these sunny day claims in this or any other EIR is either completely ignorant and/ or has a zero sense of reality with the effects of today's Climate changes and the devastation caused by fires. Just switch on the News to learn about the latest fire.

SO, how is, by adding this project to an already broken infrastructure going to be alleviated in the case of an Egress Emergency? Irrelevant of any statement to the contrary in the EIR report. This kind of language is not only utterly irresponsible but also extremely dangerous. EGRESS NEEDS TO BE ADDRESSED- URGENTLY.

So, again, how will this be addressed, and who will be the responsible and accountable party for affecting this change? Answers please.

## DEIR LOCATION

Supervisor Mueller, you mentioned that the money/ funding has already been allocated for this project. Well, Supervisor Mueller, how about that money goes towards, solving the Connect-

the-Coast problem, BEFORE we fund a project that will greatly exacerbate the problem AND has been deemed, by your own words, "...misplaced and not an appropriate location for this project." You have control here. You were awarded this control when you were elected. You CAN over-rule your predecessor. You have the right and the Office to do so.

The project funding is associated to the project and NOT the location. It, the project, can go anywhere that is deemed appropriate, and you own words, "...always looking at other *more* appropriate areas..."

Why is SMC Planning dept all about ramming this through without the considerations of the local area yield capacity? Just because it has been inappropriately Zoned several decades ago, doesn't make it an appropriate location by the definition of today's requirements for low-income Housing, that relies heavily on ease-of-access and public transportation, as is supported by not only the EIR but Supervisor Mueller and Mid-Pen themselves!

The EIR even states that the El Granada site would be a better location and has far safer traffic and safety concerns.

Half moon Bay has been screaming for this project. Take the Project and the Funding and give it to an appropriate, deserving candidate and site, such as HMB. Until now their screams are either falling on deaf ears. Do the right thing.

In closing;

Supervisor Mueller, you mentioned that "..this was all done by my predecessor..I would not have chosen this location...." Well, again Sir, you are correct in that statement, however, YOU now hold the reigns and have the ultimate and final say here. There is no need to hide behind the efforts of your predecessor. You, have the power and the Office to usurp them. Do the right thing, as you said yourself to us, find a more appropriate location, that will benefit all parties, most importantly, those living there. The State will give you full support, as you let me know in no uncertain terms.

Move the Project; Your name will be on the Project flying high, not on your predecessors project flag flying half-mast, at this ill-appropriated location.

Sincerely,

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marco CONSTANT

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