

From: [Michael Schaller](#)
To: [Mercedes Segura](#)
Subject: FW: Item 2, Planning Commission Hearing 9/13/2023
Date: Tuesday, September 12, 2023 3:57:36 PM
Attachments: [MWSD comments Draft EIRCypress Point.pdf](#)
[Cypress Point MWSD conditions.pdf](#)

From: Clemens Heldmaier <clemens@MWSD.net>
Sent: Tuesday, September 12, 2023 3:45 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Cc: Michael Schaller <mschaller@smcgov.org>
Subject: Item 2, Planning Commission Hearing 9/13/2023

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.

Please find attached MWSD comments for item 2 on tomorrow's Planning Commission Hearing.

Thanks,

Clemens Heldmaier
MWSD



Montara Water & Sanitary District

Serving the Communities of Montara and Moss Beach

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September 12, 2023

Via Email: planningprojects@smcgov.org

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

RE: **Cypress Point EIR**
Comments on Draft EIR for Cypress Point Affordable Housing Community Project
(SCH#2022120189)
Owner/Applicant: MidPen Housing
File Number: PLN 2022-00220
Location: Northeast of Carlos and Sierra Streets, Unincorporated Moss Beach
APN 037-022-070

Dear Mr. Schaller:

Montara Water and Sanitary District (District or MWSD) owns and operates water and sewer facilities in and around the project area and hereby responds to the Notice of Availability by providing the following comments to the above referenced Cypress Point PUD Draft EIR:

Section 3.11 Utilities and services systems as follows:

3.11: Introduction paragraph does not list other critical utilities such as electric power grid capability or gas, cable TV, wired internet, fiber optics, telephone land lines and cell phone. Overload of these regional utilities to handle the extra load of 200+ new cell phones on an already overloaded local system may negatively impact MWSD, emergency services ability to receive 911 calls and slow emergency response. The electrical power grid is already stressed in this area, and PGE has advised the District that this wire "is the end of the line and is at its limit" regarding the Vallemar Pump Station (and Montara Pump Station), and the region has experienced repeated brown outs. The EIR should properly evaluate the Project's potentially significant impacts related to additional demand on all utility systems, including the District.

3.11.1.2 Wastewater:

The District is a member agency of the Sewer Authority Mid-Coastside. The draft EIR states that “[s]ince May of 2017, SAM has not had a Category 1 SSO ...”. This statement needs to be updated because it does not account for the SSO’s experienced by SAM’s system since that time, especially during the storm events of late 2022/early 2023. The average daily flows to SAM’s plant should also be updated since they have changed since 2018. Without this updated information, the EIR has not properly evaluated the Project’s potentially significant impacts related wastewater flows and loads.

Table 3.11-1: “SAM WWTP Influent Flows” should be titled “SAM WWTP Influent Flow Capacity Limits”

As stated above, SAM SSO’s and average daily flow figures are out of date. Moreover, the use of underground storage has proven benefits to mitigate sewer spills/reduce storm event spill volumes. SAM has also made facility improvements and more are planned in the Project area as part of its routine infrastructure maintenance program.

3.11.1.3 Solid Waste:

All on-site garbage collection like roll-off bins centralized site garbage collection must be covered and washdown/drain catch areas must be drained to the sewer system and prevent rain water influence (or some other way) to be in compliance with Porter-Cologne and NPDES pollution prevention.

Minor clarification to page 3.11-18 : The sewer wastewater demand was calculated to be allowed 18,105 GPD which is more than the estimated water use of 14,060 GPD. Just to clarify, the sewer capacity allowed exceeds the projected water use by about 22%, so this is in balance and there is sufficient sewer capacity.

In addition to the above, the District incorporates by reference all comments raising issues regarding the NOA and the draft EIR submitted prior to certification of the EIR for the Project. MWSD also submits its prior comment letter dated January 9, 2023 (copy attached) as supplementary to the comments provided herein.

Finally, MWSD requests that the Lead Agency provide notice to the District of any and all notices referring or related to the Project issued under the California Environmental Quality Act, Cal Public Resources Code § 21000 *et seq*, and the California Planning and Zoning Law, Cal. Gov’t Code §§ 65000–65010.

Sincerely,



Clemens Heldmaier, General Manager



MONTARA WATER & SANITARY DISTRICT

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January 9, 2023

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

**RE: Comments on NOP for a Draft EIR for Cypress Point Affordable Housing
Community Project, Montara, CA, APN 037-022-070**

Montara Water and Sanitary District (District or MWSD) owns and operates water and sewer facilities in and around the project area and hereby provides the following comments to the Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Cypress Point Affordable Housing Community Project regarding impacts to the District's facilities:

1. District's Access to the Existing MWSD's Water Facilities for maintenance and repair purposes must be maintained at all times, 24 hours daily, seven days a week, on a year-around basis, both during and after construction. Public water facility access shall be designed and maintained according to MWSD's standard specifications. Easements for public water facilities shall be twenty feet in width and centered on the water line. Based on the information provided in the NOP, the District expresses its concerns for staff and public safety on the surface streets leading to the proposed development and on Highway 1 – due to a high-speed blind corner while exiting the site and connecting to Highway 1. Ingress/egress for District's vehicles and equipment are of concern as access by MWSD to its life-line water facilities must be maintained at all times, day and night.
2. Protection of Existing District's Facilities in 16th Street. Existing facilities, including but not limited to line meters, valve vaults, water mains and casings, and fire hydrants, cannot be relocated and must be protected in place and out of the travelled right-of-way zone. Existing easements and protections for these facilities will adhere to MWSD's standard specifications.
3. Hazardous Materials Present on Site. Since significant evidence of various toxic substances exists on site in the soil and the need for the project to move over 9,500 cubic feet of soil, an in-depth investigation and remediation of the hazardous materials must take place before any grading or other construction activities can begin on site. All state and federal regulations regarding the handling of hazardous materials must be followed and appropriate mitigation measures put in place.

4. Existing Water Facilities on Site and in the Vicinity. Existing water mains and other water facilities currently located onsite, must be located, protected, and re-located, as necessary, in close coordination with MWSD. The District requires that plans for any activity in the area of the District's pipelines or facilities be submitted to MWSD for review and written approval.
5. Water and Sewer Connections to MWSD is Required. MWSD has the capacity and will provide domestic and fire protection water service and sewer collection service to the project.
6. Project Hardscape Impacts to MWSD's Facilities. The District is concerned about potential impacts to its nearby facilities resulting from installation of the project hardscape; of particular concern is potential flooding, drainage and erosion issues that may impact MWSD's sewer collection system performance. The Erosion Control Plan and Stormwater Pollution Prevention Plan for the development are to be provided to the District, upon their respective approval by the lead agency.
7. Solid Waste Services. The development must provide on its premises garbage cans or refuse receptacles for receiving all garbage, rubbish, and waste matter between times of collection and removal. These services will comply with the requirements and regulations listed in District Code, as applicable.

In addition to the above, the District incorporates by reference all comments raising issues regarding the NOP and the environmental impact report ("EIR") submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Finally, MWSD requests that the Lead Agency provide notice to the District of any and all notices referring or related to the Project issued under the California Environmental Quality Act ("CEQA"), Cal Public Resources Code § 21000 *et seq*, and the California Planning and Zoning Law, Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Sincerely,



Clemens Heldmaier

General Manager