

Cypress Point Project Roadmap to CDP Approval

This overview was prepared by Len Erickson with review by Joe LaClair – Update 2

June 10, 2020 – Planning Commission Recommends Board approval of Cypress Point LCP Amendment (LCPA) to the Board of Supervisors

- County provides information regarding traffic mitigation options as part of its LCP amendment submittal to the CCC for the CCC's CEQA equivalent review process.

TBD – Board of Supervisors considers the LCPA

- With approval the LCPA is submitted to the CCC for certification

TBD – The CCC staff reviews the submission and presents their recommendation to the CCC

- CCC approves the amendment or returns it with request for further actions
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If the CCC approves the LCPA for Cypress Point, MidPen Housing prepares permit application materials for the project. Midpen must obtain a Coastal Development Permit (CDP) from the County and the County must conduct a CEQA review.

- San Mateo County Planning will conduct a CEQA review of the project application which will include relevant traffic information and mitigation measures. The County will determine the necessary traffic mitigation measures required to address the impacts of Midpen's project with public comment. Some mitigations will be projects or parts of projects in Connect the Coastside, others will be project-specific mitigations.^[1]

TBD - CDP submission, CEQA certification and other required project permits will be presented to the Planning Commission for approval. This will include evaluation of proposed traffic mitigation measures.

- If the Planning Commission approves the permit package, the CDP decision may be appealed to the San Mateo Board of Supervisors or the California Coastal Commission

[1] Note: Connect the Coastside limits consideration of roadways to SR1, connecting streets and streets utilized for the parallel trail or for coastal trail crossings.