

March 24th, 2026

Dear Neighbor,
You are receiving this courtesy notice because you are a resident or owner of property located near the new Cypress Point Community at 1800 Carlos Street, Moss Beach.

Cypress Point Construction Update & Look Ahead:

- Rough grading of the site has been ongoing over the past month and is nearing completion. Building pads are beginning to take shape.
- Underground wet utility work is expected to begin in the last week of March and will continue for the next several months.
- Under-slab electrical and plumbing work will also begin in late March, followed by the start of structural excavation and formwork in preparation for concrete foundations in mid-April.
- During routine grading activities an abandoned underground storage tank (UST) was encountered. As per required protocol set forth in the project's Conditions of Approval and County Environmental Health Services (EHS) compliance for removal of an UST, work in this area has been paused and the area has been secured. Per next steps required for removal, we hired a licensed hazardous material services contractor on March 18 and submitted a UST closure and cleaning application to County EHS on March 20 to initiate the removal process. We will work with the County inspector to perform supervised sampling and removal upon clearance to do so with County EHS. In the meantime, the subject area will be cordoned off, and no work will occur within the area until removal is completed.



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Staging of equipment will remain within the construction fencing. All trucking associated with grading, utilities, and concrete operations will continue to follow County-approved haul routes.

We have created a website <https://www.cypresspointfamilycommunity.com> to distribute most up-to-date information, regularly, in addition to the monthly construction look-ahead notices. If you are interested in receiving additional construction updates, you may visit the website or scan the QR code and subscribe to be included in our email distribution list.



SCAN ME

If you have any questions or concerns, please contact our on-site Project Superintendent:

John Medina
(408) 466-9834
jmedina@devcon-const.com

Sincerely,
Devcon Construction, Inc.

A handwritten signature in black ink, appearing to read "Shawn Dobson".

Shawn Dobson
Senior Project Manager

CC: MidPen Housing: Serena Ip/Kushal Modi mossbeach@midpen-housing.org