August 25th, 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:

- Wood framing is now underway. Neighbors can expect daily deliveries of lumber and other framing materials as this work progresses.
- Electrical, plumbing, and HVAC crews will soon begin rough-in work within the buildings.
- Curbs, gutters, and asphalt have been mostly completed, only a few remaining areas.
- Landscape irrigation installation is ongoing and will continue over the coming months.
- Carlos Street Utility Work: Offsite sewer and storm drain improvements have begun. The work is expected to take approximately three months, with the majority of underground utility work scheduled for completion before the start of the wet-weather season. In accordance with the approved traffic control plans, portions of northbound Carlos Street between Highway 1 and Sierra Street will be subject to partial and full closures throughout the duration of the work. Traffic-control signage and detours will be installed as required.
- San Mateo County Health department has completed their review of the manifests, no additional actions are required.

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.

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

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

Sincerely,
Devcon Construction, Inc.

Shawn Dobson
Senior Project Manager

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

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