

From: [Tracey Kehir](#)
To: [Planning Commission](#)
Subject: Fwd: Cypress Point EIR
Date: Thursday, September 14, 2023 1:19:27 PM

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.

Sent from my iPad

Begin forwarded message:

From: Tracey Kehir <tiki.kehir@gmail.com>
Date: September 14, 2023 at 11:42:12 AM PDT
To: planning_commission@smcgov.org
Subject: Fwd: Cypress Point EIR

Sent from my iPad

Begin forwarded message:

From: Tracey Kehir <tiki.kehir@gmail.com>
Date: September 11, 2023 at 3:42:06 PM PDT
To: planningprojects@smcgov.org
Subject: Cypress Point EIR

Michael Schaller, Senior Planner

We are expressing our concerns about this housing project proposed in Moss Beach. There exists 6 major “significant and unavoidable impacts” that will put the entire surrounding community in an unsafe environment. The DEIR proposes to close the North end of Carlos St. forcing nearly 500+ trips daily through the neighborhood streets which are not designed to handle such volume. Carlos St. measures 13’- 14’ in some areas and has blind corners with no sidewalks. How is this housing plan considered safe for anyone and everyone that will use this street? The County at this time does not have an adequate evacuation plan and adding well over 200 residents in this neighborhood puts us all at risk with our narrow roads with no realistic evacuation plan. Can we not learn from many of the horrific disasters that have occurred in the last decades concerning narrow roads becoming so clogged that it puts everyone in the community at a perilous risk. Re: 2.5.3 Parking Circulation and Access section

states that “there would be an emergency access route from Lincoln Street to the northeast of the project”. On page 337 section [3.6.1.5](#) the DEIR then declares that “the 20-foot-wide graveled road off Lincoln would only be used by visitors, building management staff, parcel delivery employees and County staff for emergency response access”... so am I to surmise the only access to said “graveled road off Lincoln” will be via Buena Vista St? Buena Vista St. is another narrow street(16’ wide with no sidewalks) that will see an increase of unsafe vehicular traffic mixed with pedestrians. I would also think that some of the tenants in building 7 would see using Buena Vista to Lincoln as a quicker route to their residence. What is the plan for overflow parking? Realistically, this part of the mid coast is very car-centric so I think the allotted parking spots(142 spaces) is way too few for this complex as there is no guarantee that the complex will cap out at 213 residents. Even the DEIR states that this site is not a good fit for a project of this size. The “significant and unavoidable impacts” expose our entire community into an unsafe living environment! This housing project should not be approved until these safety risks are solved! Thank you!

Tracey and Michael Kehir
501 Buena Vista St.
Moss Beach

Sent from my iPad