

From: [PLANNING_PlanningProjects](#)
To: [Michael Schaller](#)
Subject: Re: Attn: Michael Schaller, "Cypress Point EIR"
Date: Thursday, September 7, 2023 9:02:09 AM

Hi Mike,

Dropping this in your folder. In these cases, do we give them acknowledgement of receipt from the general planningprojects inbox?

Thanks,
Sam

San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: PlanningProjects@smcgov.org

****Planning Division public assistance counters are closed on Fridays. Additionally, please note staff rotates shifts daily, any planner can assist. ****

From: Graham Brew <gecbrew@yahoo.com>
Sent: Wednesday, September 6, 2023 6:20 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>
Subject: Attn: Michael Schaller, "Cypress Point EIR"

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Dear Mr. Schaller,

Regarding the Proposed Cypress Point development in Moss Beach, California. The recently released EIR is extensive and demands attention. It points to the numerous significant and unmitigated impacts of the proposed development. Not least the extreme unmitigated impacts on traffic and personal safety. As the local community has known for some time, the vehicular access to the site is extremely compromised and grossly unfit for a development of this size. No adequate mitigations are proposed. SR-1 is unsuitable for handling the increased traffic which is inevitable. Moreover, the EIR clearly points to a greatly increased risk to pedestrians and other non-motorized road users in the vicinity. We cannot allow this. Not to mention to extreme sparsity of any transit options near the site thus practically requiring every resistant to become a car-driver, with yet more pollution and undesirable CO2 and air quality impacts.

Everyone appreciates the need for affordable housing options. But this development is simply too large for the proposed site. The significant unmitigated impacts cannot be allowed. To do so would significantly harm existing and future residents -- and set a terrible example that developers can ride roughshod over any regulations and simply ignore any unmitigated impacts with impunity.

Only two sensible approaches are available: Either move the development to a more suitable site (with better road access, better transit connections etc.) or significantly downsize the extent of the proposal at the current site, as the EIR suggests.

Many thanks for regarding this issue with the utmost seriousness that it deserves.

Yours, Graham Brew, Montara, CA