

From: [Scott Dewar](#)
To: [Planning Commission](#)
Subject: Cypress Point EIR (with photos)
Date: Thursday, September 14, 2023 11:47:07 AM

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.

My wife and I have lived at 776 Stetson Street on the corner of California for 39 years.

It is the opinion of my family and our neighbors that significant transportation improvements in the Moss Beach area should be in place and proved effective before moving ahead on the Cypress Point development. The housing development is putting the cart before the horse. The Coastside is a community ill suited to solving the legitimate obligation of building more housing in the county. Small incremental projects such as the one on Etheldore are more in keeping with our infrastructure capacity.

While there are a number of aspects of this planned housing project which concern us: water/sewage capacity in drought years, runoff, etc. - our main concern is the substantial traffic increase that will be transiting through our neighborhood surface streets (Stetson, Carlos, Kelmore). I can personally attest to the existing problem at our Stetson/California intersection due to the steep grade of 15% where vehicles very often do not stop. This problem is exacerbated when the road is slick due to fog or rain. Moreover, right turns off Stetson onto California are fraught because of poor visibility on the corner. We anticipate that this project will direct many of the additional trips from project residents onto California, specifically Stetson, resulting in vehicle and pedestrian collisions as well as general disruption of our well being. IF the project is approved it is vital that as a mitigation measure that majority of traffic be directed along Carlos, preferably to the planned 16th Street intersection with Highway 1 (a roundabout please).

Photos of our intersection are attached

,







Respectfully
Scott Dewar

Sent from [Mail](#) for Windows