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**Subject:** comments on cypress point DEIR for 9/13/23 meeting  
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To the San Mateo Planning County Planning Commission,

Firstly, I would like to say I am very disturbed by the timing of this meeting. Most people in our community work and are unable to attend a 9am meeting on a Wednesday morning, wether it be in person or on zoom. I am one of those people.

There are many issues of concern that were pointed out by the DEIR regarding the location of this extremely large development in our very small neighborhood. It is very concerning that many of these issues were pointed out to be "significant and unavoidable impacts even with mitigation measures". It is my understanding that this means there is nothing that can be done to properly mitigate for these problems. Why would you want to put a development in a neighborhood that does not have the infrastructure to support it and to create several dangerous problems?

One of the issues which I see as absolutely inept and poor planning is starting the construction of Cypress Point before Cal trans can finish the Connect the Coastside project. This is a project we have been waiting years for which will hopefully address the safety issues of highway one and the lack of connectivity between the various communities on the coastside. Currently we have no way of crossing highway one to get to the southbound bus stop. While this sounds insane it is actually true. Currently we have no way to bike to Montara except for on the highway which is why none of our children are able to bike to Farrallone View Elementary school in Montara. Neither will the children who move into this development. Currently car accidents at the intersection of Carlos and highway one are a frequent hazard as are bicycle accidents and many deaths have occurred. Connect the Coastside will address these concerns by creating round a bouts, pedestrian crossings, bike paths, sidewalks, etc. You must wait until Cal Trans completes this project slated for 2030 before you allow this housing development to be built. It is putting the cart before the horse if you actually allow Cypress Point to be built before this road infrastructure is built.

While it is obvious to me and the people who actually live on the coast that this huge housing complex is too large for our small neighborhood, it may not be obvious to those of you who do not live here. I urge you to read the DEIR and acknowledge the dangers of placing this project in this location. The DEIR even states that the El Granada site owned also by the teachers' union would be a better location as far as the traffic and safety concerns.

Please do not push this through just because the land is zoned for this. It was zoned incorrectly. Please at least put a hold on moving forward with building Cypress Point until Cal Trans actually completes the traffic, bus, bicyclist's, and pedestrian safety measures, meaning the Connect the Coastside project which they claim will be finished by 2030. Do not consider this project until that is finished. At that time we can see what size of a development would be manageable for this neighborhood, we cannot decide this now with no infrastructure in place. Thank you for your time and consideration.

Sincerely,  
Elizabeth Pearlson  
880 Lincoln St., Moss Beach