

Cypress Point – Mid Pen Housing

PLN2018-00264

1993 Carlos St, Moss Beach

Civil Comments – Traffic

By Hanieh Houshmandi

Traffic Impact Analysis Review Comments 9/24/2018 for the July 31, 2018 submittal

Status of review: Revise and Resubmit.

- 1- Please provide LOS analysis and results for all movements and not just intersections as a whole, for all study intersections and scenarios.
- 2- Please provide all traffic counts and Synchro models electronically. Please include all assumptions and changes made to default values in the Synchro models.
- 3- Please provide all the appendices to the TIA document along with a detailed site plan.
- 4- The proposed turn restrictions as mitigation measures are not acceptable. Please provide alternate mitigation measures to address project significant impact at Highway 1 and Vallemar/Etheldore and Highway 1 and 16th.
- 5- The closure of Carlos Street to all motor vehicles other than emergency vehicles is not acceptable as a mitigation measure. Please provide other mitigation measure/s to address the project's significant impacts.
- 6- SamTrans stop bus relocation is not a County project. It is up to the applicant to coordinate with SamTrans and provide all the necessary approvals from SamTrans to the County for review and consideration before the TIA can be approved. Please provide alternate mitigation measure in case SamTrans does not approve the proposed re-routing.
- 7- Please provide documentation that supports the premise that a fully funded project is currently moving forward. Absent an assurance that a fully funded project is in the process of being implemented, the applicant will be responsible for mitigating the project's impacts.

- 8- If the applicant is proposing any TDM measures as mitigation, the measures need to be clearly defined and calculations shown as how many trips will be reduced by each measure and how that will impact the operations and LOS at the applicable intersection(s). In addition, please provide a monitoring measure to each of the TDM measures proposed and an alternate measure in case the monitoring shows that TDM is not as effective as assumed.

- 9- Revise and resubmit as noted above.