

From: [Scott Clemens](#)
To: [Planning Commission](#)
Subject: MidPen planning meeting Sept 13, 2023
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I've lived at 740 Stetson Street in Moss Beach for forty-three years. I believe the increased traffic resulting from building the proposed affordable housing project at the end of our street, will have a profound negative impact and must be addressed BEFORE the project gets underway. Until the traffic flow is addressed, the project should not be allowed to proceed. Furthermore, the idea of closing Carlos Street in either direction would force all cars down Stetson Street, which is also the route taken by the Fire Department four or five times a day as they speed to offer fire and EMT services. Adding a projected 946 cars per day down our street would be unacceptable. Of the various proposals to mitigate the traffic problem, I believe the best solution is for a light at 16th Street and Highway One, which would speed the Fire Department's egress and alleviate the congestion that would be incurred by this new project. Therefore, I ask that the traffic problem (and other infrastructure required by the project) be completed BEFORE the project is given the green light. It makes no sense to build in the HOPE that funding will ever be found for the necessary infrastructure.

Regards,
Scott Clemens
mossbeach@comcast.net
scott.clemens@icloud.com