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**To:** [Planning Commission](#)  
**Subject:** MidPen Project - Cypress Point - Moss Beach  
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Dear San Mateo County Planning Commission,

I am a resident of Moss Beach residing on Stetson Street. The DEIR raises many concerns. Lets take parking and traffic in the neighborhood as the most visibly impactful. This link, <https://www.google.com/maps/@37.5087401,-122.4990815,548m/data=!3m1!1e3?entry=ttu> is of a satellite image taken during work hours on July 17, 2023. It is of Pillar Ridge Mobile Home community of 227 units. In the photo you can count approximately 404 visible cars parked in the community and directly across from the street. Many vehicles are most likely hidden under carports. Since the photo is during work hours many vehicles are not on site. If one vehicle from each of the 227 units is hidden or off site, then the total count is approximately 631 vehicles or 2.77 cars per unit (631cars/227 units). The MidPen project allows for only 2 cars per unit. Given the confined area and most likely the need to assign parking spots because you can not park in front of your unit, we can expect real world spill over of 50 vehicles on the narrow neighborhood streets. The on site parking needs to be increased to 2.7 cars per unit.

Closing Carlos Street to the Highway will drive most of the traffic through the three streets of Moss Beach, California, Stetson and Carlos. With cars parked on the streets these streets do not allow vehicles to pass in opposite directions. At times the Moss Beach fire trucks blocked from passing by parked vehicles. With the addition parking on the streets, oncoming cars may block the fire trucks departure. The danger of the additional traffic through the narrow streets is a danger to children stepping between cars and riding bikes, pedestrians, drivers, etc. The additional emissions from the vehicles is also a major concern.

The location of the development will force average travel of over 25 miles per trip with over 400 trips a day. It seems that a potential land swap to a more amiable site, closer to jobs and services would be better for all. Perhaps an owner that will swap land for a site that could be donated later for an advantageous tax break.

I appreciate your time. I suggest you come out and stay in the area for a few days so you can envision the impact on the daily lives of all residents, current and future.

Thank you,

Brian Beresini  
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