

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*

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Claire Toutant **Len Erickson** **Dave Olson** **Barbra Mathewson** **Dan Haggerty** **Michelle Weil** **Tamar Powell**
Chair Vice-Chair Secretary Treasurer

Date: October 23, 2019

To: San Mateo County Planning Commission

Cc: Ruemel Panglao, SMC Project Planner, Erik Martinez, Coastal Commission Staff

From: Midcoast Community Council / Claire Toutant Chair

Subject: **Proposed 50-space RV Park on vacant 3.3 acres at NW corner Capistrano & Highway 1 in Princeton** (PLN2017-00320)

Aligning with clearly strong public opposition to this project since the 2015 pre-application workshop, the MCC adamantly opposes the Harbor Village RV Park project as planned. Opposition is based on negative impacts to aesthetics, vehicle mobility and pedestrian walkability, 28 day stay enforcement, climate/pollution, and planning for the location. The MCC strongly requests that a full Environmental Impact Report be submitted instead of the Mitigated Negative Declaration.

Harbor Gateway

One primary concern is the visual aesthetic of the harbor gateway. We request preserving the remaining slice of ocean view corridor from southbound Hwy 1. No more coastal view blocking should be added to the already obstructed view caused by existing development and a perimeter row of cypress trees. Full LCP protections should be complied with for this Coastal Act-designated Scenic Highway/Corridor (8.12.b and 11.4) to reduce blocking more of the ocean view in any way.

As we stated in our previous letter dated 4/12/18, if this project is to move forward, we request a height-restricted Clear View Easement with all plantings to remain below 3-feet in height above adjacent Capistrano Road at maturity.

Traffic Impacts

The RV Park is expected to generate approximately 110 trips per day, adding to daily congestion from Capistrano Road toward Half Moon Bay and Pacifica. Highway 1 is already choked with traffic on weekends; the addition of slow-moving large RVs will worsen congestion locally and coming into the area. Furthermore, the lack of a Comprehensive Transportation Management Plan is concerning, especially considering other previously approved projects such as Big Wave, projected to generate nearly 1,500 trips per day. The intersection of Capistrano Road and Pillar Point Harbor Blvd. is often difficult to maneuver through today. The cumulative impact of future developments, additional large RVs, numerous pedestrian and bicycle crossings from

the RV Park would have great impact everyone's ability to use the roads. This RV park will endanger the community in a major emergency, and therefore an evacuation plan should be required.

28 Day Stay Enforcement

The 28 day stay of RVs at the Harbor Village RV park will be difficult to enforce. The developer has a history of allowing stays longer than 28 days at the Pillar Point RV park, and we are concerned there will be a lack of enforcement at the new park. Therefore, part of the Harbor Village RV Park may become permanent housing instead of 100% visitor serving. There will likely be extra vehicles that will have no place to park, except in adjacent neighborhoods.

Climate and Pollution

We disagree with the assertion that the RVs traveling to and from the site would all be traveling this route anyway and would not generate any additional greenhouse gas emissions. RV users specifically target RV parks, obviously making each new one a destination it was not previously. Even if measures were put in place to reduce idling time, gas powered RVs (and generators) will result in additional pollution to the area. The nearly 35,000 square feet of impervious surface proposed will increase polluted stormwater runoff. Paving of this area also disrupts the habitat of native species, including nesting migratory birds.

Conclusion

Based on community opposition, the MCC requests that the project not be approved, or approved with a reduction to 25 spaces. LCP policy 11.4 requires the facility not subvert the unique small-town character of the nearby community. This prime visible gateway location to the only recreation and working fishing harbor in the County does not support "other compatible use" listed in the CCR Zoning District. Per CCR Section 6269 (7), development must be sited in a manner that maximizes public ocean views.

MIDCOAST COMMUNITY COUNCIL
s/Claire Toutant Chair



View to harbor across requested view corridor.



Aerial view showing requested view corridor