Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
P.O. Box 248, Moss Beach, CA 94038-0248   -   www.MidcoastCommunityCouncil.org

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Chair   Vice-Chair   Secretary   Treasurer

Date: October 9, 2019

To: Ruemel Panglao, SMC Project Planner

Cc: Supervisor Horsley, San Mateo County Planning Commission

From: Midcoast Community Council

Subject: RV Park in Princeton Mitigated Negative Declaration – PLN2017-00320

The Midcoast Community Council has received 18 community comments on the Mitigated Negative Declaration for this project.   All were opposed to the project.

Nearly all the comments focused on two areas of the Neg Dec:

Item 3. The project will not degrade the aesthetic quality of the area.
All the comments raised concerns about the impact of this project. Some focused on residents views, while others focused on the negative impact to visitors, who will now see RVs immediately in their view of the harbor as they enter or drive past.

Item 4. The project will not have adverse impacts on traffic or land use

This was a major concern of the comments, given that the Midcoast already has significant traffic delays on the weekends and the days prior to the weekends, often taking 3 or 4 times normal driving times. Trailers and RVs, by their nature, tend to impact traffic more than most vehicles, because they are larger and slower.
The Council has previously submitted comments on this project, on September 27, 2017, and April 12, 2018.   Both discussed the aesthetic issues of this project, and the latter also discussed traffic impacts.   These comments and issues still apply, even though there has been some improvement in the plans with respect to the aesthetic impacts. The overall major impact of a large number of RVs and trailers is nearly impossible to mitigate.

MIDCOAST COMMUNITY COUNCIL
s/Claire Toutant, Chair