



*Sensible planning and protection
for the San Mateo County Midcoast*

Date: April 11, 2018

To: Members of the MCC, and Ruemel Panglao, Project Planner

Cc: Renée Ananda, CCC Coastal Program Analyst

From: Resist Density

Re: Proposed RV Park at corner of Capistrano & Highway 1 in Princeton – PLN2017-00320 – APN-047-081-430

Resist Density, whose mission is to promote sensible development in the San Mateo County Midcoast, supports the draft comments and recommendations prepared by the MCC. The proposed 50 Space RV Park at the gateway of Pillar Point Harbor will have significant impacts on the community. And concerns should be adequately addressed before any approvals are made:

- **Impact on scenic ocean view** – the current proposed design will result in blocked views. Even with attempts to “preserve” the southbound view corridor and not block the ocean view as proposed in the application, you will still see RV’s and trailers from both north and south dominating the view. This significantly changes the character of the harbor and cheapens its appeal. At the very least, the developer should leave the entire southbound view corridor undeveloped, placing an outside fence along the north side of the view corridor boundary and planting 10-foot trees, as MCC proposed. This will not only preserve the current southbound view, but it will also hide the RV park from the northbound view.
- **Large number of Sanitary Sewer Overflows (SSOs) and failing sewer infrastructure** – The coast has a failing sewer infrastructure as illustrated by the large numbers of overflows documented. There were 101 SSOs on the Coastsides from 2011 - 2017 including 20 category 1, meaning it reached surface water, ie the ocean. We question whether the current infrastructure can support any more development. New development permits for large projects like this RV Park should be more critically reviewed with respect to their impact on outdated and overburdened system infrastructure. Specifically, the Sewer Authority Mid-Coastsides (SAM) should be consulted on proposed projects like these and asked to confirm that it can handle the additional sewer volume (under both dry and rainy conditions).
- **Cumulative impact of large scale developments** – This RV Park will add to a growing list of large development projects on the coast in various phases of the approval process. Yet, there is a lack of any meaningful study which takes into account all of these developments and their impacts on traffic, road safety, sewer, water, and the environment. Who is looking at the big picture?
- **Lack of comprehensive traffic study** – There is no comprehensive traffic study taking into account all of the developments on the coast. Also, the intersection of HWY 1 and Capistrano is already one of the main access routes and choke points for the approved Big Wave project.