

To: Ruemel Panglao, County Planner, rpanglao@smcgov.org

From: William Huber, 146 Crescent Ave. Moss Beach

Re: PLN2017-00320

I have a 30 foot class A motor home and enjoy it tremendously. It allows my wife and I to experience many areas, especially along the California Coast. We especially enjoy traveling with our Yellow Lab and our granddaughter. We have stayed at a wide variety of RV facilities ranging from those with no hookups to ones that can best be categorized as luxurious. I am also very aware of the need to be “neighborly” with others and how our RV affects other drivers, bicyclists, motorcyclists, pedestrians, traffic flow, and other campers. An RV by its very nature is obtrusive because of its size.

I am opposed to the proposed RV park at the intersection of Route 1 and Capistrano Road. It does NOT strike the right balance between the need to serve visitors to the area and the needs of those that already live here.

We already have an abundance of RV Facilities along the Coastside.

San Francisco RV Resort, Pacifica. **162** Sites.
Pillar Point Harbor RV Park, Half Moon Bay. **48** Sites
Half Moon Bay State Beach, Half Moon Bay. **50** Sites
Half Moon Bay RV Park, Half Moon Bay. **56** Sites
Pelican Point RV Park, Half Moon Bay. **75** Sites
Costanoa KOA, Pescadero: **142** sites

There is no other area along the Northern and Central California Coast that has this concentration of RV facilities. We are already shouldering a greater burden to provide visitor serving RV facilities than other areas, we simply don't NEED another one.

There is already a real congestion problem along the route one corridor in the morning and in the evening during the week. On weekends the situation has become so acute that most residents drastically alter their schedules to accommodate this fact. Weekend traffic on the 92 corridor only adds to the problem. From 10 am to 3pm the traffic from Capistrano Road to Coronado road is stop and go. Adding additional traffic from 30ft plus motorhomes will only make the situation much worse. Not only is the RV burdensome as a result of its size it is also driven by those the vast majority of whom are not from the area and not familiar with the roads. In addition to adding to an already overly burdensome situation for residents such as myself, this RV park will only make quick response from Fire, Police, and ambulance services that much more difficult.

Capistrano road, with its lane restrictions is purposefully designed to limit the flow of traffic. An RV traveling from either the south or the north will need to make 3 turns off of route 1 before entering the park. All turns are tight requiring not only a very slow speed on the part of the RV to make them properly but if improperly executed, they will require the driver to back up to avoid running over the curb. In and of itself this would be a problematical situation but with the heavy congestion that currently exists it quickly becomes by most standards unacceptable.

I believe that the underlying ownership of the proposed RV park will be the same as that of the existing Pillar Point Harbor RV Park. The management of that facility is not adhering to the requirement that the RV park is used only for short term stays of 7 days or less. There is at least one site at the northeast corner of that property that has had a permanent resident for the last several years. This changes the very nature of the RV Park, makes it a less desirable place to visit, and undermines the requirement that it is visitor serving. If the new facility mimics the existing facility then it become susceptible to being a low income housing facility, something that that should be planned for and not an unintended result of improper management.

If approved, I also feel that there should be a requirement that the facility has a dump station available to the general public. The RV lot parking lot at Pillar Point Harbor is for RV use by commercial boat operators at the harbor get heavy use a certain times of the year. Some RV's are there for extended periods of time. There is no dump station there. Having one right across the street would make it easy to properly dump sewage and grey water tanks. Being convenient also means that it would be used thus mitigating any illegal and unsanitary dumping.

Even more troubling are the RV's parked and being actively used on Airport Street, currently numbering 15-18 and at times several along Capistrano road. Without proper dumping facilities a potentially unsanitary and dangerous situation can exist. Although not perfect, at least having a dump station available should mitigate this potential problem.

Cc Midcoast Community Council, midcoastcommunitycouncil@gmail.com