



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

To: San Mateo County Board of Supervisors  
From: Resist Density Board of Directors  
Re: Allocation of Measure K Funding for MidPen Moss Beach Housing Project  
Date: October 31, 2017

---

We are writing to express our **deep concern with the upfront allocation of \$1.5 million** (\$.5 million previously allocated) for the MidPen Cypress Point proposed project **before an actual application, EIR, or comprehensive traffic study is submitted.**

There are serious problems with this location for an affordable housing project - or luxury project for that matter - on the Coastside. The property is ill-suited for a large cluster of housing units. It is located at a dangerous blind curve on Highway 1, isolated from any community-oriented services, lacking infrastructure, adequate transit and walkability. This development could increase the population of Moss Beach East of HWY 1 by 26% and worsen traffic problems, road safety, and environmental conditions.

In response to MidPen's pre-application, we have raised the following questions to the County. We have yet to receive any response, and we call on the Board of Supervisors to address these community concerns before any allocation of funds is approved:

- 1) As you know, the site was formerly a top-secret Naval anti-aircraft training center. We request that MidPen conduct soil samples in consultation with the community regarding what contaminants to test for and what locations to sample on the site.
- 2) This location is in a "Very High Fire Hazard Severity Zone." We request from MidPen an estimate of GPD (gallons/day) of water for projected residential units, plus landscaping, plus water for fighting fires, and the impact of increased demand on water flow should a major fire incident occur.
- 3) There have been numerous sewage system overflows both from the sewage treatment plant, SAM, and locally within the MWSD. Both systems appear to suffer from aging pipes at a minimum. How has the system been evaluated or how will it be improved to assure the systems will be adequate to handle this and other large-scale project?
- 4) MidPen provided a preliminary traffic study that left many factors out. In addition to what has already been addressed in our key concerns, MidPen must address the problems at the intersection of Carlos Street and Etheldore as compounded by the traffic on Highway 1 now that the Lantos Tunnel has contributed to a significant increase in Highway traffic, as well as the blind curve. A traffic study must also extend beyond the MidPen property boundaries and include the cumulative impacts of other developments like Big Wave.
- 5) The last EIR that was done for this site was completed in 1985. Many significant factors have changed, new alternatives should be considered and new standards for safety are now available. We request that Mid Pen prepare a new EIR for the project as the last review was done 32 years ago.

Thank you for your consideration.