

TOUGHER EVACUATIONS

Based on population, exit routes and other factors, residents in these communities of fewer than 40,000 would be the most prone to getting stuck in the event of an evacuation from a major emergency, according to a new nationwide analysis.

Place	Population	Exits	Main exit load*
1 Lompico	1,137	2	92%
2 Santa Venetia	4,132	5	90%
3 Ladera	1,426	2	82%
4 Sleepy Hollow	2,363	7	82%
5 Bodega Bay	1,077	4	70%
6 Agua Caliente	4,099	3	63%
7 Yountville	2,005	5	63%
8 Marin City	2,666	4	62%
9 Sausalito	7,061	7	61%
10 Corte Madera	9,378	7	55%
11 San Anselmo	12,615	7	53%
12 St. Helena	5,764	6	51%
13 Fairfax	7,539	5	50%
14 Montara	2,909	3	47%
15 Pinole	18,520	10	43%
16 American Canyon	19,441	8	38%
17 Suisun City	27,977	9	36%
18 Cherryland	15,166	8	35%
19 Windsor	26,809	11	34%
20 Foster City	30,463	8	33%
21 Half Moon Bay	11,322	6	30%
22 San Lorenzo	23,452	7	29%
23 Pacifica	31,713	8	23%

Main exit load*

10 miles

Worse egress than Paradise, similar to Lahaina....

*The percentage of residents who typically use a "main" street as their primary exit in and out of town. So a main exit load of 33% would mean there is a 33 percent probability that residents will chose the most popular street as their main exit route

Source: StreetLight Data

BAY AREA NEWS GROUP



View Map Full Screen

California Department of Conservation

California Geological Survey

Earthquake Zones of Required Investigation

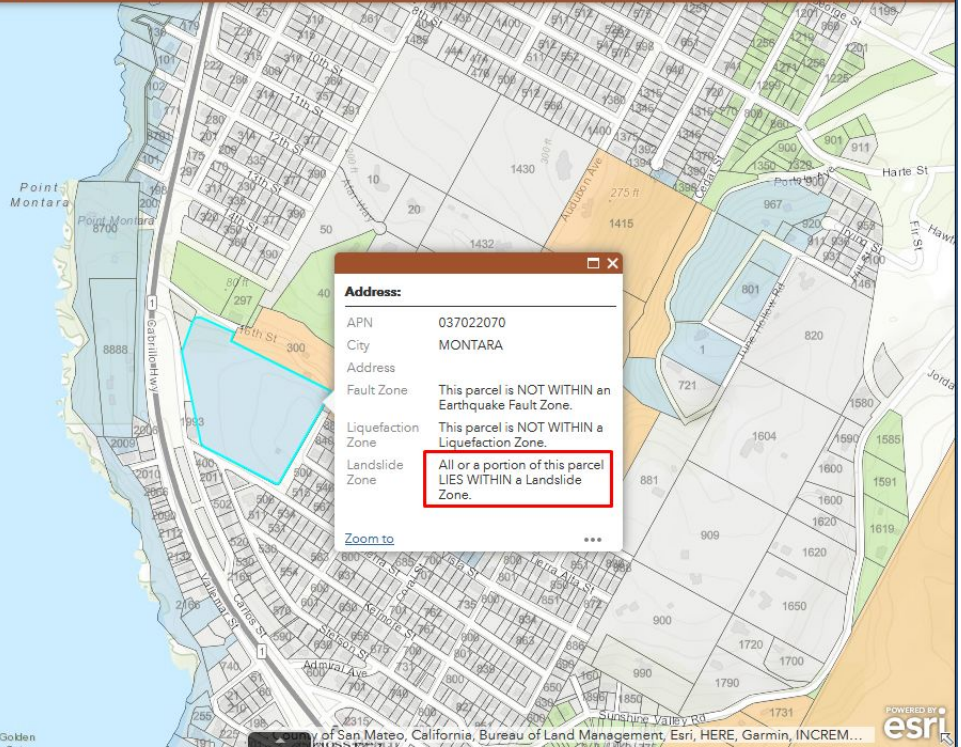
CGS Homepage



Search bar: Moss Beach, CA, USA

Show search results for Moss Beach,...

Map navigation icons: Home, Info, Help



Address:

APN	037022070
City	MONTARA
Address	
Fault Zone	This parcel is NOT WITHIN an Earthquake Fault Zone.
Liquefaction Zone	This parcel is NOT WITHIN a Liquefaction Zone.
Landslide Zone	All or a portion of this parcel LIES WITHIN a Landslide Zone.

[Zoom to](#) ...

600ft scale bar and coordinates: -122.515 37.534 Degrees

Navigation icons: Home, Refresh, Back, Forward, Search, Layers, Print, Full Screen

Search bar: moss beach, calif
Show search results for moss beach,...

Legend

Qfaults

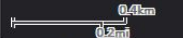
National Database

- Historic (< 150 years), well constrained location
- Historic (< 150 years), moderately constrained location
- Historic (< 150 years), inferred location
- Latest Quaternary (<15,000 years), well constrained location
- Latest Quaternary (<15,000 years), moderately constrained location
- Latest Quaternary (<15,000 years), inferred location
- Late Quaternary (< 130,000 years), well constrained location
- Late Quaternary (< 130,000 years), moderately constrained location
- Late Quaternary (< 130,000 years), inferred location
- Middle and late Quaternary (< 750,000 years), well constrained location
- Middle and late Quaternary (< 750,000 years), moderately constrained location
- Middle and late Quaternary (< 750,000 years), inferred location
- Undifferentiated Quaternary (< 1.6 million years), well constrained location
- Undifferentiated Quaternary (< 1.6 million years), moderately constrained location
- Undifferentiated Quaternary (< 1.6 million years), inferred location
- Unspecified age, well constrained location
- Unspecified age, moderately constrained location
- Unspecified age, inferred location
- Class B (various age), well constrained location
- Class B (various age), moderately constrained location
- Class B (various age), inferred location

Fault Areas

- Class B
- historic
- late Quaternary

Map navigation controls: Home, Refresh, Back, Forward, Search, Layers, Full Screen



Coordinates: -122.478 37.538 Degrees



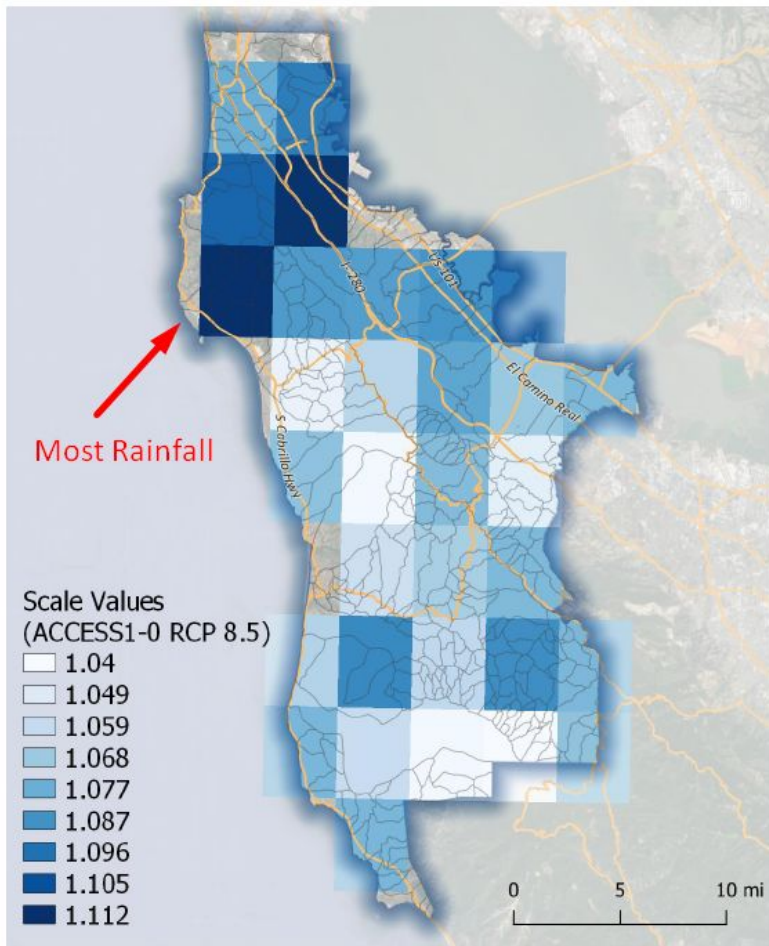


Figure 1-8. Example ratios of future to historical precipitation for GCM ACCESS1-0, RCP 8.5 for a 10-year, 6-hour storm.

MWSD FEMA application 8/18/2022

https://www.coastsidebuzz.com/wp-content/uploads/2023/01/MWSD_FEMA_applic_2022_relocateWaterSewer.pdf

"These high intensity rain events used to be considered 20 year or even 100 year events, but have happened 5 times within the last approximately five years, with three significant events this year alone. Because the observed intensity of rains has been increasing, what was once considered 100 year storms, should be estimated to be a 20 year event. And 20 year events to happen on 10 or even 5 year frequencies in terms of intensity rainfall and erosion risk when planning protection of critical infrastructure."

>> And all that was written 4 months before the New Year's eve storm of 2022/23...

And the SAM overflow report released this week included this:

"... making it the second-wettest day in the area since records began in 1849, the agency said. The current local record of 5.54 inches was set on Nov. 5, 1994." [that's 174 years.]

<https://abcnews.go.com/US/san-francisco-sees-record-rain-flooding-shuts-highway/story?id=96026575>

Midcoast ECO



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

March 11, 2024

TO: San Mateo County Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

ATTN:

- Michael Schaller, Senior Planner: mschaller@smcgov.org
- San Mateo County Planning Commission: planning_commission@smcgov.org

CC:

- Supervisor Ray Mueller: rmueller@smcgov.org
- Midcoast Community Council: midcoastcommunitycouncil@gmail.com

RE: Comments on MidPen Housing Corporation PLN2022-00220 - Meeting 3/13/2024

Dear Members of the San Mateo County Planning Commission,

While we have serious doubts regarding the application of Assembly Bill No. 1449 to make this project exempt from CEQA, and we believe the project violates the Coastal Act, we are focused here on public safety concerns. We urge you to recommend meaningful mitigation measures for infrastructure, neighborhood road and traffic safety, and environmental impacts before any building takes place for the proposed Cypress Point housing project in Moss Beach.

The staff report recognizes there is substantial evidence of potentially significant impacts. This underscores the need for mitigations for intersection controls, establishment of safe routes to school, safe crosswalks, a bi-modal trail and public transit improvements. However, project construction is proposed to take place years before critical safety measures, if any, will be completed and mitigations for key public safety concerns remain so undefined that it is impossible to gauge effectiveness. Furthermore, they are speculative on both feasibility and funding, with no guarantee of implementation presented, admittedly leaving the negative impacts to public safety unmitigated indefinitely. We are also concerned that local environmental impacts of the project have not been adequately considered.

We urge the Planning Commission to meaningfully evaluate and recommend mitigations in the conditions for approval in order to ensure that **public safety** will be preserved and prioritized with the construction of this large-scale housing project.

Please support a healthy, sustainable community for our current and future residents!

1. Traffic, Neighborhood Road Safety, Parking

This project acknowledges that "Traffic Impacts are significant and will remain significant even with mitigations proposed." This is an understatement that borders on negligence in the face of public safety.

Moss Beach neighborhood roads are narrow, hilly, and curvy. Most do not meet the "Complete Street" standard. The project's impact on the neighborhood streets is likely to create unsafe conditions for pedestrians and cyclists. The interim changes for sidewalk improvements and signage for sharing the road are ill-conceived considering actual road conditions and destinations. Feasibility has not been demonstrated for a proposed multi-use trail along Carlos Street.

Questionable numbers are used throughout the Staff report to minimize traffic and parking impacts. With a more realistic projection of residents to be around 359 (not 213), we estimate that parked vehicles will likely exceed 300 (not 142). The project's effort to encourage public transit is destined to fall short, since **there is no adequate public transportation system in this area**. Consider also that the steep topography around the site will discourage pedestrian and bicycle use by the residents and that nearby service amenities are minimal.

These issues will result in even **higher VMT** and incidences of **uncontrolled parking and excessive traffic on narrow neighborhood streets**. Please recommend that the project:

- provide a realistic evaluation of VMT as required by the Coastal Act,
- require more on-site parking and
- require a multi-use trail be in place for safe pedestrian and bicyclist use before construction.

2. Carlos Street - Too narrow for expanded use

Carlos Street is particularly narrow, curvy, and sloped southbound. It is currently a popular pedestrian and bicyclist route because it leads directly to the commercial area and runs parallel to the highway for cyclists - and it exemplifies coastal character with scenic views. Also note, several driveways of existing homes are steep and will become unsafe with increased traffic. There is not enough room for two-way traffic and the added project traffic will result in unsafe conditions for all users, particularly non-vehicular users.

The single access point to the project on Carlos Street remains problematic for the safety of the neighborhood streets. Safely directing project traffic towards this chosen entry from HWY1 is needed. Please recommend

- identification and implementation of mitigation measures to make sight distance, ingress and egress safe at Carlos Street's northern intersection with HWY1.

Pedestrians and bicyclists currently have no safe path north of the project entrance on Carlos Street to cross the highway or proceed to Montara. This is also the current route to Farallone View Elementary School. It is already unsafe and will become worse due to new project construction and increased usage by new residents. Please recommend

- that implementation of a safe biking and walking route to Montara's Elementary School be established before construction and
- that at least one crosswalk near Carlos St and HWY1 be added for pedestrians to safely cross to the ocean-side of the highway for recreational use and to the nearest transit stop.

3. HWY1 Limitations Under Emergency Situations

Recent history regarding the limitations of having only one road in, through and out has been presented and discussed at length. While the staff report references conditions at particular nearby intersections as already problematic, it does not discuss the concerns regarding the highway in emergency situations. The question is not about how the new project residents will have access to the highway but rather the question is about how adding additional traffic from the project can be justified before the highway traffic studies are complete, improvement approved, funded, and implemented.

With the limitations of a one-road emergency route with no expansion under review, how is this unlike the disastrous conditions encountered in Maui and in Paradise? The Midcoast area is already challenged by power outages and traffic accidents that can close off the highway for hours. Please recommend

- development of safety measures or mitigations to address how added traffic volume will be addressed to ensure safety before construction.

4. Toxins and Hazards

This project puts existing and future residents at **risk for toxic exposure to substances like lead and asbestos**. Despite the staff report's assertion that lead levels were below RWQCB ESLs, MidPen's contracted analysis showed that they were in fact 9 times the ESL. Additionally, sampling for asbestos was never done or even considered, even though its presence has been documented on the site. Hazards from construction vehicles and equipment operation, on top of toxic hazards in the existing building remnants and soils from this formerly used Naval defense site, are not adequately addressed. The proposed approach to pass the responsibility of mitigation to the construction contractors offers no security to the community. The proposal to use synthetic materials for some of the final surfaces is also contrary to current health guidelines. Please recommend

- that fact-based information be used to determine the extent of hazardous materials on the site,
- that mitigation measures be implemented to contain and cleanup these toxins as required by the Coastal Act in order to protect public health before construction begins and
- that a healthful environment be provided for new resident families by using an appropriate substitute for the proposed synthetic material on some of the project's surfaces.

5. Inadequate Storm Drainage

Storm drainage on Carlos Street is already problematic. The project will increase impervious surfaces on-site by approximately 143,254 square feet. A 2-hour storm event requirement is inadequate at best, with potential devastating effects to the Montara Creek ESHA and federally-protected Fitzgerald Marine Reserve. Furthermore, last year storm drainage spilled down the CalTrans embankment between Carlos and HWY1 causing landslides and trees falling onto HWY1. Please recommend

- that measures be developed to protect Montara Creek and the Fitzgerald Marine Reserve from toxins and overflow as required by the Coastal Act and
- that infrastructure be added to adequately handle storm drainage.

6. Sewer System Burden

While discussion of the sewer system focuses on capacity, the fact remains that the system is aged and in dire need of repair. MWSD is financially stretched and facing significant capital improvements that are largely funded by our small community. Not mentioned is the 48-year old sewer treatment plant, SAM, and the fact that it too needs major investment that is not funded at this time. SAM is an enterprise that is jointly owned with Half Moon Bay and El Granada and currently embroiled in a multi-year lawsuit disputing financial responsibilities and limping along while it continues to delay capital improvements. Please recommend

- that the impact of the Project on the SAM sewage treatment plant be evaluated by SAM, not only for capacity but for the added burden to existing risks.

Please realistically consider these critical issues. The matters of public safety and inadequate wastewater treatment infrastructure are particularly lacking in evidentiary support for approval of this project. Thank you for your consideration of our comments at your upcoming meeting on March 13, 2024.

- Midcoast ECO Board of Directors



March 12, 2024

San Mateo Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Support Cypress Point Family Communities - Housing Leadership Council of San Mateo County

Dear Members of the San Mateo County Planning Commission,

The Housing Leadership Council of San Mateo County (HLC) works with our communities and their leaders to produce and preserve quality affordable homes.

On behalf of HLC, I'm writing to express our support for the Cypress Point Family Community proposal by MidPen Housing - which is set to include 71 new, affordable homes for some of your most vulnerable community members in San Mateo County. Given the lack of deed-restricted affordable homes for your residents in the mid-coast of San Mateo County, these homes play will play a crucial role in mitigating the job-housing imbalance faced by your community members. More importantly, they can provide a secure and stable home for at least 71 of your most vulnerable community members.

Thank you for the opportunity to comment. We urge you to support the Cypress Point Family Community proposal and to move it forward to your leaders on the Board of Supervisors for a decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Chan", is placed on a light yellow rectangular background.

Ken Chan
Senior Organizer
Housing Leadership Council of San Mateo County

From: [Katherine Dumont](#)
To: [Planning Commission](#)
Subject: Support 100% Affordable Housing at Cypress Point!
Date: Wednesday, March 13, 2024 9:30:07 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

San Mateo County Planning Commissioners,

As a renter, I know how expensive it is to live in San Mateo County. Housing is a basic human need, and housing costs have risen out of reach for so many low-wage workers, especially those who live and work in our coastal communities. That's why I strongly support approval of the Cypress Point project--MidPen Housing's 71-unit affordable housing community on 11-acres at Carlos/Sierra in Moss Beach.

MidPen Housing has a long-standing reputation for its commitment to developing affordable housing. They have consistently demonstrated their ability to balance the creation of affordable homes with preserving the unique character and environment of the communities they serve. Their 8 year long engagement in this project is a testament to its potential success and sustainability.

The rental units, under MidPen's deft leadership, will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set-aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood, and approximately half the site is dedicated to permanent open space. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Katherine Dumont

kh Dumont@gmail.com
225 WAVERLEY ST APT 3
Menlo Park, California 94025

From: [Katie Behroozi](#)
To: [Planning Commission](#)
Subject: Support 100% Affordable Housing at Cypress Point!
Date: Wednesday, March 13, 2024 9:30:06 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

San Mateo County Planning Commissioners,

Dear planning commissioners,

I don't live in Moss Beach, although I've visited many times. I'm writing as a resident of Menlo Park (and fellow commissioner) – a community that also struggles with housing affordability issues and a deep-seated resistance to change. I recognize that people who have lived in this area are often mourning the people and places that they've lost, the physical changes to their communities, and in general the passage of time. The future is scary. And sometimes I think we lash out at the small changes that feel within our grasp to control, because it makes us feel slightly better about the things that feel too big to control (war, climate change, democratic instability, AI). All that said...the changes we reject in the name of social stability and environmental impact often worsen the problems we wish to solve. A lack of affordable housing in the vicinity of people's jobs creates more traffic (and greenhouse gas emissions) as well as other downstream social and environmental impacts (e.g. parents who are commuting 2+ hours a day might struggle to help their kids with homework, volunteer in their local communities, take the time to prepare healthful food for their families, exercise, etc.)

Conversely, building affordable housing closer to jobs supports small businesses, schools, healthcare, and social service agencies with employee retention. It reduces vehicle miles traveled (a huge contributor to greenhouse gas emissions) and improves long-term prospects of children born into poverty. <https://homeforallsmc.org/wp-content/uploads/2017/05/Impact-of-Affordable-Housing-on-Families-and-Communities.pdf>

Affordable housing is so very hard to finance and rarely pencils out in our area. When it does, we should celebrate it, and welcome it. MidPen has built several housing communities in Menlo Park and they are attractive, blend in with the neighborhoods, and provide critical housing for people who have lived and worked here for a long time. I hope that you will allow MidPen to continue with their work in Moss Beach. I wish that they were allowed to build more housing – 11 acres is a lot of land for so few units. I would heartily support this project in my backyard. Please vote for it to proceed.

Sincerely,
Katie Behroozi

Katie Behroozi
kbehroozi@gmail.com

Menlo Park, California 94025

From: [Candelaria Gaytan](#)
To: [Planning Commission](#)
Subject: **Moss Beach apollen por favor e la construcción de viviendas 71 unidades porque si se necesitan gracias**
Date: Wednesday, March 13, 2024 9:30:04 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

TRANSLATION:

Moss Beach please support the housing construction of 71 units because it is needed.

Thank you

From: [Laura Ruiz](#)
To: [Planning Commission](#)
Subject: Hello
Date: Wednesday, March 13, 2024 10:18:33 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello, my name is Laura Ruiz. I support the construction of 71 units to build homes that many people need. There are people who live in their cars with their children.

Laura Ruiz

From: [doug laughlin](#)
To: [Planning Commission](#)
Subject: Agenda Item 2 Planning Commission Meeting March 13, 2024
Date: Wednesday, March 13, 2024 10:28:12 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I am a resident of Moss Beach and a proponent of affordable housing, but not at this location, not on this scale and certainly not without addressing all the safety issues brought before you in the comments from the Mid Coast Council, Greg Diegas, Mid Coast ECO and a host of other concerned citizens of Moss Beach and Montara who are aware of dangers our inadequate infrastructure will pose to the Mid Pen Cypress Point Housing Project..

Doug Laughlin

From: [Elizabeth Kloepfer](#)
To: [Planning Commission](#)
Subject: CORRESPONDENCE & OTHER MATTERS
Date: Wednesday, March 13, 2024 10:31:56 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Regarding Cypress Point:

- 1) I am very concerned about the loss of trees and habitat, particularly our heritage trees, which cannot be replaced.
- 2) Additionally, the traffic and the increase of greenhouse emissions.
- 3) It will be very difficult for people to leave the coast should there be an emergency. How will we be able to leave should there be an emergency? I feel like we will be another Lahaina waiting to happen, it is hard enough getting off the coast now with all the additional tourists which will only increase with time.
- 4) There are not many jobs, daycare, schools or anything nearby without driving. One household could have up to 4 cars each, I seriously doubt there will be enough parking.
- 5) Drainage of water and sewage, how will this affect our infrastructure in this area? I think this may be a big issue.
- 6) The noise, disruption and pollution this will cause by building such a large complex in our area, is very concerning and disrupts our quality of life. Making streets larger in our small community to accommodate large trucks to bring in building supplies/excavation equipment will destroy the serenity and beauty of our area. The entire reason we live here.
- 7) I understand there is lead in the soil, how is this safe for children?

Sincerely,
Elizabeth & Kirk Kloepfer
ElizabethKloepfer@gmail.com
12th Street, Montara

From: [Dan Kennedy](#)
To: [Planning Commission](#)
Subject: Comments on PLN2022-00220 (March 13 Agenda Item 2)
Date: Wednesday, March 13, 2024 11:09:33 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I would support this project given the following changes:

1 - A regular or on-demand shuttle service for residents is supplied by the MidPen organization, to reduce congestion and give their low income residents an alternative to driving, at least into the foreseeable future when public transit and access to schools, groceries, and libraries can be improved. Moss Beach is arguably the most remote location along the coast from Half Moon Bay to San Francisco. There is not a grocery store within several miles - will these new residents drive 12 miles round trip to New Leaf or 11 miles to Safeway?

2 - Work with SamTrans to add a bus stop for North and South 117 routes to the project location and increase bus frequency (currently once per hour during peak hours, on weekdays, and less on weekends). There is no bus service to this location currently and with few jobs here, people need access to transit.

3 - Carlos Street requires upgrading if the number of houses is increased 10x overnight or someone will likely be injured or killed by a car. It is only 12-feet wide at the narrowest parts with multiple blind corners. There is no safe walking route from the project to the corner store, post office, or bus stop 1/2 mile away.

4 - Build a safe, elevated pedestrian crossing over Highway 1 at the project location. Currently there are only a couple households in this area; adding 71 new homes without a way to cross the highway to the ocean on a 50 MPH highway with poor visibility is unethical. The nearest crosswalk is separated by 1/2 mile and a steep hill with poor pedestrian access.

5 - Expedite adding *protected* bike lanes to Moss Beach corridor between El Grenada and Montara as soon as possible. People will never ride bikes parallel to the cars driving 55 MPH on Highway 1 without a physical barrier protecting them, so this means we'll have even more car dependency.

Dan Kennedy
Resident, Moss Beach

PS - The recently submitted "comments" make it seem like many people are in support of this project, but when you actually read these, you can see they all live outside the area, and some from large companies. They are almost all generic form letters, copy/pasted and signed by "people" from far away. MidPen is using its influence or advertising to bully the local residents and get support for their project from people who don't live here, ignoring serious concerns.

If you want to build up the density of Moss Beach, you cannot ignore the infrastructure. It has been a tiny town for over 100-years and is in major need of upgrading. A balance must also be

struck to preserve what's left of an irreplaceable natural environment that inspires wonder from our entire region. If it looked like most of the suburban California coast, a concrete jungle absent of trees and wildlife, it's a net loss for the state and community.

MARTIN DOETTLING

850 Lincoln St Moss Beach CA 94038 | +1.650.430.9990 | mdoettling@gmail.com

March 10, 2024

SMC Planning Commission
455 County Center, 2nd floor
Redwood city, CA 94063

Re: MidPen Housing Plan

I'm a new resident in the Moss Beach Community (I purchased my home at 850 Lincoln St in Moss Beach this Past June 2022).

Here's my POV:

Utterly Unnecessary:

There's a need for public housing. I support the state and the county to step in when help is needed. But putting a housing development into one of the most remote corners of the county borders on insanity.

Where are the jobs for new residents, where are the schools and daycare options for children, where's the public infrastructure and required improvements that ensure the public's safety and provides reliable services?

Basic infrastructure:

This past winter, we had 31 power outages (and as a result, frequent cell and internet disruptions), many more in recent weeks.

The sanitation district had 20+ uncontrolled sewage spillages into the ocean, our very own water system is under duress due to the droughts in the past years. How are you going to support 71 new units with up to 500 people? Let alone deal with the sewage? No power, no water, unreliable internet and cell service, poor sewage and unreliable infrastructure for 71 units.

Forest:

The development plan includes tearing down a healthy forest, an 11-acre ecosystem that has flourished almost untouched in the last 40 years. Who does that? On what planet do these planners live?

Taking out some 300 trees, a healthy forest of cypress and pine trees on the coast, a complete and thriving ecosystem when there is less and less of that kind of fauna in our state. The entire planning seems be tone-deaf. While the world is burning to a crisp, our county planners propose to take out a healthy forest. Please help me understand. For what benefit?

Roads:

It is widely known (and the accident statistics prove it) how many cars just fly down Hwy 1

between the tunnel and the Princeton traffic lights. Speed limits are ignored, there are zero safe crossing points for pedestrians. No cops around to stop and ticket the offenders. Harald Herrmann of Moss Beach is only one of several killed on that road in the past months. Traffic and the lack of safety on our roads are out of control. Let alone the hordes of tourists that crowd the roads on weekends.

What Benefit:

Lastly, I'm not arguing against the need for affordable housing. It's absolutely needed! But let's be honest, people require housing in places where there are the jobs to support them.

There are no jobs on this part of the coast. A few jobs are in HMB and Pacifica. But the majority of jobs are over the hill, in the urban communities between Redwood City and San Francisco, miles and miles away. I have not seen a public transport system to get people to these jobs. There are no schools for kids to walk or bike. No school bus system. Zero grocery stores to support the new residents.

Where are public services of any kind? Seriously. Who could possibly think that this is a good plan? 71 new units in an extremely remote setting, without any clearcut benefit nor reasonable support infrastructure. This plan is tone deaf and utterly misplaced.

Martin Doettingling