

5/18/12

Draft Proposal for Princeton Planning Effort

Prepared by Steve Monowitz, Deputy Director

San Mateo County Planning and Building Department

I. Purpose

Update existing land use plans, development policies, and zoning regulations applicable to Princeton in order to:

- a. enhance coastal access, recreation, research, and education opportunities
- b. support and expand coastal dependent and coastal related uses
- c. provide facilities needed by the commercial fishing industry and recreational boaters
- d. create local jobs and services
- e. abate neighborhood blight and zoning violations
- f. address parking, circulation, and infrastructure needs
- g. identify and evaluate potential solutions to shoreline erosion problems
- h. maintain compliance with Coastal Act and airport compatibility requirements

II. Geographic Scope

The project will focus on the area west of Highway One between Pillar Point Harbor and Moss Beach, taking into its relationship to the surrounding Midcoast Urban Area.

III. Project Elements

a. Project References (Background Research)

1. Midcoast LCP Update
2. 1986 Princeton Area Study
3. Midcoast Mobility Studies
4. Midcoast Parks and Recreation Needs Assessment

b. Background Studies to be Completed

1. A Background and Existing Conditions Report that describes the purpose of the project and provides a detailed analysis of baseline conditions.
2. A Fishing, Boating, and Visitor-Serving Needs Assessment that analyzes the current and anticipated future demand for land uses that benefit from and rely upon waterfront locations, including the type, location, and extent of facilities needed to serve commercial fisherman, recreational boaters, and visitors to the coast.
3. An Environmental Constraints Analysis
4. A Market Demand Analysis that describes the type and extent of economically viable research, education, commercial, and/or industrial uses.
5. A Coastal Access, Parking, and Circulation Analysis....

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6. An Infrastructure Analysis, to determine the type and extent of drainage, water, wastewater treatment and other infrastructure improvements needed to support existing and future development anticipated by the plan, and shall provide cost estimates and recommended funding strategies.
 7. A Shoreline Erosion and Protection Analysis....
 8. An Airport Compatibility Analysis.....
- c. Project Management Documents
 1. Project Timeline and Scope of Work
 2. An Outreach and Community Participation Strategy, establishing a robust public engagement process that shall include but not be limited to public workshops; meetings with the Midcoast Community Council, property and business owners, fisherman, boaters, and other stakeholders; coordination with the Pillar Point Harbor District, Half Moon Bay Airport, Airport Land Use Committee/Commission, California Coastal Commission, and other County Departments.
 - d. Draft and Final Land Use Amendments
 1. Alternatives Analysis
 2. Recommended Land Use Plan Policy Amendments
 3. Recommended Zoning Regulation Amendments
 4. Recommended LCP Map Amendments
 - e. Environmental Review Documents
- IV. Coordination

Development of the plan shall be coordinated with the planning efforts that are currently underway or that will be initiated during plan development, including but not limited to:

- a. HMB Airport CLUP Update
- b. HMB Airport Operations Plan Update
- c. Pillar Point Harbor District Planning Efforts
- d. Highway One Safety and Mobility
- e. Midcoast Parks and Recreation Planning Efforts