

# Princeton Planning Effort Draft Scope Of Work

prepared by Steve Monowitz  
San Mateo County Planning and Building Department  
May 23, 2012

# Purpose

Update plans, policies, and regulations in order to:

- a. enhance coastal access, recreation, research, and education
- b. support coastal dependent and coastal related uses
- c. provide facilities for fishing and boating
- d. create local jobs and services
- e. abate blight and zoning violations
- f. address parking, circulation, and infrastructure
- g. identify solutions to shoreline erosion problems
- h. maintain Coastal Act and Airport Land Use Plan consistency

# Planning Area

West of Highway One

South of Moss Beach

North of Sam's

# Background References

Midcoast LCP Update

1986 Princeton Area Study

Midcoast Mobility Studies

Midcoast Parks & Recreation Needs Assessment

# New Studies and Reports

Background and Existing Conditions Report

Fishing, Boating, and Visitor-Serving Needs Assessment

Environmental Constraints and Opportunities Analysis

Market Demand Analysis

Access, Parking, and Circulation Analysis

Infrastructure Analysis

Shoreline Erosion and Protection Analysis

Airport Compatibility Analysis

# Community Outreach

public workshops

Midcoast Community Council meetings

stakeholder meetings (e.g., property owners, business owners, fisherman, boaters)

interagency coordination (e.g., Pillar Point Harbor District, Airport Land Use Committee, California Coastal Commission, other County Departments)

# Coordination and Consistency

Airport Operations and Land Use Plan Updates

Harbor District Plans

Highway One Safety and Mobility Studies

Parks & Recreation Planning Efforts



# Final Products

Alternatives Analysis

Environmental Analysis

Recommended LCP Amendments

Final LCP Amendments