

# Midcoast Community Council

*An elected Municipal Advisory Council to the San Mateo County Board of Supervisors  
representing Montara, Moss Beach, El Granada, Princeton, and Miramar  
P.O. Box 248, Moss Beach, CA 94038-0248*

**Bill Kehoe**    **Laura Stein**    **Lisa Ketcham**    **Bob Kline**    **Len Erickson**    **Dan Haggerty**  
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Date: July 11, 2012  
To: Steve Monowitz, Deputy Director, Planning/Building Dept.  
CC: Supervisor Don Horsley, Sarah Rosendahl  
Subject: Princeton Planning Proposed Scope of Work

Thank you for your presentation and the opportunity to comment on the draft scope of work for the proposed planning update for the greater Princeton area. We appreciate that the issues we raised regarding the M-1 zone and the Princeton shoreline erosion have been included in the expanded scope of work.

If the County should decide to look for opportunities to fast-track any particular issues, we ask that building height limit reductions for the M-1, and the shoreline portion of the W and CCR be included in that effort. The concern is that during the time necessary to complete the update, many planning applications will be completed under the existing regulations to the detriment of our vision for the area.

## Purpose:

- Princeton shoreline erosion studies, coastal access conceptual plans, and shoreline trail alternatives are referenced below. For the purpose of this scope of work, we would like to build on this to identify a preferred solution and an implementation plan to address Princeton shoreline erosion, coastal access, and remediation of unpermitted armoring.
- Protect harbor water quality from urban runoff pollution. Enhance or reintroduce natural systems to improve water quality through marsh filtration.
- In addressing parking, circulation, and infrastructure needs, include all modes of travel, including bike, pedestrian, transit.
- Focus on fishing & marine-related industry in W zone. Give priority to commercial fishing industry.
- Focus on light industrial in M-1 zone – clean industry, artisan, crafts.
- MCC is supportive of programs that promote green building practices, energy efficiency and reduced vehicle miles traveled.

Geographic scope: Are streets at boundaries included in the study?

## Project Background References and Coordination:

Which version of the following documents will be given to the consultants and how will updates be coordinated: LCP, Midcoast Recreational Needs Assessment, Airport Land Use and Layout Plans. With regard to LCP, please provide in addition to section numbers, an explanation of sections in context that apply.

Please include as background the following documents which can be found at MidcoastCommunityCouncil.org on the Issues Pages for Harbor/Shoreline, or Parks & Recreation.

- CA Coastal Trail San Mateo County, Pillar Point to Mirada Surf, 2010.
- Midcoast Action Plan for Parks & Recreation, 2008.

- Report: Initial Dredge Material Evaluation for the Construction of a New Boat Basin in Pillar Point Harbor, prepared for San Mateo Harbor District by Kinnetic Laboratories Inc, June 2007.
- Coastal Access Improvement Plan, Callander Associates Landscape Architecture, Inc., Oct. 2002. Approved by San Mateo County Board of Supervisors. (Broadway/Mickelson and Vassar/Karp)
- Princeton Shoreline Improvement Project – Development of Shoreline/Trail Alternatives, Moffatt & Nichol Engineers letter to Tim Duff, CA Coastal Conservancy, rev. 7/23/2003. (contains construction alternatives & cost estimates)
- Shoreline Protection Feasibility Study for Princeton, Pillar Point, Half Moon Bay, CA, prepared for San Mateo County Harbor District by Moffatt & Nichol Engineers, Sept. 2001
- Harbor RV lot lease, 1998.
- Montara – Moss Beach – El Granada Community Plan, 1978 (summarized in Area Plans Summary, 1985) **Note: Is this the already-listed 1986 Princeton Area Study?**

Background and Existing Conditions Report: Include Inventory of Princeton parcels that cannot obtain water connections due to transfers with deed encumbrance.

Outreach & Community Participation: Please provide notes from all sessions as a public record with appropriate consideration for proprietary information covered in the sessions.