

Princeton shoreline erosion & unpermitted armoring



4/25/12 MCC presentation
by Lisa Ketcham



3 blocks long: from WestPoint Ave. on the west, to Denniston Creek on the east. Princeton Ave. is the CA Coastal Trail (in red).

Four short road stubs connect Princeton Ave. to the shoreline for views and possible beach access: West Point, Vassar, Columbia, & Broadway.

The beach is walkable at medium or low tide along the two western blocks, but access is impeded by haphazard rip-rap at the end of Vassar & Columbia.

2001 - Shoreline Protection Feasibility Study for Princeton

prepared for Harbor District by Moffatt & Nichol Engineers, includes:

- Shoreline erosion analysis (averaging from 7 to 17 inches per year)
- Detailed protection measures:
 - Breakwater with boardwalk for eastern block
 - Beach replenishment with geo tubes for western two blocks

“Much of the shoreline has already been armored with rock and concrete rubble that has been randomly dumped... If shoreline improvement plans are not implemented it is expected that little to no beach will remain in the near future.”

2003 - Princeton Shoreline Improvement Project

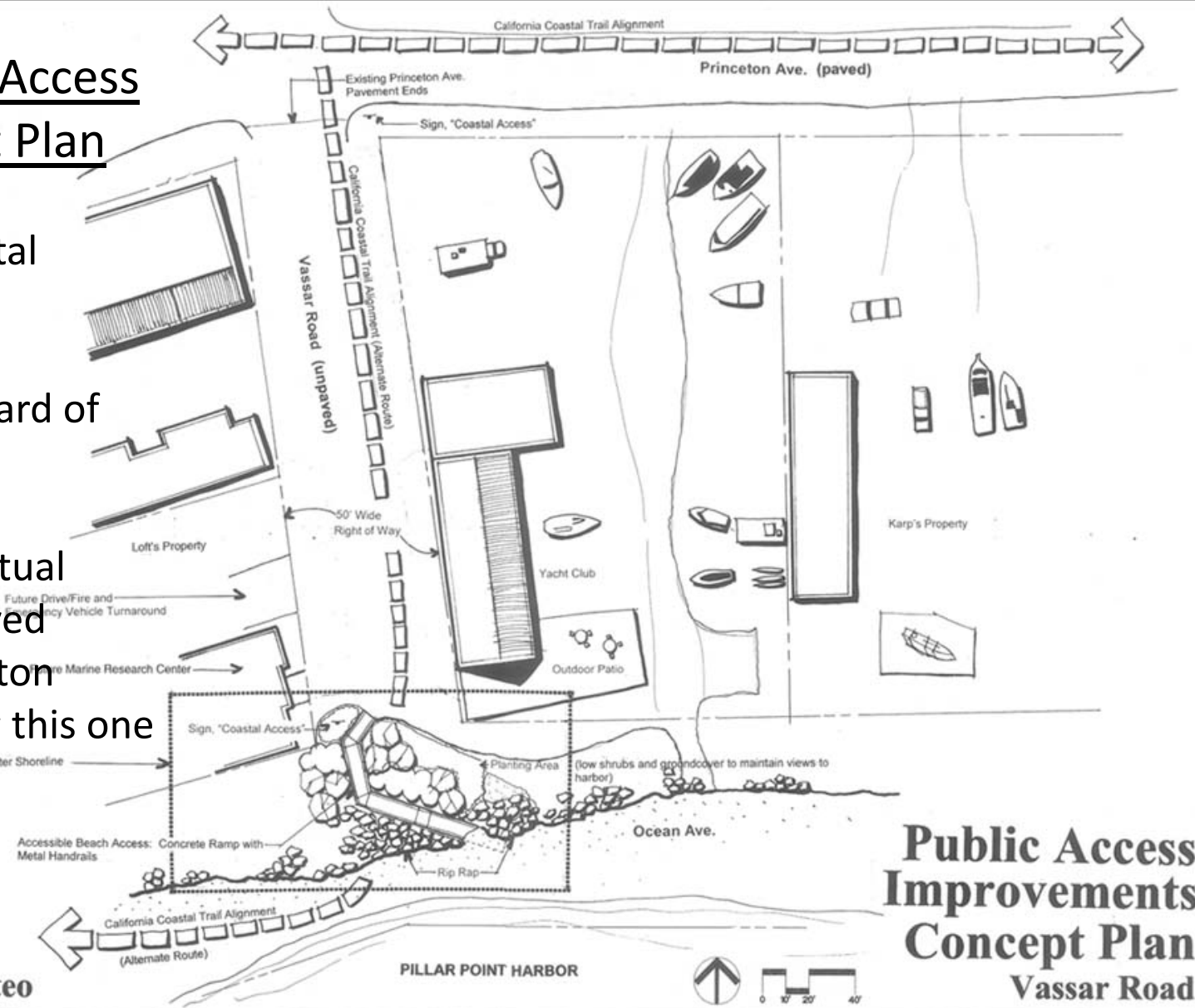
--a report to the Coastal Conservancy by Moffatt & Nichol Engineers:
Assessment of potential shoreline protection measures and pedestrian access along Princeton shoreline.

2002 Coastal Access Improvement Plan

Funded by Coastal Conservancy

Approved by Board of Supervisors

Includes conceptual plans for improved access to Princeton beach, including this one at Vassar.



Public Access Improvements Concept Plan Vassar Road



County of San Mateo

Callander Associates

02.00 11/01

Five Coastal Sites

Vassar shoreline access - 2010



2004 emergency unpermitted armoring less than 3 years after construction



Shoreline erosion and unpermitted armoring

Sept. 2007: Supervisor Gordon convened meeting with staff from

- Coastal Commission
- Coastal Conservancy
- Planning Dept
- Dept. Public Works
- Harbor District

Coastal Commission considering a broad Princeton shoreline solution to remediate all rip-rap/sea wall violations, restore the beach & accommodate the Coastal Trail. Harbor District maintenance dredging spoils could be used.

No follow up, no progress. Who will take lead agency responsibility?

Spring 2012: Harbor District plans maintenance dredging with spoils placed on inner harbor Perched beach which has no erosion problem.

2008: removal of 2800 cu/yds of illegal rip-rap, mandated by Coastal Commission – rocks piled on site at 380 Princeton Ave.

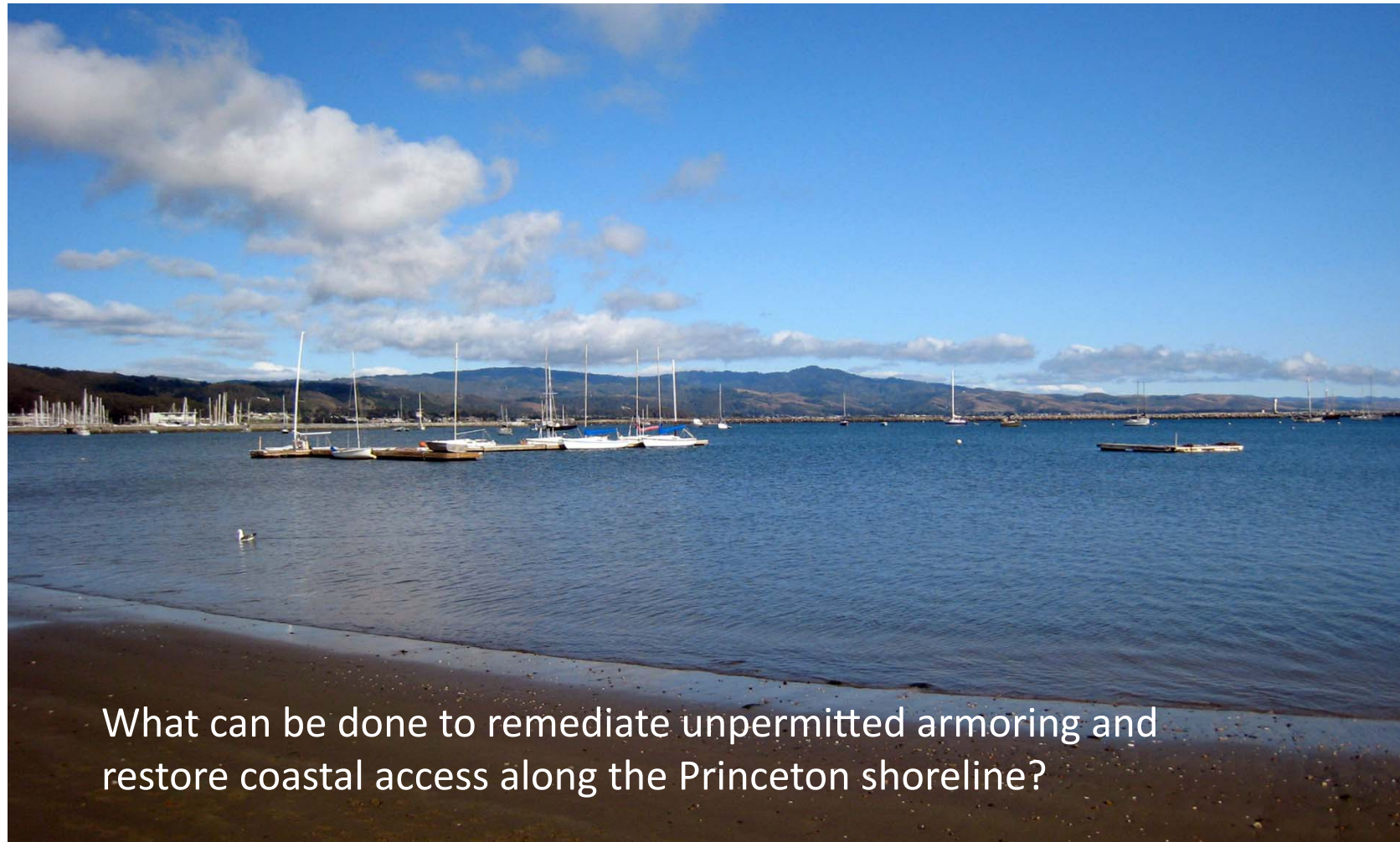


2009: truckloads of rocks from 380 Princeton Ave. moved down the street and added to rip-rap blocking beach at Romeo Packing and new houses next door to the west.



3 houses with unpermitted armoring installed by 2009, only 6 years after construction





What can be done to remediate unpermitted armoring and restore coastal access along the Princeton shoreline?

- Supervisor Horsley - convene relevant agencies & stakeholders.
- County - take lead agency responsibility.
- Coastal Commission - propose a solution.
- County - stop allowing building so close to the shore.