

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. protect and restore water quality and sensitive habitats
- i. maintain compliance with Coastal Act and airport compatibility requirements

II. Geographic Scope

The project will focus on the area west of and including 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. Coastal Commission certified LCP and proposed Midcoast LCP Update
2. 1986 Princeton Area Study
3. Midcoast Mobility Studies
4. Midcoast Parks and Recreation Needs Assessment
5. Half Moon Bay Airport Operations Plan and Land Use Plan (existing and proposed)
6. Other applicable documents and studies, including those posted on the MidcoastCommunity Council.org Issues Pages

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 that describes and delineates sensitive habitat areas, significant viewsheds, and areas susceptible to natural hazards, and that recommends measures to protect public resources and safety.
 4. A Market Demand Analysis that describes the type and extent of economically viable research, education, commercial, and/or industrial uses, with a focus on those that are fishing and marine related for waterfront areas.
 5. A Coastal Access, Parking, and Circulation Analysis that addresses all modes of travel (e.g. pedestrian, bicycle and transit), and identifies opportunities to reduce automobile congestion and vehicle miles traveled.
 6. An Infrastructure Analysis, that determines the type and extent of drainage, water, wastewater treatment and other infrastructure improvements needed to support existing and future development, evaluates the availability of these services, and identifies the improvements needed to meet future demands. This shall include a study of past water service transfers and the implications of these transactions on future development, as well as recommended system for reserving adequate service capacities for existing and future Coastal Act priority land uses.
 7. A Shoreline Erosion and Protection Analysis that documents erosion rates, coastal access issues, and existing shoreline armoring structures, including their permit status. The Shoreline Erosion and Protection Analysis shall use this and other relevant information to design a Shoreline Management and Implementation Plan that prescribes methods for addressing structures at risk, enhancing coastal access, and minimizing impacts of shoreline armoring.
 8. An Airport Compatibility Analysis that applies the information generated by the Half Moon Bay Airport Operations and Land Use Plan Updates to develop recommended amendments to exiting Airport Overlay regulations that comply with state guidelines.
- c. Project Management Documents
1. Project Timeline and detailed Scope of Work
 2. An Outreach and Community Participation Strategy that establishes a robust plan for public engagement, which 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; and the publication of meeting summaries, public comments, and responses to comments.

d. Draft and Final Land Use Amendments

1. Alternatives Analysis
2. Recommended Land Use Plan Amendments, including proposed changes to the land designations and each component of the Local Coastal Program Policies document.
3. Recommended Zoning Regulation Amendments, including proposed changes to the Waterfront, Coastside Commercial Recreation, Light Industrial, and Airport Overlay zoning district regulations
4. Recommended LCP Map Amendments, including proposed changes to relevant Land Use Plan and Zoning Maps.

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