



## BOARD OF SUPERVISORS

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Board of Supervisors Chambers  
400 County Center, Redwood City

### ITEM # 10

# Update on the Plan Princeton Project And Presentation of Existing Conditions Report



# Introduction

- Project Overview
- Project Status
- Existing Conditions Report
- Next Steps



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2013





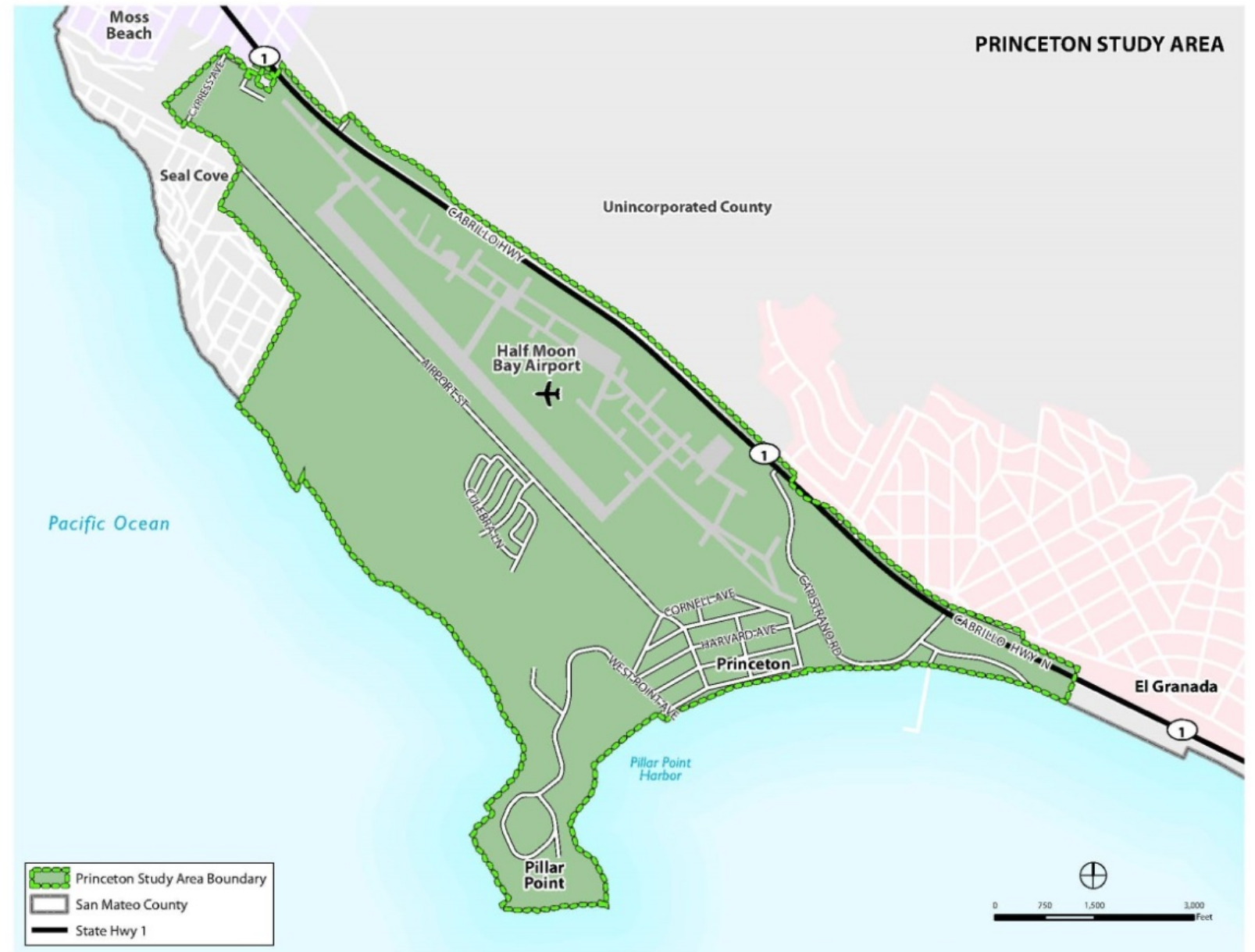
## Plan Princeton Overview

### What is Plan Princeton?

County initiative to provide comprehensive policy, plan, and zoning amendments that will help realize the community's vision for the future of Princeton.

### Planning Area

Includes Half Moon Bay Airport, Pillar Ridge residential community, and community of Princeton.





## Plan Princeton Overview

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### Purpose of Plan Princeton

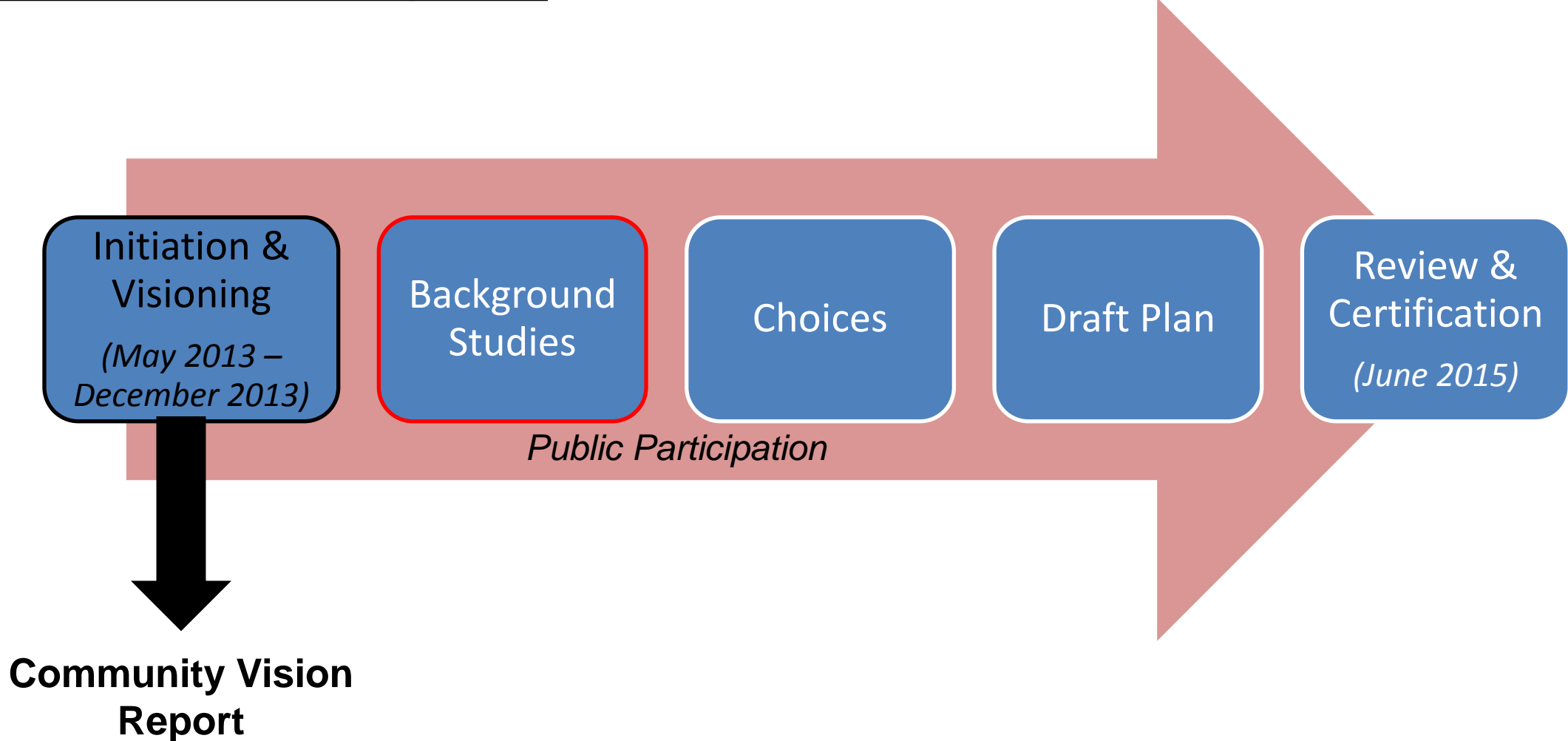
- Enhance coastal access, recreation & education opportunities
- **Support coastal-dependent & coastal-related uses**
- Provide needed facilities for commercial fishing industry & recreational boaters
- **Promote economic development**
- Abate neighborhood blight & zoning violations
- **Address parking, circulation, & infrastructure needs**
- Identify & evaluate potential solutions to shoreline erosion
- **Protect & restore water quality & sensitive habitats**
- **Comply with State Coastal Act & State airport compatibility requirements**





# Plan Princeton Overview

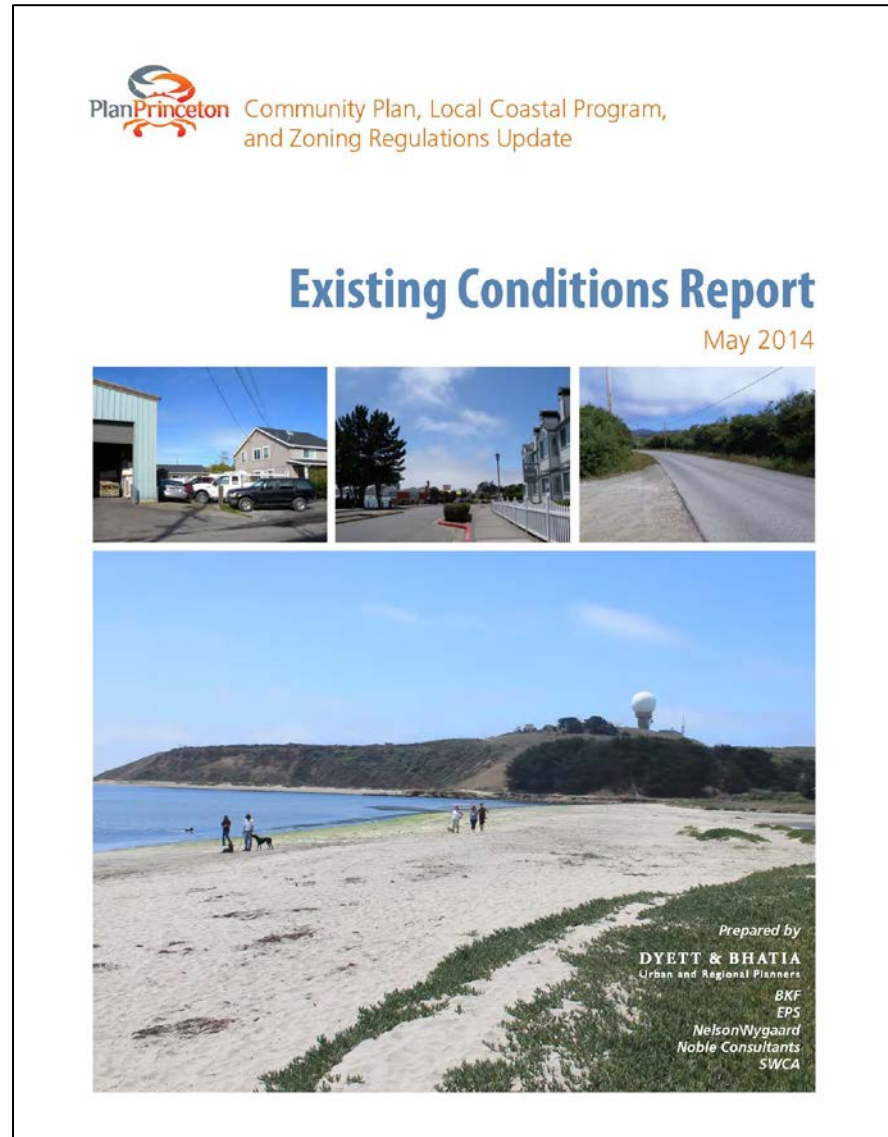
## Five Phases of Plan Development





# Existing Conditions Report

- Introduction
- Land Use and Urban Design
- Fishing, Boating, and Visitor Needs
- Environmental Resources
- Natural Hazards and Shoreline Erosion
- Circulation, Parking, and Coastal Access
- Infrastructure, Public Services and Facilities





## Land Use and Urban Design

- **Capistrano Road**
  - A corridor of commercial businesses, including restaurants, retail and lodging.







## Land Use and Urban Design

- **Princeton Industrial-Waterfront**

- Single-family homes and vacant properties interspersed among the area's industrial, warehouse, and storage uses.







## Land Use and Urban Design

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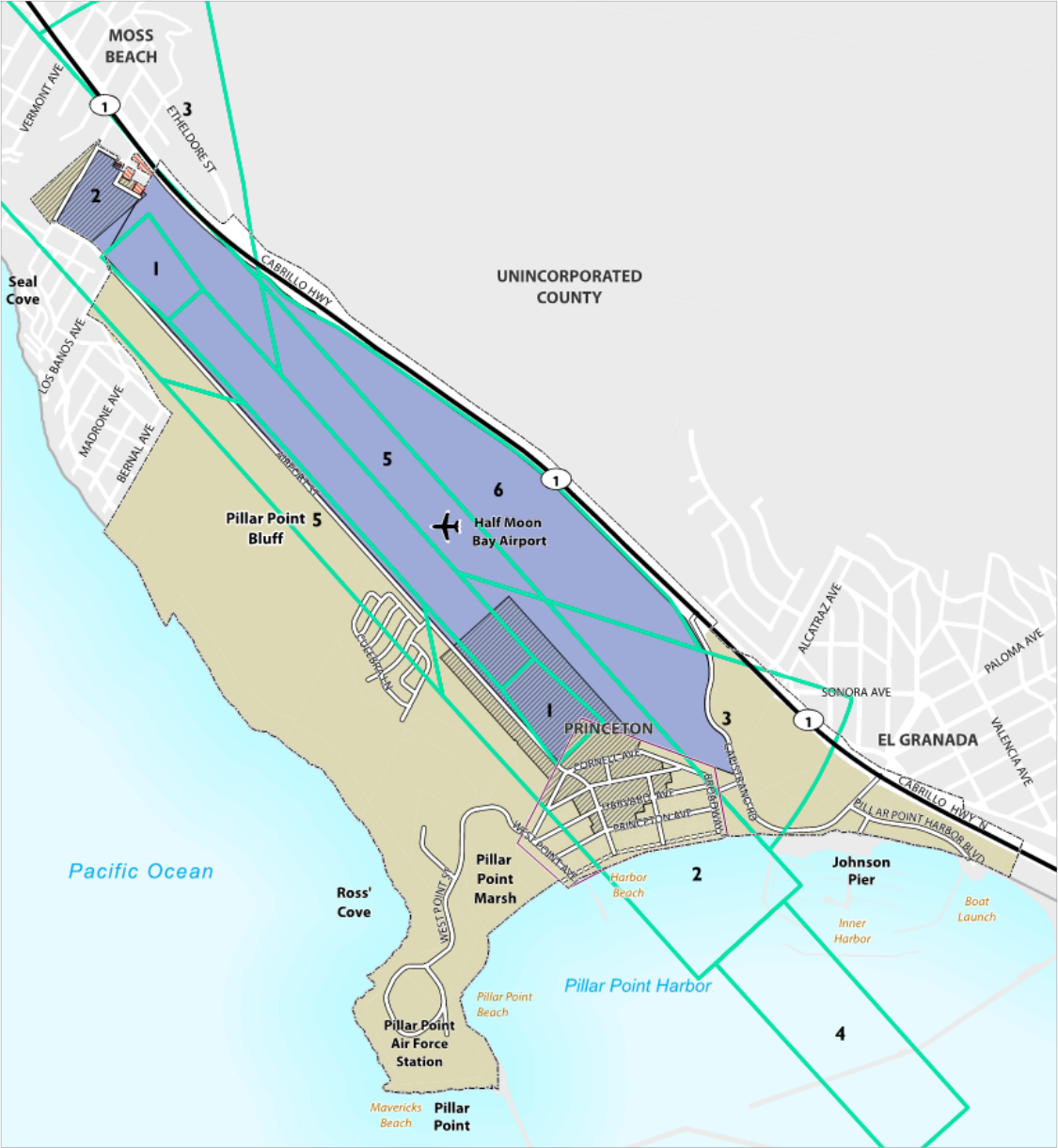
- **Open Space**
  - Includes agricultural areas, beaches, Pillar Point Marsh, and Pillar Point Bluff.





# Land Use and Urban Design

- **Airport Compatibility**





## Fishing, Boating, and Visitor Needs

### Commercial Fishing, Seafood Processing, and Distribution

- Second most significant commercial fishing port in Bay Area.
- Narrow margin business:
  - Viable because of strength of crab
  - Direct-to-consumer sales provide top dollar
- Seafood-related business expansion is unlikely to be a major economic driver.
- Opportunities for small-scale, local-serving specialty seafood projects or ventures.







## Fishing, Boating, and Visitor Needs

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### Industry

- Only industrially-zoned land between Pacifica and Half Moon Bay
- Industrial space users, such as metal workers, may serve both maritime and non-maritime clientele
- Vacant and underutilized sites





## Fishing, Boating, and Visitor Needs

### Tourism & Recreation

- Sight-seeing
- Beach recreation
- Shopping and dining
- Boating
- Surfing
- Sailing
- Kayaking
- Paddle-boarding
- Sport fishing







## Environmental Resources

- Numerous undeveloped natural habitat areas.
- Define and delineate Environmentally Sensitive Habitat Areas (ESHAs).
- Incorporate protection and restoration measures.
- Provide managed public access in areas with ecological importance.

Wetlands west of Airport Street

Coastal bluff scrub

Riparian areas surrounding creeks

Pillar Point Marsh

Habitat		
Agriculture	Central Coast Scrub	Coastal and Valley Freshwater Marsh
Mixed Monterey Cypress Forest	Non-Native Annual Grassland	Developed/Ruderal
Central Coast Riparian Scrub	Northern Coastal Bluff Scrub	Princeton Waterfront/Industrial Area
	Northern Coastal Salt Marsh	Princeton Study Area Boundary

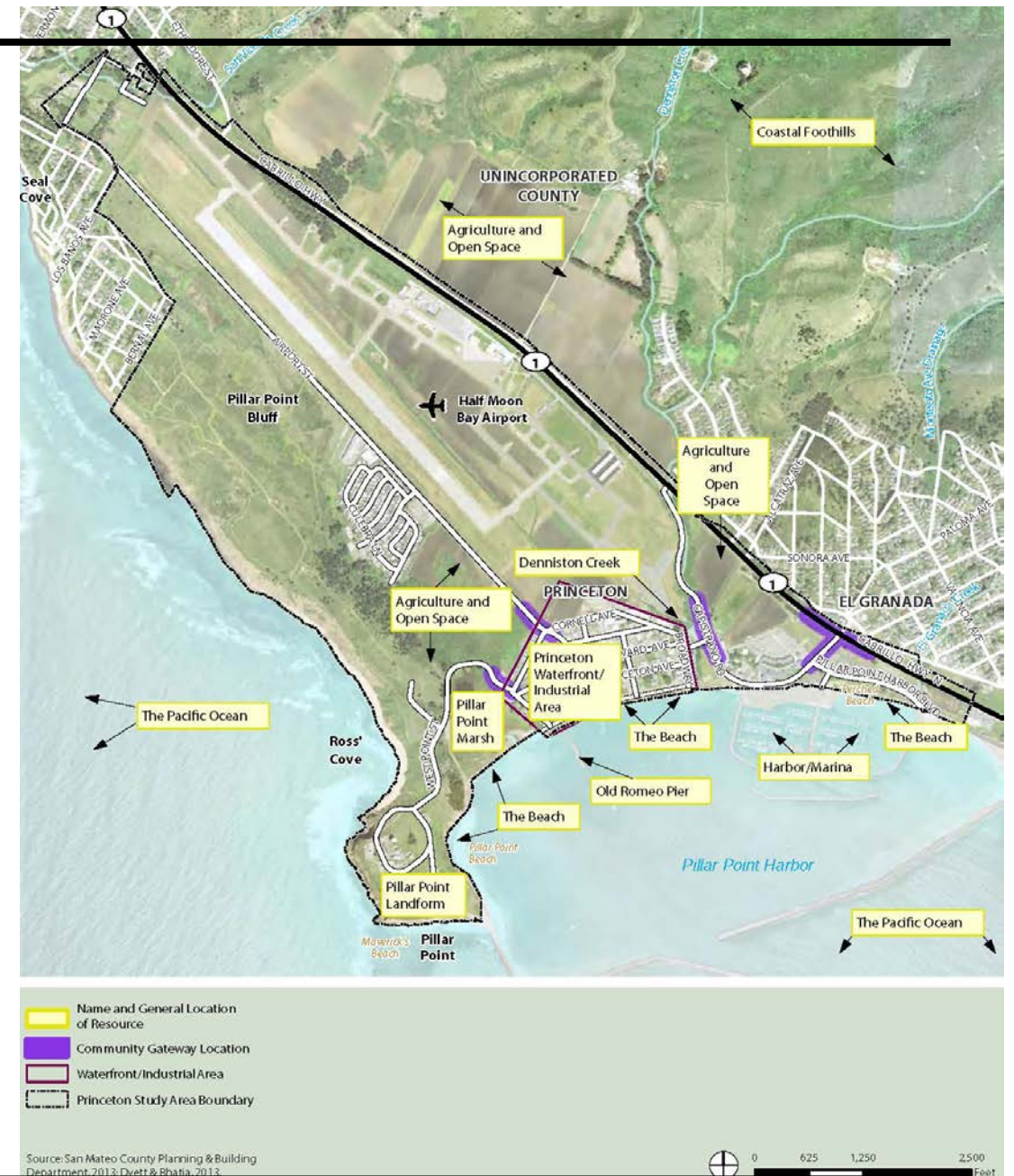




# Environmental Resources

## Visual Resources

- Protect visual resources
  - Harbor
  - Pillar Point
  - Surrounding hills
- Maintain character defining qualities
  - Eclectic development in industrial-waterfront area
  - Surrounding agricultural areas
  - Harbor



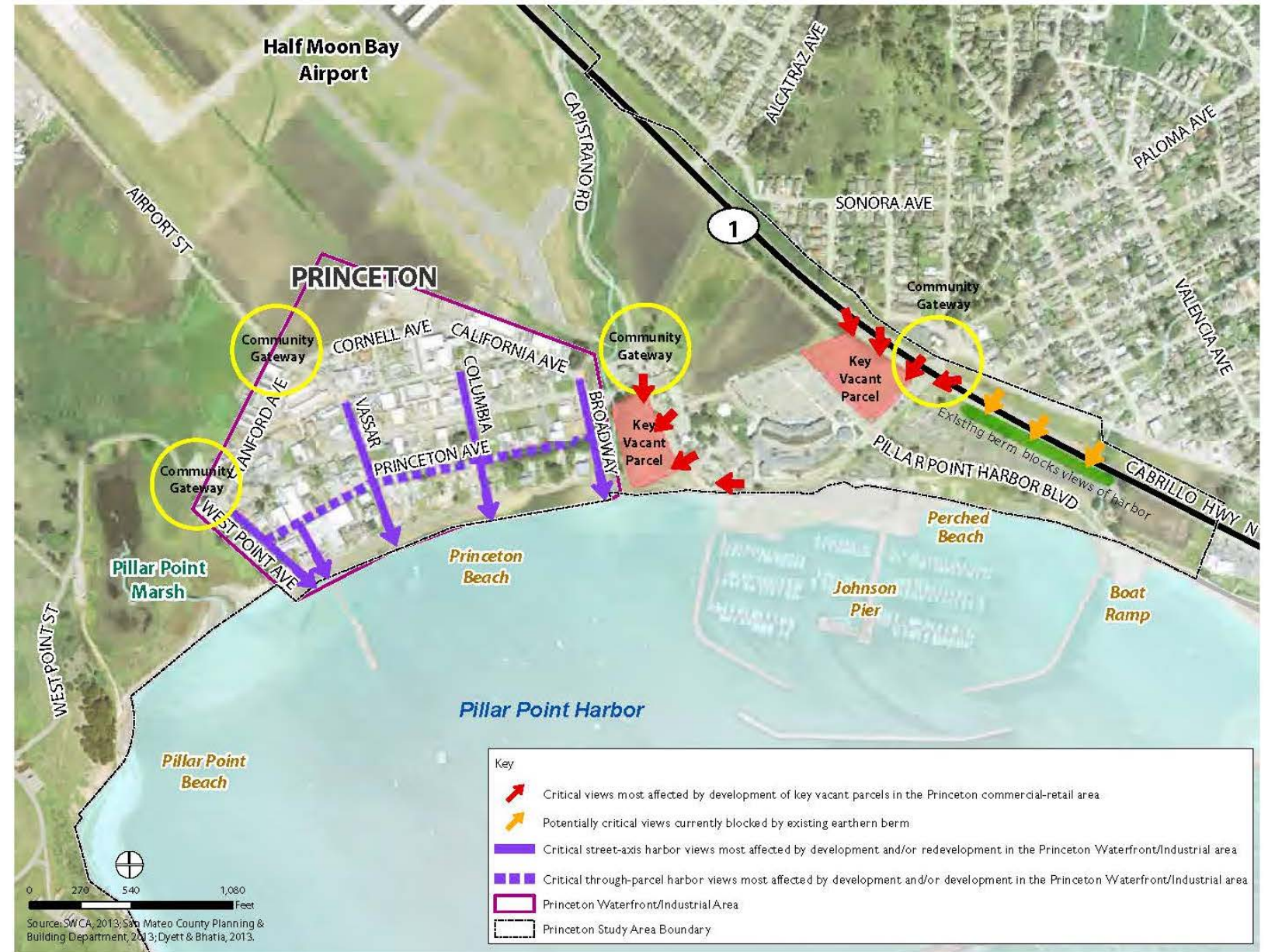




# Visual Resources

## Visual Resources

- Different types and locations of scenic resources
- Community character

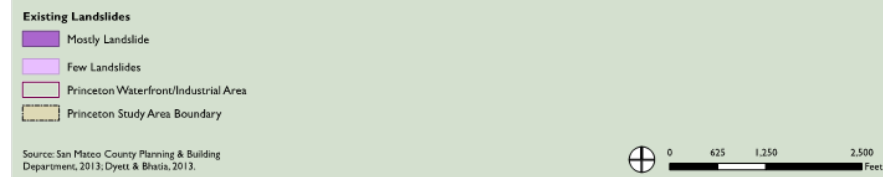
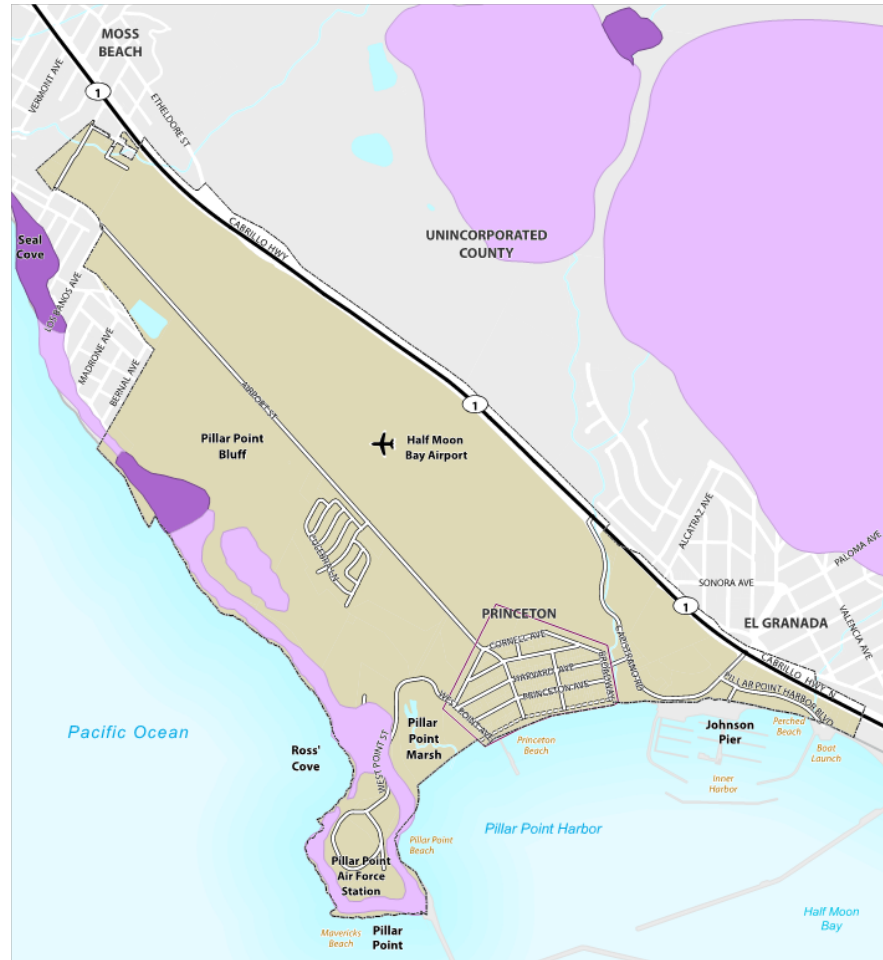




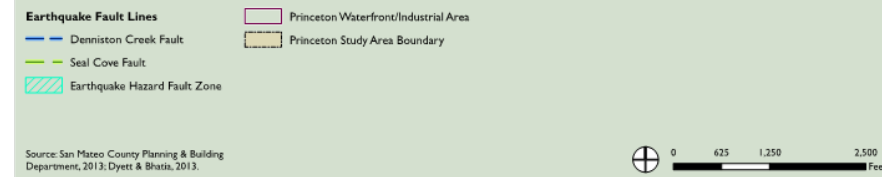
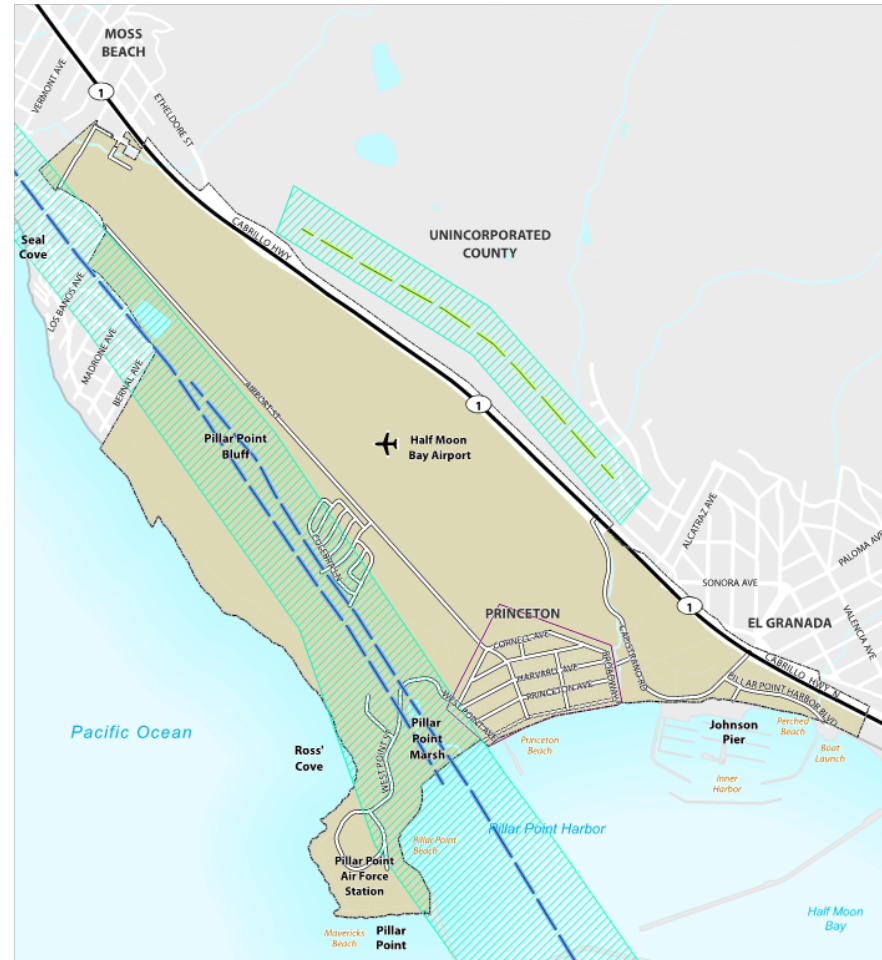


# Natural Hazards and Shoreline Erosion

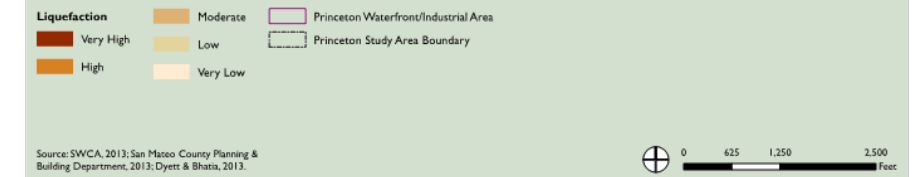
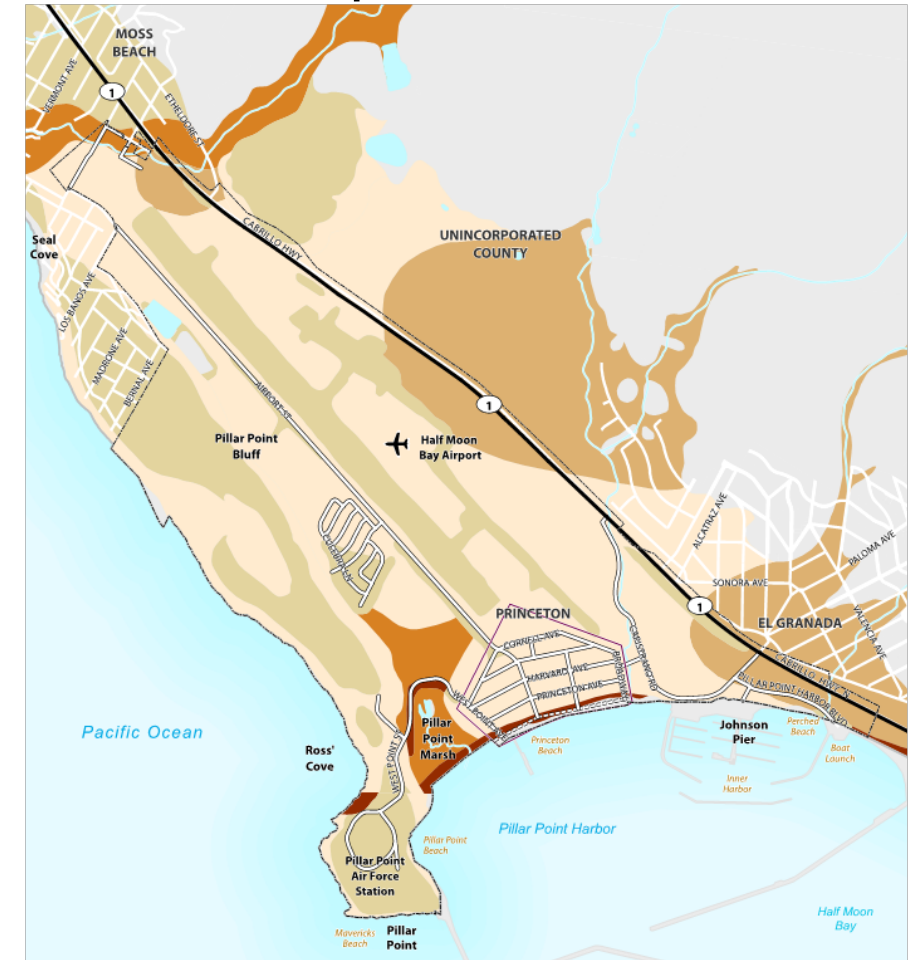
## Landslides



## Faults



## Liquefaction



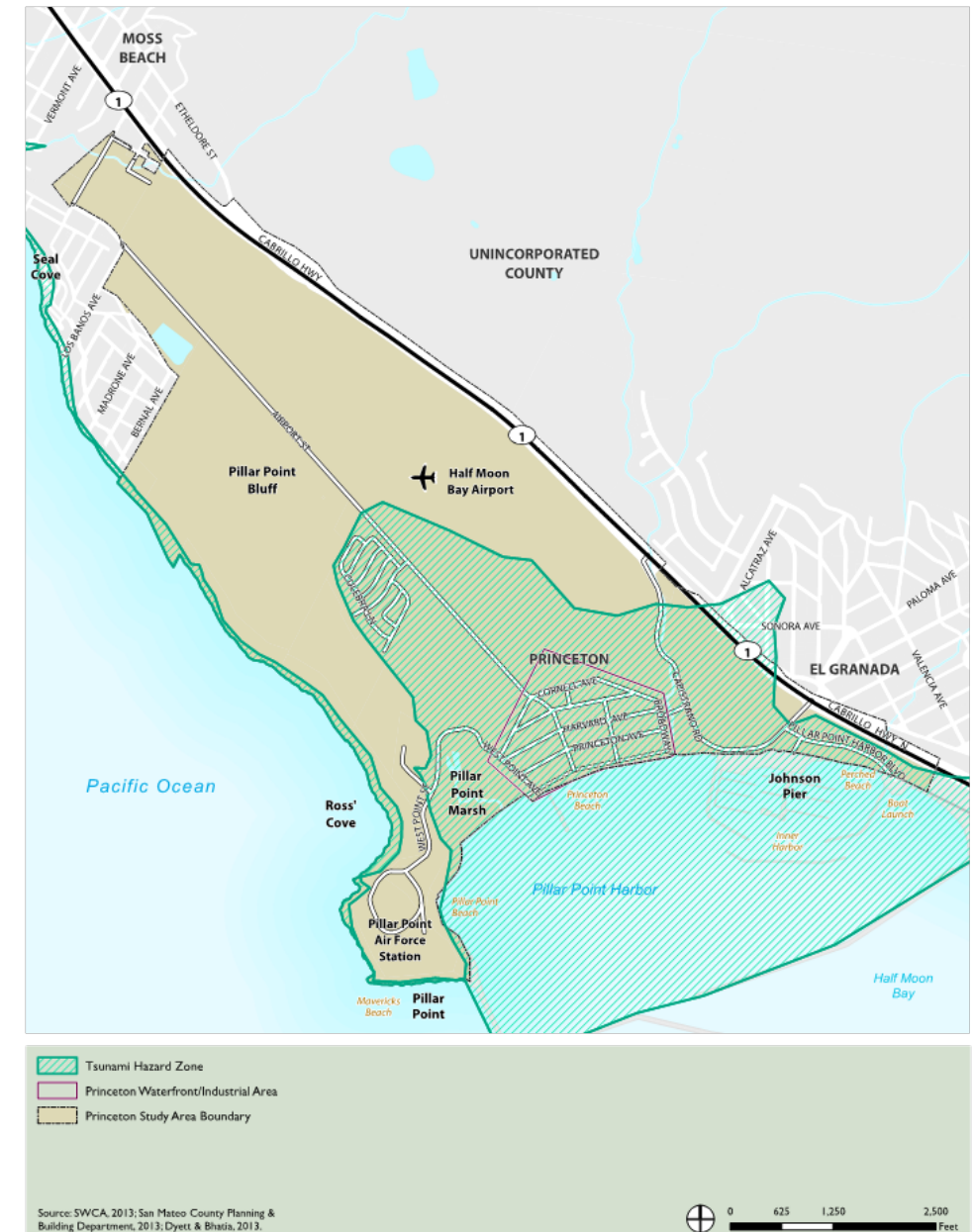




# Natural Hazards and Shoreline Erosion

## Tsunami Hazard

- April 1, 1946 tsunami - highest tide = 14.8'
- Mitigation includes:
  - Early warning systems
  - Sufficient evacuation routes and information
  - Prohibitions of certain land uses
  - Construction requirements

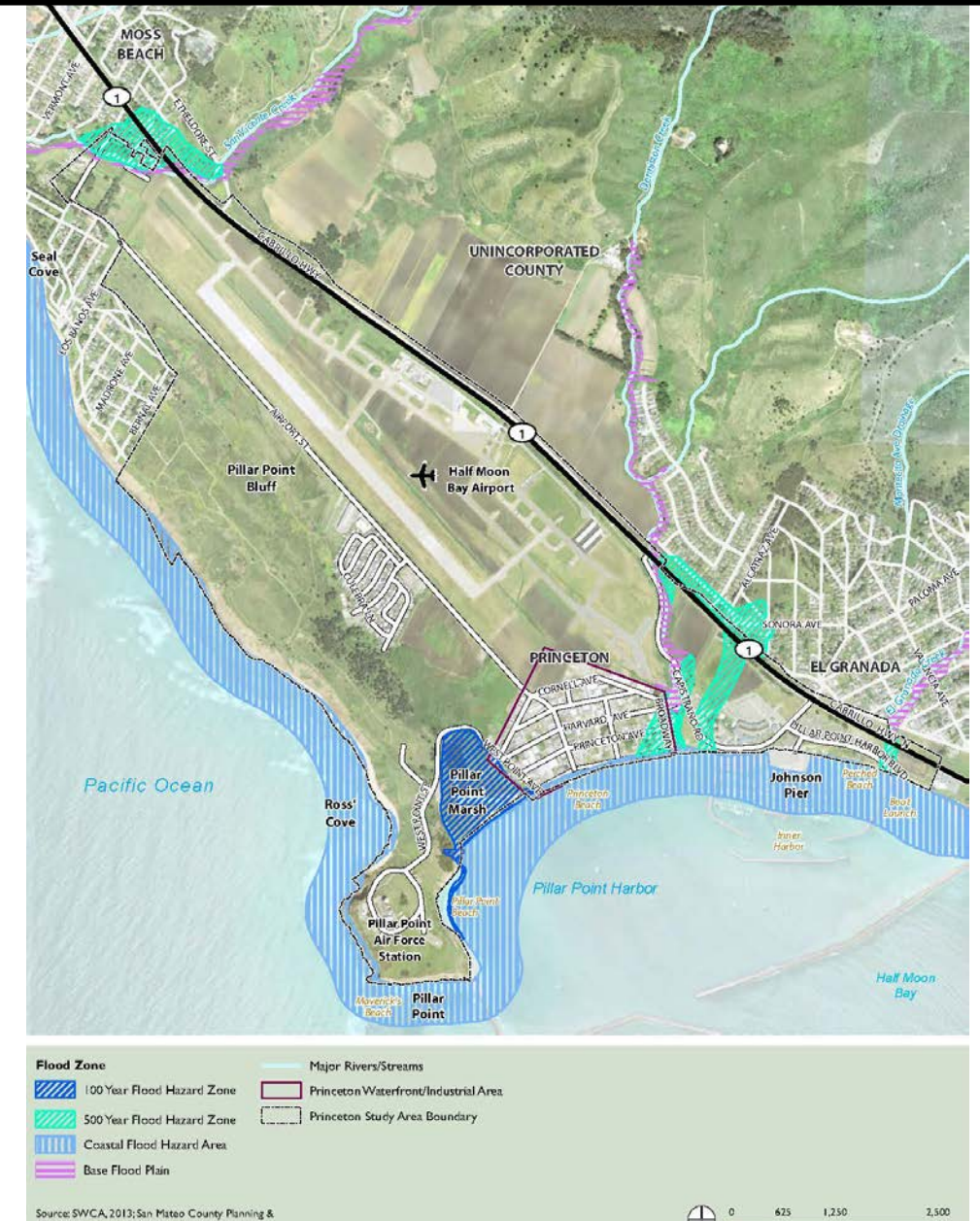




# Natural Hazards and Shoreline Erosion

## Hydrology

- Development should be located outside of the 100-year flood hazard zone.
- Performance-based setbacks from flood hazard zones may address biological resources and water quality issues.







## Natural Hazards and Shoreline Erosion

### Shoreline Protection

- Unpermitted and/or non-engineered shoreline protection structures.



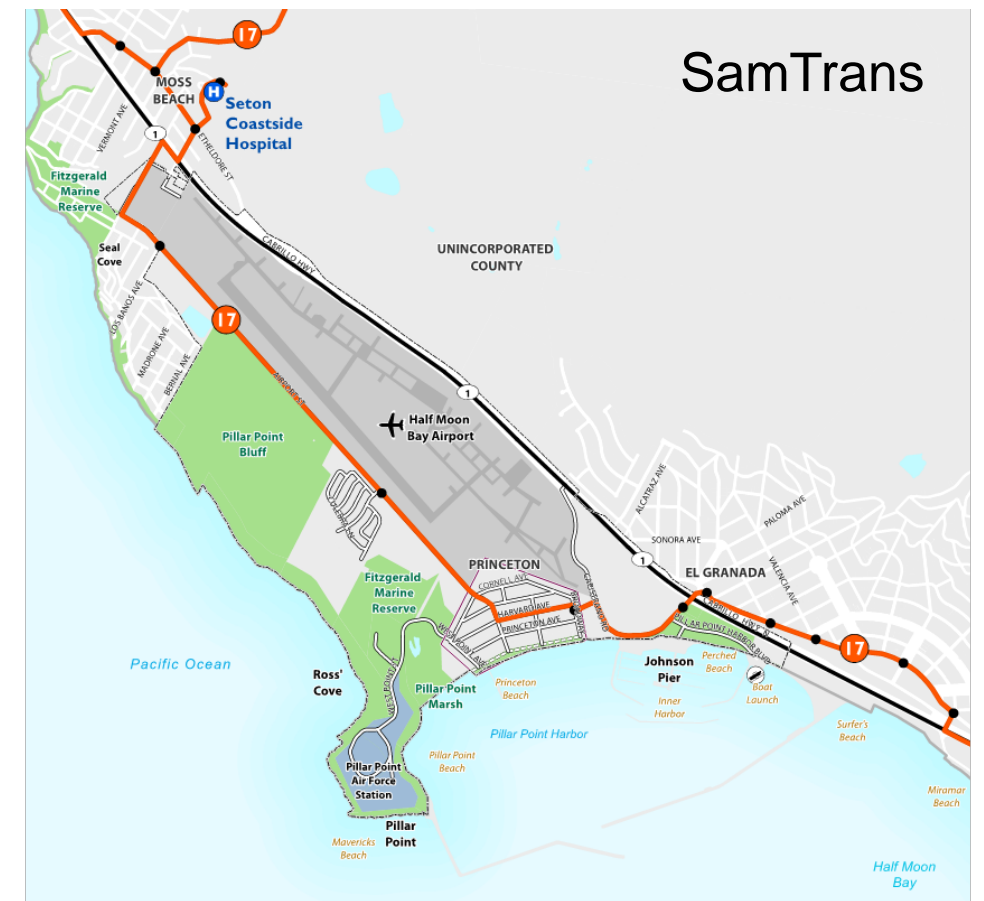




## Circulation, Parking, and Coastal Access

### Motor Vehicles, Bicycles, and Pedestrians

- Congestion along Highway 1 during major events and weekends – *Comprehensive Transportation Management Plan*
- Lack of support facilities for cyclists and pedestrians:
  - Sidewalks
  - Marked street crossings
  - Alternative routes and bicycle parking facilities
- One SamTrans bus route
  - Long headways
  - Few amenities for riders
  - Look at opportunity for park-n-ride service

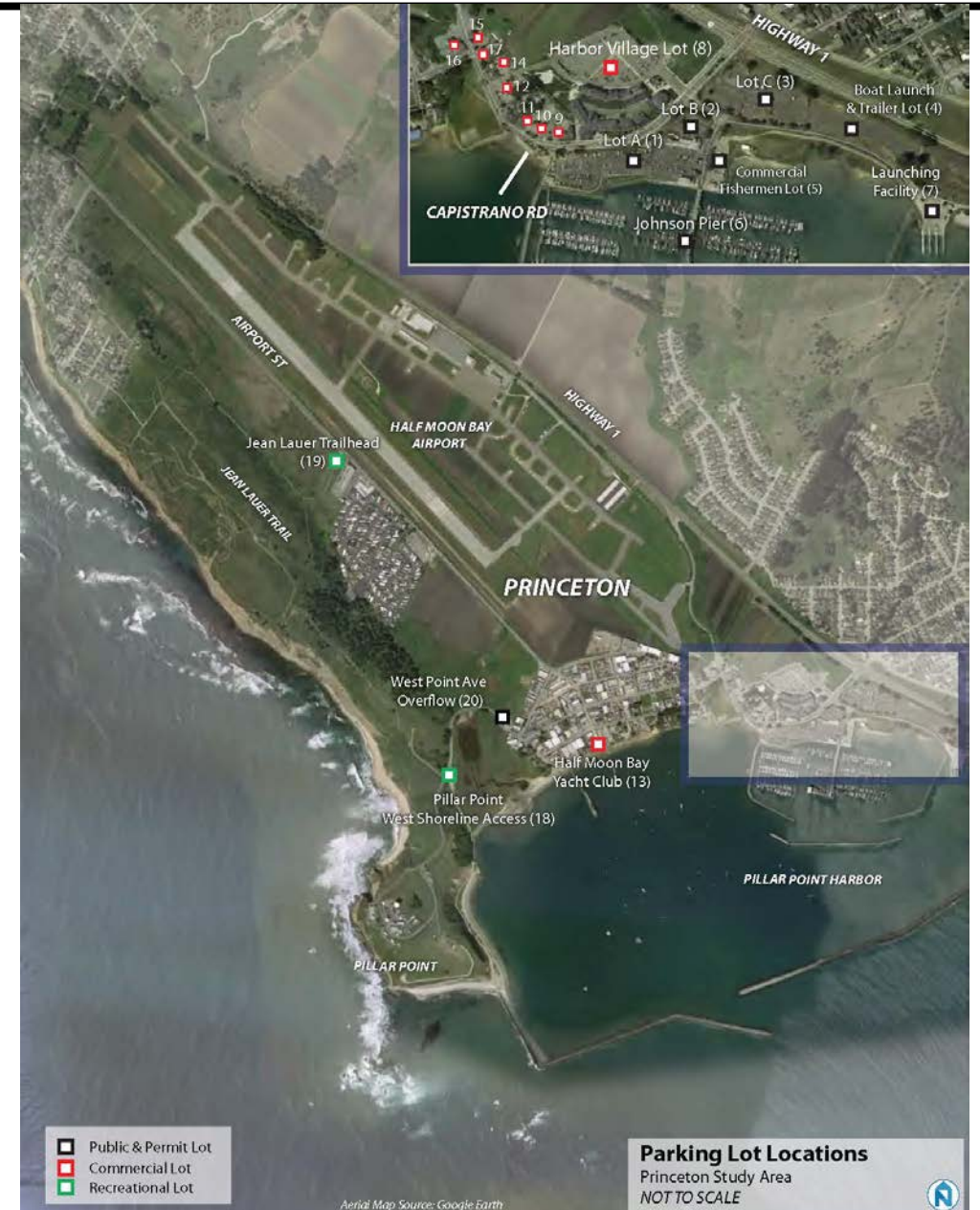




## Circulation, Parking, and Coastal Access

### Parking

- Generally, there is sufficient parking supply to meet demand, except in cases of large events.
- Lack of information and other inefficiencies may prevent drivers from taking advantage of available parking supply.
- Signage improvements to better inform visitors.



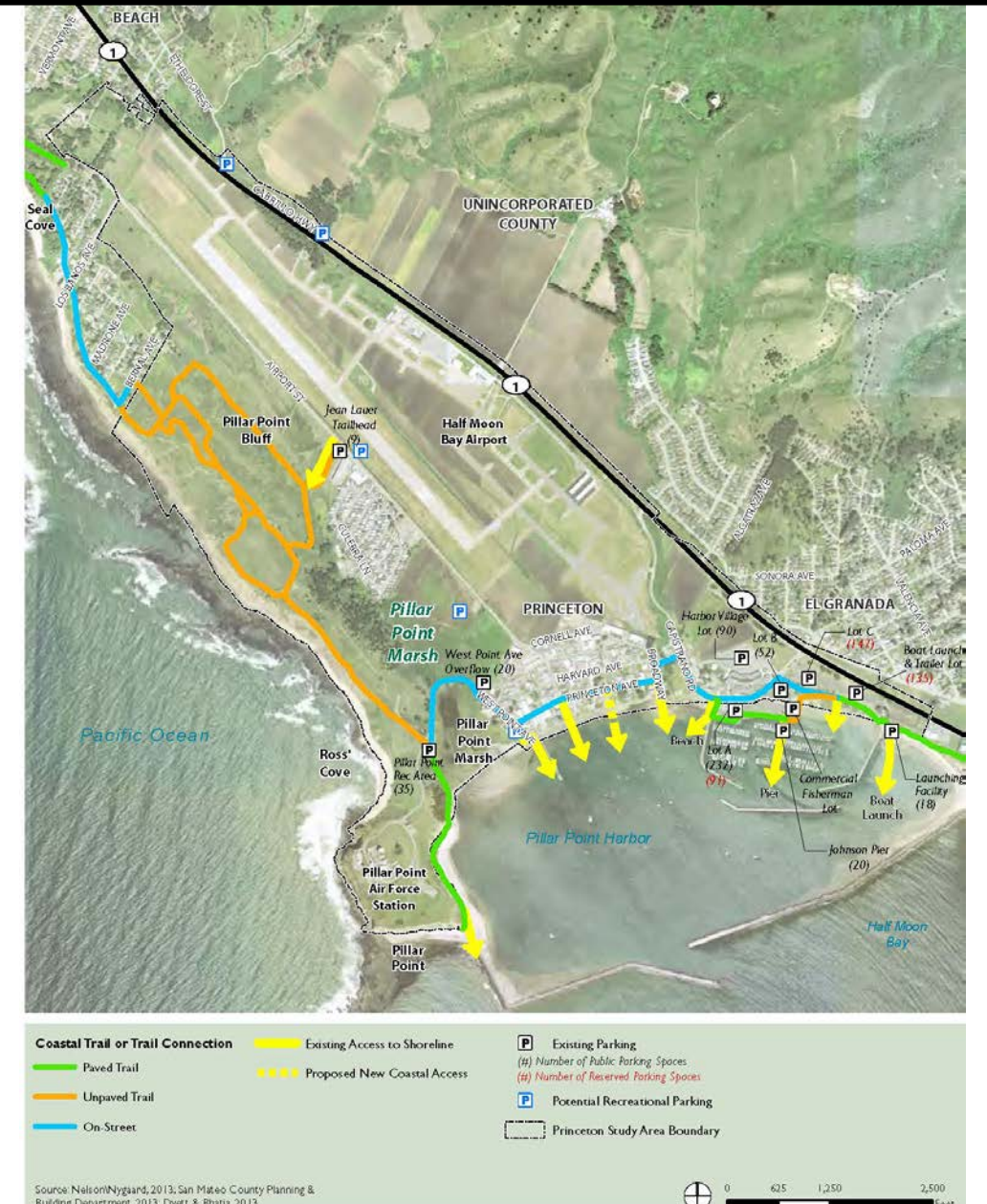




# Circulation, Parking, and Coastal Access

## Coastal Access

- A number of access points exist, but improvements such as stairways and ramps would ensure greater accessibility to the coast.



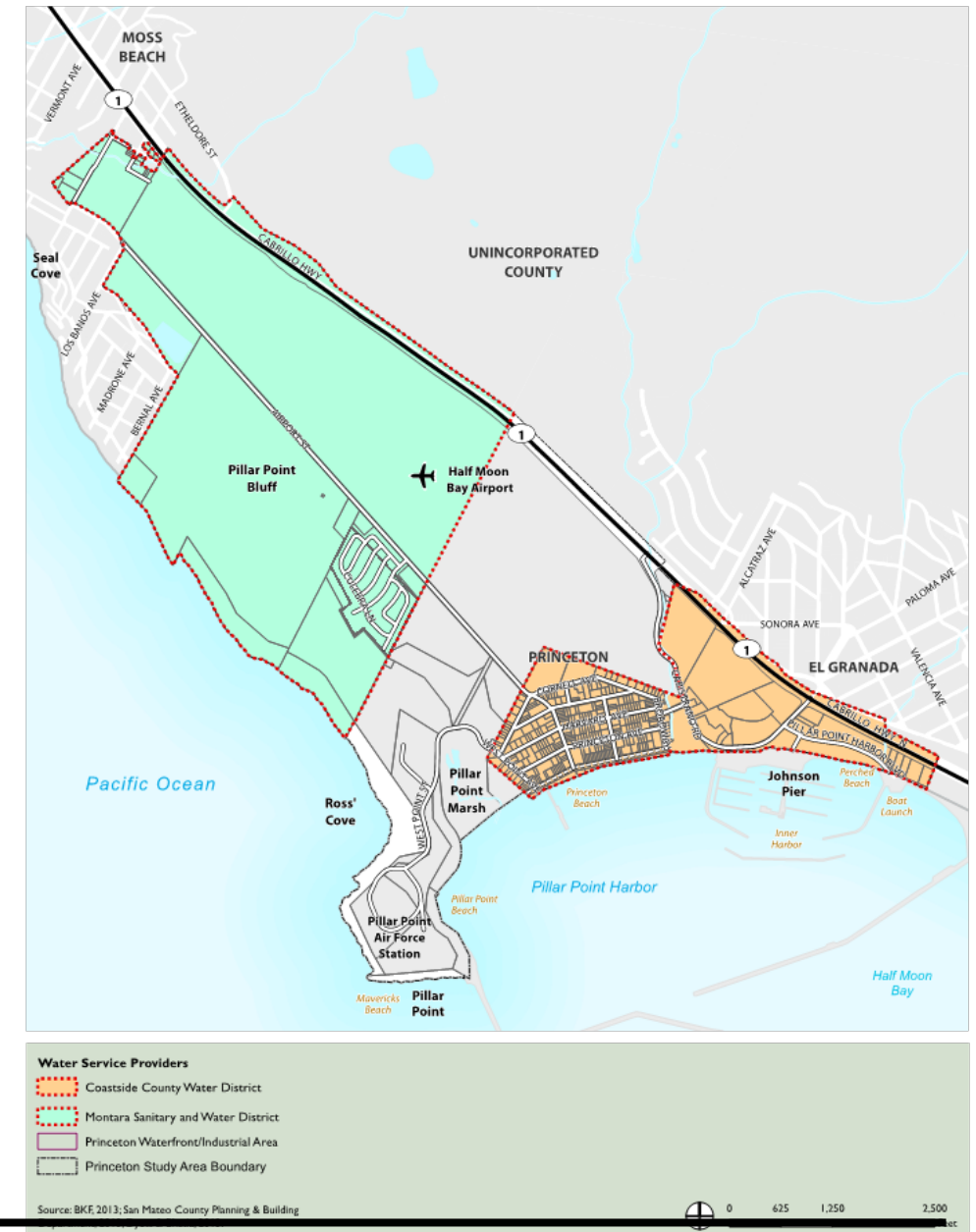


# Infrastructure, Public Services, and Facilities

## Water Systems

**Water service reserved for Coastal Act priority uses.**

- Montara Water and Sanitary District (MWSD)
  - New water connections must be consistent with Public Works Plan approved in December 2013.
  - 128,000 gallons per day (gpd) available
    - 80,959 gpd reserved for priority uses
    - 47,041 gpd available for non-priority uses



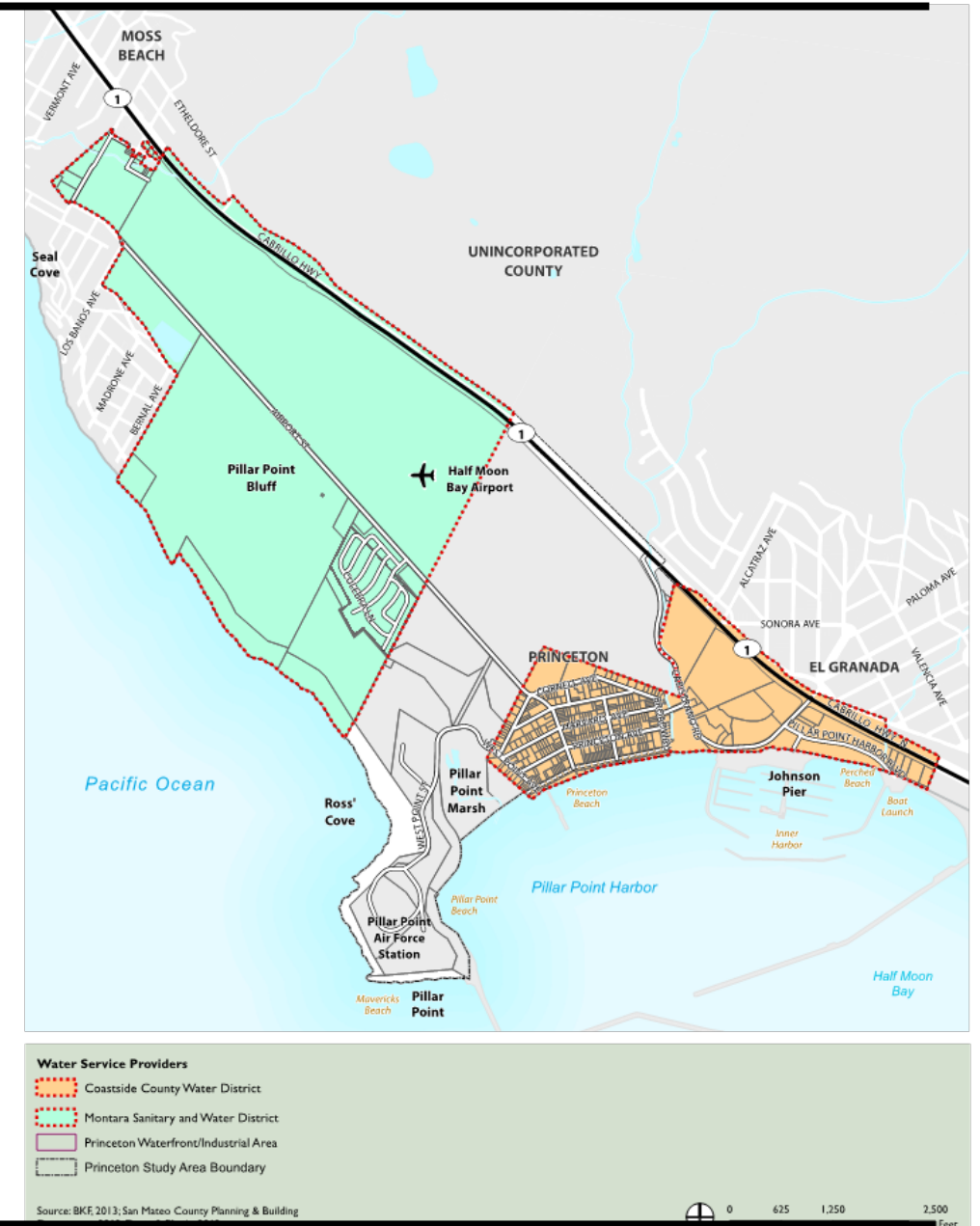




# Infrastructure, Public Services, and Facilities

## Water Systems

- Coastside County Water District (CCWD)
  - 238 water connections available
    - 209 unsold connections (reserved for priority uses)
    - 29 uninstalled connections (10.5 reserved for priority uses)
  - Does not allow trading of existing water connections.
  - Future expansion of water service capacity must take into account levels of service on Hwys 1 and 92.

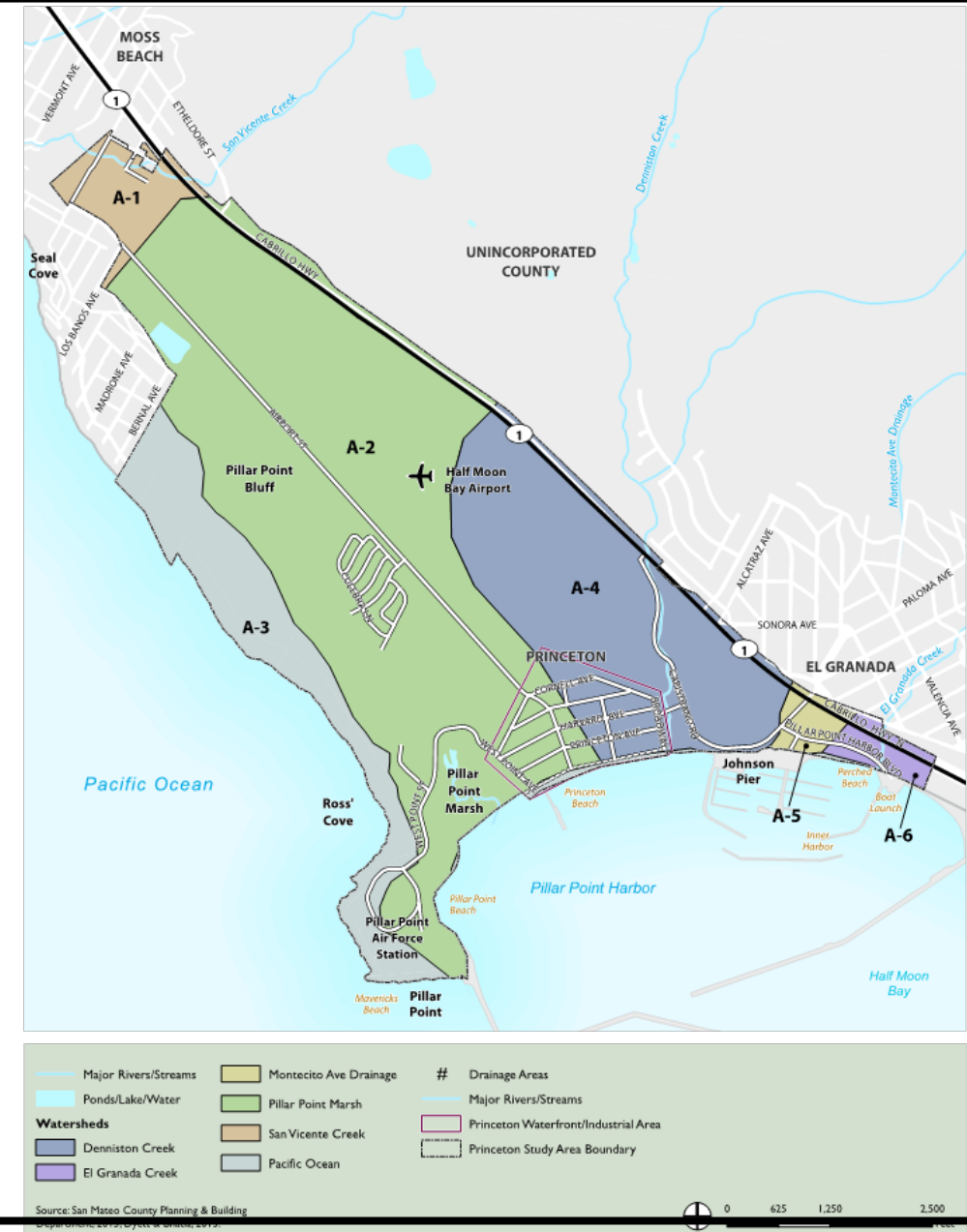




# Infrastructure, Public Services, and Facilities

## Storm Drain System

- Flow along street gutters, swales, ditches, portions of creek.
- Lack of sufficient conveyance facilities.
- General retrofits should include upsizing existing pipes, adding storm drain lines, and reconstructing ditches to increase capacity.





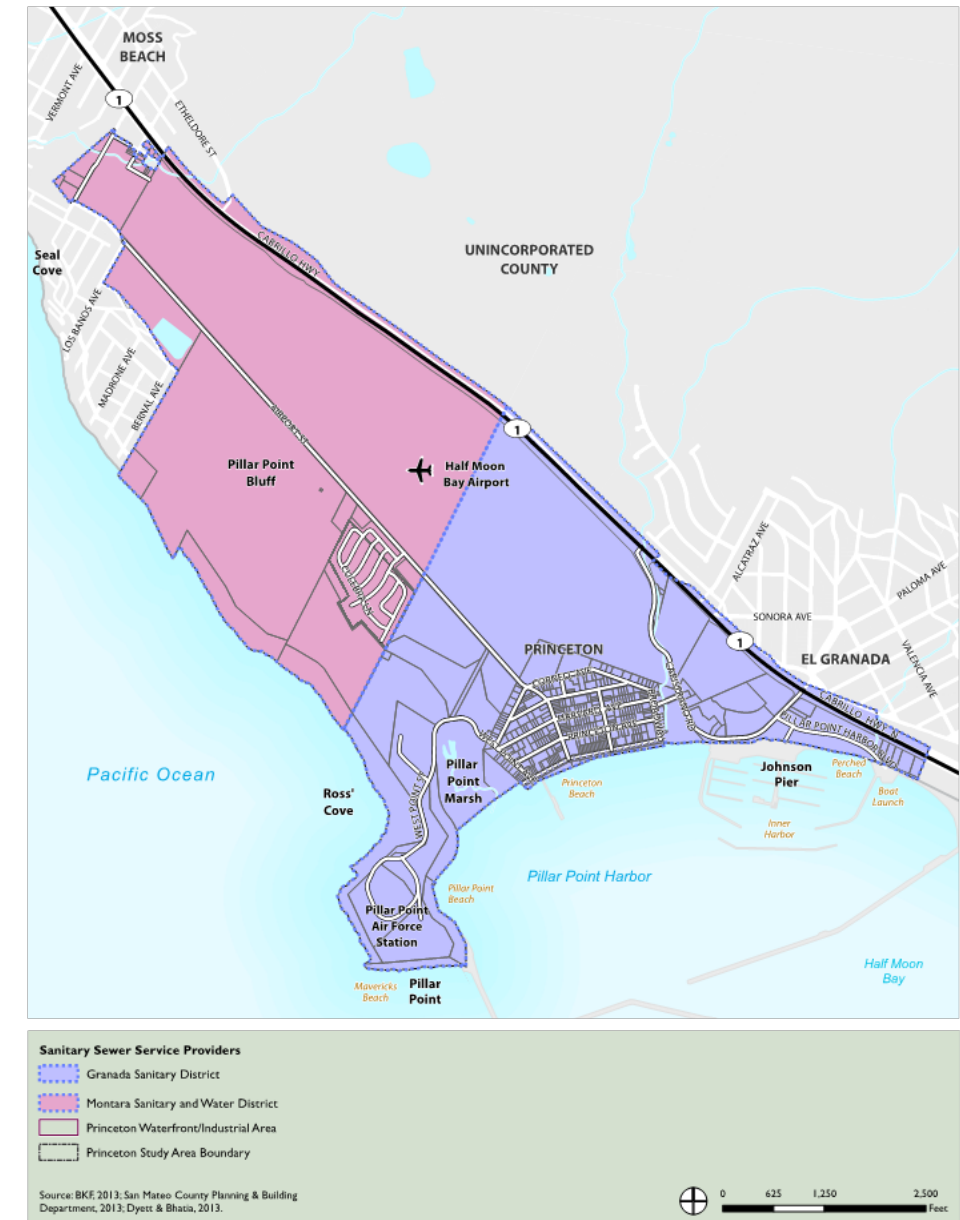


## Infrastructure, Public Services, and Facilities

### Sanitary Sewer System

#### Capacity reserved for priority uses.

- Montara Water and Sanitary District (MWSD)
  - System is largely built-out, pipe conditions should be assessed.
  - District continually assessing current and future capacity requirements.
- Granada Sanitary District (GSD)
  - Monitoring programs identify inflow and infiltration.
  - Mitigation includes better mapping and field verification to identify capacity issues.





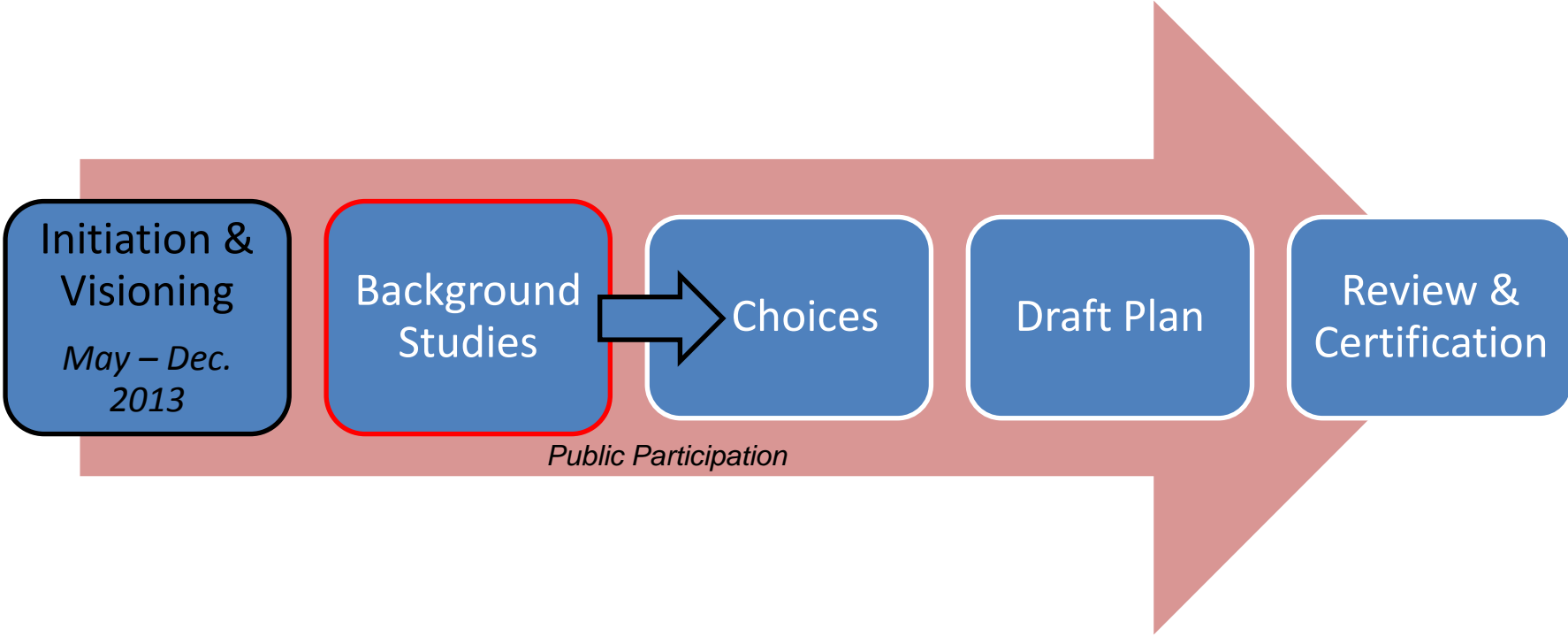
# Next Steps

## Existing Conditions

- Project status updates
  - ✓ Planning Commission
  - ✓ Board of Supervisors

## Alternatives

- Technical Advisory Committee
- Steering Committee
- Midcoast Community Council
- Public Workshop
- Planning Commission, Board of Supervisors, California Coastal Commission







# Recommendation

Accept the update report on the Plan Princeton Project.

