

Planning-Commission - Plan Princeton Status Update - coastal armoring

From: Lisa Ketcham <lisa.ketcham@comcast.net>
To: Planning-Commission@smcgov.org
Date: 7/21/2015 10:17 AM
Subject: Plan Princeton Status Update - coastal armoring
CC: NCalderon@smcgov.org; DHORSLEY@smcgov.org; SMonowitz@smcgov.org; SBurlis...

Good morning Planning Commissioners:

Princeton shoreline armoring without permits is unfortunately allowed to continue during the Plan Princeton process. The Preferred Plan for Princeton identifies a shoreline management strategy that will incorporate natural processes and limit the use of engineered structures where feasible. If a soft solution were envisioned anywhere on Princeton shoreline, it would surely be at the lowest elevations along the westernmost block near Pillar Point Marsh, which is where these violations are located.

New rock armoring installed in 2015 along Parcel #047-034-160, at the foot of West Point Ave. Coastal Commission staff says it is in the County's LCP jurisdiction. (image)



In 2009 truckloads of boulders from CCC-mandated armorment removal at 380 Princeton Ave were hauled down the street and placed on the beach at Romeo Packing, blocking lateral shoreline access. Reported to CCC and County, but no enforcement action taken. (image)



Sincerely,
Lisa Ketcham, Secretary
Midcoast Community Council
<http://www.midcoastcommunitycouncil.org/princeton-planning-update/>

Planning-Commission - Plan Princeton Status Update - Parallel Trail

From: Lisa Ketcham <lisa.ketcham@comcast.net>
To: Planning Commission <planning-commission@smcgov.org>
Date: 7/21/2015 10:57 AM
Subject: Plan Princeton Status Update - Parallel Trail
CC: Summer Burlison <sburlison@smcgov.org>, Steve Monowitz <smonowitz@smcgov...

Good morning Planning Commissioners:

On the subject of the alignment of the Highway 1 Parallel Trail as it passes by the Princeton Study Area, the Preferred Plan (page 20) states:

"The Plan calls for further study of both east and west side trail alignments between Capistrano Road (south) and Cypress Avenue. Alignments will be evaluated based on their attractiveness to users; their potential impacts on agriculture and natural resources; and the safety and traffic congestion implications of highway crossings."

On the other hand, the staff report for your July 22 meeting states that there is a *"clear preference from the community for a Parallel Trail on the west side of Highway 1 connecting into Princeton along Capistrano and linking to the Coastal Trail."*

This "clear preference" apparently is extrapolated from workshop clicker voting which was focused on Princeton circulation and did not mention or consider the larger Midcoast transportation issues that the Parallel Trail is intended to help address.

The Highway 1 Safety & Mobility Studies (Phase 2, p. 23) documents that:

"In addition to the Coastal Trail, participants at the meetings and workshops and various planning documents envision a continuous, predominantly separated trail for bicyclists and pedestrians on the east side of the highway from the City of Half Moon Bay to Montara. This would be a paved north-south route to provide a safe and convenient travel alternative for Midcoast residents of all ages and abilities."

Please confirm that the Highway 1 Parallel Trail alignment along this segment does indeed require further more focused study.

Sincerely,
Lisa Ketcham