



Coastal Act Background and Requirements

In 1976, the California Coastal Act was passed to protect coastal resources and maximize public access to the shoreline in the coastal zone, which is designated by the State Legislature. As part of the Coastal Act, local governments prepare and implement Local Coastal Programs (LCPs) that are consistent with and achieve the objectives of the Coastal Act. Once an LCP is approved by the Coastal Commission, local governments have the responsibility of issuing coastal development permits for most new development, subject to the standards set in the certified LCP. Amendments to certified LCP's, such as those that will be proposed by the Princeton Update, must maintain Coastal Act consistency. In order to comply with this requirement the Princeton Update will need to:

Prioritize Coastal-Dependent and Coastal-Related Land Uses.

Coastal-dependent uses are land uses that require a site on or adjacent to the shoreline to function. Examples include aquaculture, research, and educational uses that depend on a fresh supply of seawater. Others include land uses that directly support fishing, boating, and water-oriented recreation. The Princeton Update must ensure that adequate land is reserved for these types of land uses, as necessary to meet existing and anticipated future demands. After accounting for these needs, visitor-serving uses that support coastal recreation must receive priority over residential and other general commercial or industrial uses.

Maintain and Enhance Coastal Access and Recreation Opportunities.

The Princeton Update must maximize opportunities for the public to travel to and along the shoreline, and to recreate on the beach and in the ocean. Provisions to maintain and expand existing pedestrian and bike routes, and to address parking and circulation needs, will be key components of the Update.

Protect and Restore Environmentally Sensitive Habitat Areas and Coastal Water Quality.

The quality and biological productivity of all areas that provide habitat for rare or threatened species, including wetlands, riparian corridors, and aquatic habitats must be protected, and where feasible, restored. The Update will therefore include policies and regulations that limit the types of land uses allowed within and adjacent to such areas, and address drainage and stormwater to minimize pollution.

Preserve Visual Resources and Community Character.

Scenic views of the coast available from public areas, and the unique characteristics of a community that make it a popular destination for visitors, are also important considerations. Princeton's unique "working waterfront" character, and its proximity to extremely scenic natural areas, necessitates a customized approach for addressing architectural design and visual resource protection issues.

Address Coastal Erosion, Sea Level Rise, and Natural Hazards.

Threats to the public's health, safety, and welfare posed by both man-made and natural hazards must be accounted for by the Update. To this end, it will need to include provisions for stabilizing or retreating from shoreline areas experiencing erosion, and for minimizing risks from earthquakes, tsunamis, and rising sea levels.

Identify and Respond to Infrastructure Capacities and Constraints.

The type and amount of development that can be constructed in accordance with the Update must be within the means of public service districts to serve. Domestic water supplies, wastewater conveyance and treatment capacities, and ability of local roadways to provide adequate circulation, will play an important role in determining the timing and extent of future development.