

CALIFORNIA COASTAL COMMISSION

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SENT BY CERTIFIED AND REGULAR MAIL
No. 70023150000435114190

November 29, 2011

Mr. Keet Nerhan
2001 Ruisseau Francais Avenue
Half Moon Bay, CA 94019

RE: Request for Coastal Development Permits for development at the Surfer's Beach RV and Public Parking Lot at 4000 Cabrillo Highway, Half Moon Bay, APN 047-263-010

Dear Mr. Nerhan:

I am contacting you to obtain any information you might have concerning the approval of necessary Coastal Development Permits (CDPs) for development of the RV and public parking lot (the Lot) at Surfer's Beach, a property you lease from the San Mateo County Harbor District. As you may be aware, the Lot at 4000 Cabrillo Highway in Half Moon Bay is located within the Coastal Zone, a region of land spanning the California Coast that is defined in Section 30103 of the California Public Resources Code. Under Section 30600(a) of the Public Resources Code, any development undertaken in the Coastal Zone requires a Coastal Development Permit:

...in addition to obtaining any other permit required by law from any local government or from any state, regional, or local agency, any person... wishing to perform or undertake any development in the coastal zone... shall obtain a coastal development permit.

The Lot at Surfer's Beach is located in the Coastal Zone; therefore any development on the property, as defined by Section 30106 of the Public Resources Code, requires a Coastal Development Permit.

We have received reports from the public regarding unpermitted development at the Lot, including but not limited to, the construction of restrooms; construction of the sewer system connected to the restrooms; paving and striping of the parking lot; changing the fees charged for day-use parking; and excluding the public from the Lot's restroom. In order to respond to these reports, Commission staff has been researching the Lot's CDP history. Unfortunately, we have been unable to find any CDPs authorizing the construction, paving and striping of the parking lot, the authorization of use of the Lot (i.e., making it partially a day-use parking lot and partially a R.V. lot), for the construction of the bathroom, or construction of the sewer system. Please provide the Commission with any CDPs you possess pertaining to development on the Lot with respect to the mentioned issues. If we determine that a CDP was never obtained for any of the previously mentioned development activities on the property, then the cited

development may be found to have been undertaken in violation of the California Public Resources Code and subject to enforcement action.

We recognize that the Lot has a complex permitting and use history, and since the Lot's creation the process of obtaining CDPs for developing the property may have been overlooked or confused with other permitting requirements. I am confident that we can clear up and resolve the question of the property's CDPs, and I write this letter in attempt to do so. Please respond to this letter as soon as possible and in any case no later than January 6, 2012. If you have questions regarding this letter please call Leandra Mosca or my staff at 415-597-5886 or send correspondence to the address listed above.

Sincerely,

A handwritten signature in black ink that reads "Nancy Cave". The signature is written in a cursive, flowing style.

Nancy Cave
Statewide Enforcement
Northern California Supervisor