



San Mateo County Harbor District

Board of Harbor Commissioners

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Peter Grenell, General Manager

January 6, 2012

Leandra Mosca
Enforcement Program
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Ref: Your letter to Marietta Harris of January 4, 2012

Dear Ms. Mosca:

Before getting to the substance of my reply to your letter, please note that there is no Pillar Point Harbor District. Pillar Point Harbor is run by the San Mateo County Harbor District, an independent special district. Further, for your convenience, Ms. Harris is our Human Resource Manager; I'm not sure why she was contacted, but for future communications on your matter of concern, please route them to me.

The following is in regard to your inquiry about coastal development permits (CDPs) in connection with the Pillar Point RV Park located at Surfers Beach in the City of Half Moon Bay:

The Harbor District has a valid municipal Use Permit UP-03-87 that remains in effect as determined by the Half Moon Bay City Attorney on or about June 4, 1998 subject to City conditions of 1987 (see attachment), according to communications from the then City Manager and between the Manager and the City Attorney. This superseded an earlier permit (#108) and previous permit renewals. Up to 1998, the District had indicated, and the City understood, that the District would operate the RV Park facility in its then unimproved condition until it found a private operator. The District had indicated that it did not have the funds to improve the lot as required by permit conditions or as proposed by its own 1991 Pillar Point Master Plan. The District did execute a lease with KN Properties of Half Moon Bay on May 12, 1998 to improve and operate the RV Park. The lease provided that construction could commence upon the granting of a construction permit by the City.

The Harbor District does not have a copy of the CDP; pursuant to City code section 18.20.045.A and also to Coastal Act section 30601.5, the District as owner of the property and lessor was not required to join as a co-applicant for the permit with the lessee. KN Properties did improve and has operated the RV Park in compliance with the City's conditions. In doing so, the lessee's plans substantially



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followed the Master Plan design. Further, the lessee sited and landscaped the RV Park to assure full screening from Highway 1 and residential areas as called for by Half Moon Bay Local Coastal Program Policy 7-7.

I suggest that either the lessee or the City's files would have the CDP.

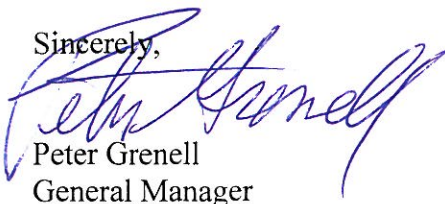
Here are a few comments regarding the items you mentioned in your first paragraph: Regarding the restrooms, a restroom has been in place at that location since at least 1977, if not before. The lessee upgraded that facility.

With respect to fees charged for day-use parking, the District has oversight over fees charged by its lessees pursuant to requirements of the State Department of Boating and Waterways under the Harbors and Navigation Code, which has overall approval and oversight of District leases. The District must take into account comparable rates within the San Francisco Bay Area, lessee's costs for providing the facilities and services, and amount of rent paid. As determined by survey information obtained by the District, the day use parking fee charged by the lessee is consistent with rates commonly charged for developed parking elsewhere on the coast, including by the State Dept. of Parks and Recreation.

Regarding the alleged prohibition of public use of the RV Park's restroom, the lessee makes the restroom available to public users of the leased premises: RV Park tenants and those parking their vehicles in the day use parking area. This is done by obtaining a key from the RV Park "camp host". The restroom was formerly opened to the general public, but the lessee found that vandalism and rowdy behavior by those who were not day use parkers or RV tenants, caused disturbance to and anxiety among RV tenants. He then limited access to the restroom to users of the leased premises.

I hope this information is helpful to you. Contact me directly if you have questions or desire additional information. FYI, my email address is: harbordistrict@smharbor.com.

Sincerely,



Peter Grenell
General Manager

Cc: Keet Nerhan, KN Properties
Jean B. Savaree, District Counsel