

**CALIFORNIA COASTAL COMMISSION**

45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE (415) 904-5200  
FAX (415) 904-5400  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



March 22, 2019

Steve Monowitz, Director  
San Mateo County Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063-1663

RE: Unpermitted San Mateo County Harbor District RV Campground, located on  
APNs 047-083-020 and 047-083-040

Dear Mr. Monowitz (Steve):

As we discussed in our telephone conversation of March 21, 2019, recently it has come to our attention that the Harbor District has been operating an unpermitted RV Campground on Harbor District property located seaward of Highway One between Capistrano Road and Pillar Point Harbor Boulevard in San Mateo County near Half Moon Bay. Apparently the Harbor District has been charging for RV camping in one of the Pillar Point Harbor parking lots ("Upper Parking Area") for a number of years without having obtained a coastal development permit ("CDP") from the County authorizing such a change in use - which constitutes a Coastal Act/Local Coastal Program ("LCP") violation.

I spoke with John Moren, Interim General Manager of the Harbor District, and apparently in recent years the "campground" has gotten very crowded and out of control during times leading up to the start of any big recreational fishing season, such as crab season, and many recreational boaters come to the area in RVs, U-Haul trucks, and other vehicles to park and celebrate. Since this is not a formal campground, adequate services such as water or nearby restrooms are not available and it has been reported that some visitors have been dumping waste into storm water drains. Further, the "campers" crowd out other visitors, such as those with boat trailers needing larger parking spaces, from parking in the parking lot, resulting in such visitors having to park along Highway One. This results in a safety concern along the highway, which is often crowded at peak times.

Mr. Moren requested that the appropriate governmental agency send a letter to the Harbor District, stating that the campground is unpermitted and requires a CDP to continue operating. It is not clear if the Harbor District intends to seek such a CDP, or intends instead to discontinue operating the parking lot as an RV campground.

We are aware that there are portions of the harbor that are within the Coastal Commission's retained CDP jurisdiction. However, in this case, our Technical Services Division has

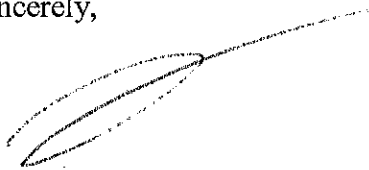
Steve Monowitz  
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determined that the subject site is clearly in the LCP jurisdiction of San Mateo County. We are therefore requesting that the County initiate enforcement action concerning the alleged Coastal Act violation at the subject site. We are, of course, happy to provide assistance if/when necessary.

If you need any additional information regarding this alleged violation, I can be reached at **415-904-5269**. John Moren, Interim General Manager of the Harbor District, can be reached at **650-583-4962**.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jo Ginsberg', written over a faint, light-colored signature line.

Jo Ginsberg  
Enforcement Analyst

cc: Pat Veasart, CCC, Enforcement Supervisor  
Stephanie Rexing, CCC, District Supervisor