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Moss Beach
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Subject: **Pillar Point RV Park CDP and Landscaping**

Greetings:

On July 9, 2019, the Half Moon Bay Planning Commission approved PDP-18-006, which included approval of an after-the-fact CDP for the existing Pillar Point RV Park, for which SMC Harbor District and KN Properties LLC are considered co-applicants and co-permittees.

Conditions of Approval D1 & E4 apply to the after-the-fact approval of the RV Park site:

D1. FINAL LANDSCAPING AND FENCING PLAN. Within 120 days of this permit approval, the permittee(s) shall submit a landscaping and fencing plan that includes the following details:

- a. Calculations of the total amount of existing landscaping within the RV Park site. If the landscaped area is less than 14,375 square feet (15% of the RV Park site), the plan shall include additional landscaping to meet the 15% minimum landscaped area as required by Municipal Code Section 18.08.035(D).
- b. Removal and replacement of all landscape screening along the Highway 1 frontage of the subject site, including the cypress trees.
- c. New landscape screening along the western border of the RV Park with low shrubs to soften public views of the RVs from the Coastal Trail.
- d. Coordination with the Beach House Hotel for pruning and maintenance of the cypress trees along the northern property line between the RV Park and the Beach House Hotel.
- e. The replacement landscape screening may be supplemented by new fencing and shall be proposed at a maximum height established through field evaluation by the Community Development Director, but anticipated to be no more than seven (7) feet. Final landscaping and fence heights shall be reviewed for their compliance with sight distance requirements at the Highway 1 access driveway.
- f. The landscaping palette shall comprise of drought tolerant coastal native species or species otherwise compatible with the City's median landscaping palette that will sufficiently screen the RV Park and new restroom facility without obstructing ocean views.

The final landscaping and fencing plan shall be subject to review and approval by the Community Development Director prior to implementation.

E4. INSTALLATION OF FINAL LANDSCAPING AND FENCE SCREENING. Within 240 days of this permit approval, the permittee(s) shall install the replacement landscaping and fencing screening along the Highway 1 frontage and the new landscape screening along the western border of the RV Park pursuant to the approved plans required by Condition D1. The replacement landscaping and fencing screening along the Highway 1 frontage shall be constructed and maintained at a height not to exceed seven (7) feet. Pursuant to the Municipal Code, the replacement and new landscape screening shall be established within five years.

We now approach the 5-year anniversary of the after-the-fact CDP, when the replacement RV Park landscape screening was expected to be fully established, yet it has not been implemented.
To Half Moon Bay: Was an RV Park landscape/fencing plan submitted/approved? May I have a copy?
 What is the status of the after-the-fact RV Park CDP given this lack of compliance with Conditions of Approval?

The Harbor District has agendized (6/12/24) a lease amendment for the RV Park to clarify responsibilities and authorities as to the leased property following completion of the new Surfers Beach Restroom.
To the Harbor District: May I have a higher res image of the proposed RV Park lease area? Will the District be responsible for implementing RV landscape screening modifications required by the after-the-fact CDP?

Sincerely,

Lisa Ketcham
 Moss Beach

Cc: SMC Harbor Commission

