

**From:** [James Pruet](#)  
**To:** [Birgitta Bower](#)  
**Cc:** [Melanie Hadden](#)  
**Subject:** RE: [EXTERNAL] Re: Asking for links to correspondence  
**Date:** Wednesday, April 8, 2026 3:31:33 PM

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(Bcc: SMC Harbor Board of Commissioners)

Ms. Bower,

Thank you for your email. The District does not have a public "link" to the documents listed below. If you would like copies of the listed documents under the Public Records Act, please let me know and I would be happy to provide them.

There is no intent currently to place your complaint on an agenda.

If you would like to make your complaint public at a Board meeting, you are encouraged to attend the next regularly scheduled Board meeting on April 15, 2026. The Board President will call for public comment on topics not on the agenda. When he does, you will be given time to make a public comment on the complaint. This can include reading your complaint into the public record. You can participate in the meeting in person or via Zoom.

With Respect,

Jim

James B. Pruet, JD, CAPT (USCG (Ret.))  
General Manager|San Mateo County Harbor District

-----Original Message-----

From: Birgitta Bower [REDACTED]  
Sent: Wednesday, April 8, 2026 2:05 PM  
To: Melanie Hadden <mhadden@smharbor.com>  
Subject: [EXTERNAL] Re: Asking for links to correspondence

\*\* External Sender \*\*

Hi Melanie,  
I requested the links below on 4/1/26. I have not received a response.  
Could you help?  
Thanks,  
Birgitta Bower

> On Apr 1, 2026, at 11:19 AM, Birgitta Bower [REDACTED] wrote:  
>  
> Hi,  
>  
> I would like the links to where the Harbor District has stored the following correspondence:  
>  
> - General Manager Pruet's email to me 3/5/26 with Bower\_Harassment pdf  
> - My letter to Mr Pruet 3/5/26  
> - My Complaint to the Board of Commissioners 3/9/26  
> - My letter to Commissioner Domurat 3/19/26  
>

>

> I asked 3/16/26 for the Complaint to be put on the agenda for the 3/19/26 Board meeting, but that did not happen.

Why not?

>

> Thank you,

> Birgitta Bower

**From:** [James Pruet](#)  
**To:** [Birgitta Bower](#)  
**Cc:** [Trisha Ortiz](#); [James Pruet](#)  
**Subject:** Re: [EXTERNAL] FORMAL COMPLAINT: First Amendment Retaliation and Misconduct of General Manager, Jim Pruet  
**Date:** Monday, March 9, 2026 4:47:30 PM  
**Attachments:** [Outlook-fxbbebjw.png](#)  
[Outlook-xval2qvg.png](#)  
[Outlook-q5mmkmvs.png](#)  
[Outlook-t1e02dgp.png](#)

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Ms. Bower,

Thank you for “cc” me on your email.

I did note an error in the “To” line of the email. Mr. S. Miller is no longer with the Harbor District and does not serve as the Harbor District General Counsel. In fact, he has not held that position for several years.

To ensure your “Formal Complaint” is received by Ms. Trisha Ortiz, the current District General Counsel, I have copied her with this email. Ms. Ortiz has been the District Counsel since 2019.

With Respect.

Jim

**Bcc: Harbor Board of Commissioners**

James B. Pruet, JD, CAPT (USCG (Ret.))  
General Manager|San Mateo County Harbor District  
504 Avenue Alhambra, Suite 200  
P.O. Box 1449, El Granada, Ca 94019  
C- 650-822-4144|D- 650-583-4400



*\* My working day may not be your working day. Please don't feel obligated to respond to my emails outside of your working hours.*

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**From:** Birgitta Bower [REDACTED]  
**Sent:** Monday, March 9, 2026 4:24 PM  
**To:** [smiller@smharbor.com](mailto:smiller@smharbor.com) [REDACTED]; Nicholas Calderon  
<[NCalderon@SMCGov.org](mailto:NCalderon@SMCGov.org)>; [SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org) <[SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org)>;

Kathryn Slater-Carter <kslater-carter@smharbor.com>; Virginia Chang Kiraly <vchang-kiraly@smharbor.com>; William Zemke <wzemke@smharbor.com>; Tom Mattusch <tmattusch@smharbor.com>; George Domurat <gdomurat@smharbor.com>; Info <info@smharbor.com>

**Cc:** James Pruett <jpruett@smharbor.com>

**Subject:** [EXTERNAL] FORMAL COMPLAINT: First Amendment Retaliation and Misconduct of General Manager, Jim Pruett

**\*\* External Sender \*\***

**Subject:** FORMAL COMPLAINT: First Amendment Retaliation and Misconduct of General Manager, Jim Pruett

**To the Board of Harbor Commissioners and District Counsel,**

I am filing a formal grievance against General Manager Jim Pruett for what appears to be a clear act of retaliation for my protected public speech.

**Timeline of Events:**

I have been very critical of the Harbor District since last August when the Harbor District wanted to build a parking lot on the Burnham Strip in El Granada. I have also criticized other aspects of the Harbor District since then, to the point where I submitted a request to the San Mateo County Civil Grand Jury to investigate the Harbor District on 2/3/26.

- 1.
- 2.
3. Recently,
4. last week,
5. I
6. published two posts on Nextdoor regarding the Harbor District:
- 7.

- I informed the public of an announcement on the Harbor website about a "Community Meeting" on March 14 regarding "Pillar Point Surfers Beach Safe Parking Project". I criticized the naming of the new proposed parking lot "Surfers Beach" as solely to collect the \$150k Caltrans would contribute for the 75 parking spaces lost due to the installation of bike lanes. **Error! Filename not specified.**

- I informed the public of the changes to the Surfers Beach parking next to the Pillar Point RV Park after I was CC'd on a letter from Jim Pruett to the City of Half Moon Bay Development Director, see copy below.

**Error! Filename not specified.Error! Filename not specified.**

2.

3.

4. **On**

5. **Thursday, 3/5/26 :**

6. GM Jim Pruett contacted me with a specific, formal accusation regarding a parking violation with a photo of a Lexus parked outside of the public parking next to the RV park, despite having zero evidence connecting me to the vehicle. He was using extremely

7. inflammatory language; "aggressively confronted", "yelling", "harassing", making you wonder why the police were not called. See letter below.

8.

3.

4.

5. **The**

6. same day, I wrote an email letting Mr Pruett know that it wasn't my car and the person wasn't me. See below.

7.

8.

9.

10. **General**

11. manager Pruett wrote back saying: "if in fact I was misinformed, I apologized". I have heard nothing after that.

12.

13.

14.

15. 3/9/26
16. I made a post on Nextdoor with the image of the car, warning people of interactions at the RV Park.
- 17.

**Error! Filename not specified.**

- 6.
- 7.
8. Later
9. on 3/9/26 a Half Moon Bay resident commented under my post saying:
- 10.

**Error! Filename not specified.**

So "the perpetrator" was a Half Moon Bay resident who desperately needed to use the restroom. Mr Pruettt's accusations of me were baseless.

**Statement of Complaint:** Under the First Amendment and California law, the Harbor District and its staff are prohibited from using their official authority to harass or level unfounded accusations against members of the public in response to criticism. The fact that Mr. Pruettt "shot from the hip" with a baseless accusation immediately following my public criticism of his policies suggests a retaliatory motive.

**Required Action:**

- 1.
- 2.
3. **Internal**
4. **Investigation:**

5. I request an immediate investigation into why Mr. Pruett targeted me without evidence and whether this was a directed attempt to intimidate a critic of the District.

6.

7.

8.

9. **Personnel**

10. **Record:**

11. I request that this complaint be placed in Mr. Pruett's personnel file.

12.

13.

14.

15. **Preservation**

16. **of Records:**

17. I am requesting the preservation of all internal District communications (emails, texts, and logs) regarding my name and the parking incident in question.

18.

19.

20.

21. I

22. am requesting that this correspondence be included in the Correspondence section of the next harbor Board Meeting agenda jacket to the public in its entirety.

23.

I expect a formal response from the Board and District Counsel regarding these serious allegations of misconduct.

I am copying County Supervisor Ray Mueller and Deputy County Executive, Nicholas Calderon, on this grievance because the incident represents a pattern of a public agency official using his authority to target a private citizen for exercising their First Amendment rights. I am seeking District-wide accountability for these retaliatory tactics.

Sincerely,

Birgitta Bower, El Granada

Jim Pruett 3/5/26 allegation:

**From:** Birgitta Bower <bowerbirgitta@gmail.com>

**Subject: Response to letter from Harbor general manager Jim Pruett dated 3/5/2026 containing defamatory claims against me.**

**Date:** March 5, 2026 at 7:06:33 PM PST

**To:** James Pruett <jpruett@smharbor.com>

**Cc:** Bjett@hmbcity.com, Matthew Chidester  
<mChidester@halfmoonbay.gov>, gdomurat@smharbor.com,  
wzemke@smharbor.com, vchang-kiraly@smharbor.com, kslater-  
carter@smharbor.com, tmattusch@smharbor.com

Subject: Response to letter from Harbor general manager Jim Pruett dated  
3/5/2026  
containing defamatory claims against me.

March 5, 2026  
El Granada, CA 94018

Dear Mr. Pruett,

I received your email today dated March 5, 2026 containing spurious claims  
and entirely false accusations against me regarding an alleged incident at the  
Surfer's Beach Harbor District property on February 28, 2026.

The photo of a dark Lexus with a blacked out license plate is not my car. The  
person you describe was not me. You have been misinformed, please advise  
me as to who made these baseless allegations that you deem to be true  
without investigation? I urge you to cease and desist your unsubstantiated  
claims. I was not involved in the alleged incident.

These accusations appear retaliatory in nature, solely because I have  
exercised my right to criticize an independent District.

I am requesting an unredacted photo of the vehicle you are referencing, with  
the license plate visible. I will retain this as proof if further action is needed.

The propagation of these false claims constitute an act of defamation against  
me. Please be advised that unless this error is promptly and satisfactorily  
corrected I will consider filing a formal harassment claim and retaining legal  
counsel to clear my name.

Sincerely

Birgitta Bower

**From:** James Pruett <jpruett@smharbor.com>  
**Subject: Re: [EXTERNAL] Response to letter from Harbor general**

**manager Jim Pruett dated 3/5/2026 containing defamatory claims against me.**

**Date:** March 5, 2026 at 8:26:45 PM PST

**To:** Birgitta Bower [REDACTED]

**Cc:** James Pruett <jpruett@smharbor.com>

Good Evening and thank you for replying to my letter.

It is great to hear from you that you were not involved. I am thankful that I may have been misinformed.

If in fact I was misinformed, I apologize for any concern my letter may have caused you.

With respect

Jim

Bcc: 1. Harbor Commission, City of Half Moon Bay Planning, Pillar Point RV Park.

**From:** [Birgitta Bower](#)  
**To:** [smiller@smharbor.com](mailto:smiller@smharbor.com); [Nicholas Calderon](#); [SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org); [Kathryn Slater-Carter](#); [Virginia Chang Kiraly](#); [William Zemke](#); [Tom Mattusch](#); [George Domurat](#); [Info](#)  
**Cc:** [James Pruett](#)  
**Subject:** [EXTERNAL] FORMAL COMPLAINT: First Amendment Retaliation and Misconduct of General Manager, Jim Pruett  
**Date:** Monday, March 9, 2026 4:25:42 PM  
**Attachments:** [2026\\_03\\_05\\_Bower\\_Harassment.pdf](#)  
[2026\\_02\\_27\\_Half Moon Bay\\_CDP\\_PDP-18-006.pdf](#)

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\*\* External  
Sender \*\*

**Subject:** FORMAL COMPLAINT: First Amendment Retaliation and Misconduct of General Manager, Jim Pruett

**To the Board of Harbor Commissioners and District Counsel,**

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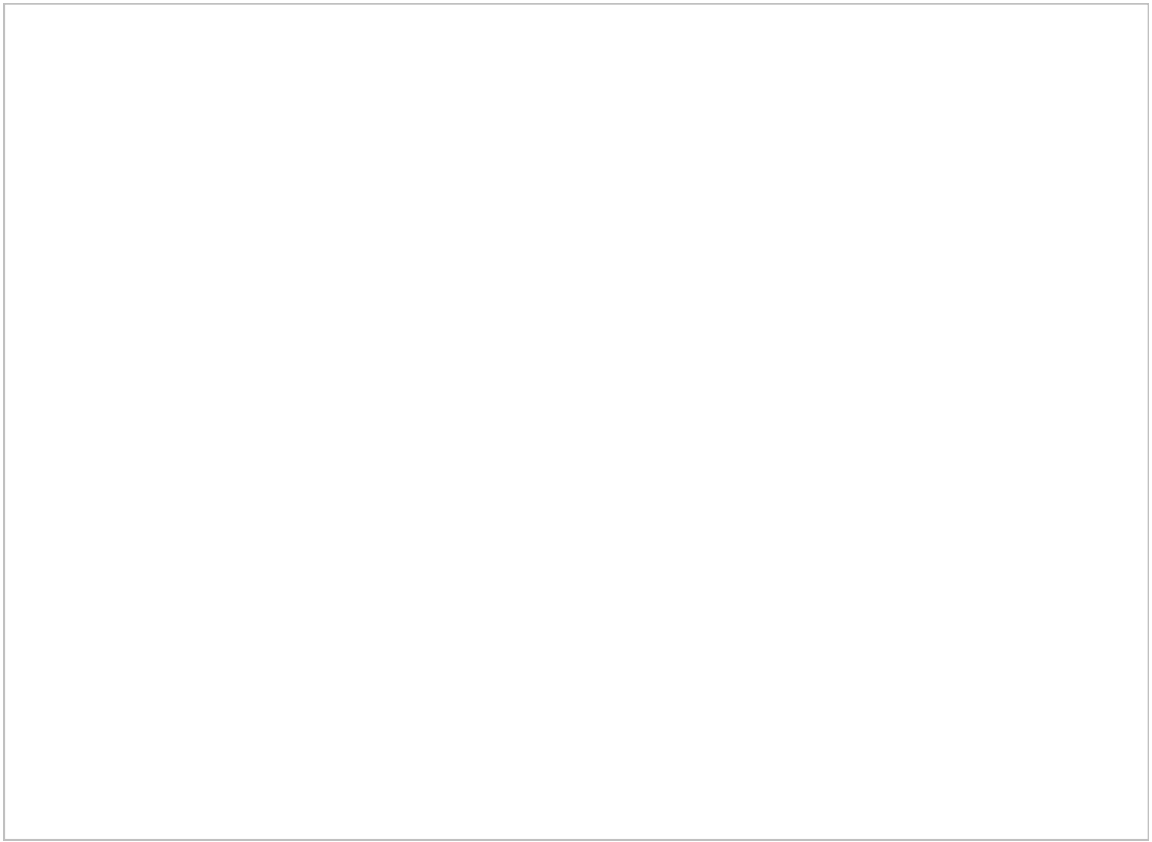
**Timeline of Events:**

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1.

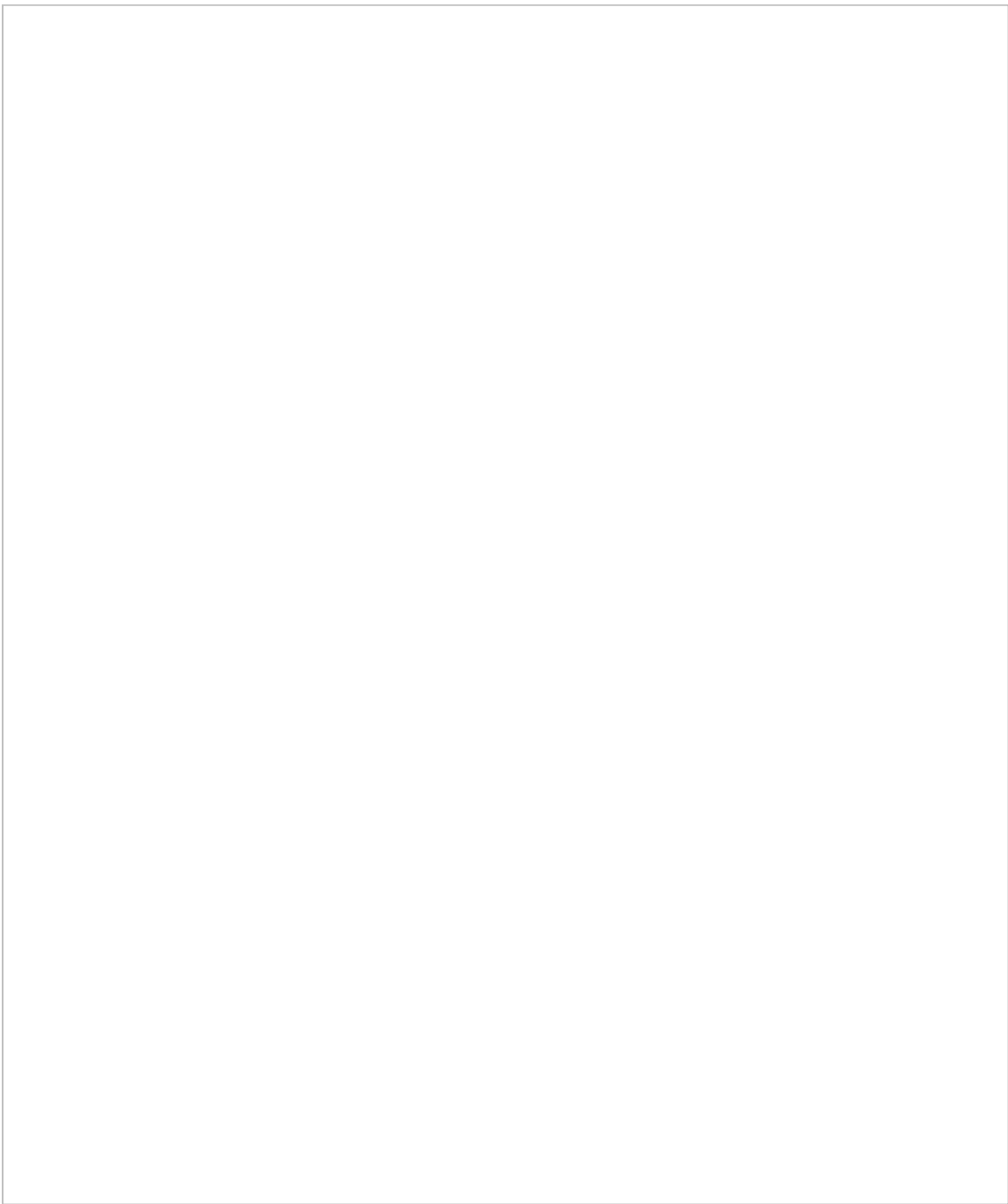
Recently, last week, I published two posts on Nextdoor regarding the Harbor District:

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- I informed the public of the changes to the Surfers Beach parking next to the Pillar Point RV Park after I was CC'd on a letter from Jim Pruett to the City of Half Moon Bay Development Director, see copy below.





2.

**On Thursday, 3/5/26** : GM Jim Pruett contacted me with a specific, formal accusation regarding a parking violation with a photo of a Lexus parked outside of the public parking next to the RV park, despite having zero evidence connecting me to the vehicle. He was using extremely inflammatory language; “aggressively confronted”, “yelling”, “harassing”, making you wonder why the police were not called. See letter below.

3.

The same day, I wrote an email letting Mr Pruett know that it wasn't my car and the person wasn't me. See below.

4.

General manager Pruett wrote back saying: "if in fact I was misinformed, I apologized". I have heard nothing after that.

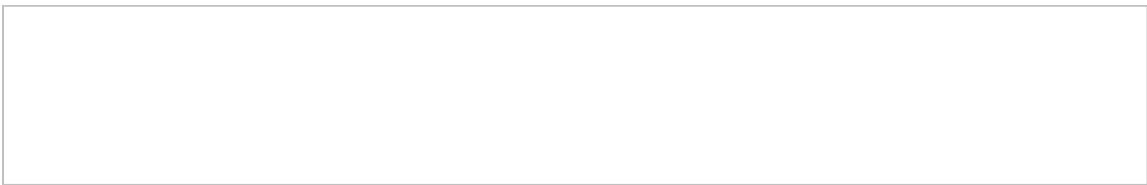
5.

3/9/26 I made a post on Nextdoor with the image of the car, warning people of interactions at the RV Park.



6.

Later on 3/9/26 a Half Moon Bay resident commented under my post saying:



So “the perpetrator” was a Half Moon Bay resident who desperately needed to use the restroom. Mr Pruetts accusations of me were baseless.

**Statement of Complaint:** Under the First Amendment and California law, the Harbor District and its staff are prohibited from using their official authority to harass or level unfounded accusations against members of the public in response to criticism. The fact that Mr. Pruetts "shot from the hip" with a baseless accusation immediately following my public criticism of his policies suggests a retaliatory motive.

**Required Action:**

1.

**Internal Investigation:** I request an immediate investigation into why Mr. Pruetts targeted me without evidence and whether this was a directed attempt to intimidate a critic of the District.

2.

**Personnel Record:** I request that this complaint be placed in Mr. Pruetts personnel file.

3.

**Preservation of Records:** I am requesting the preservation of all internal District communications (emails, texts, and logs) regarding my name and the parking incident in question.

4.

I am requesting that this correspondence be included in the Correspondence section of the next harbor Board Meeting agenda jacket to the public in its entirety.

I expect a formal response from the Board and District Counsel regarding these serious allegations of misconduct.

I am copying County Supervisor Ray Mueller and Deputy County Executive, Nicholas Calderon, on this grievance because the incident represents a pattern of a public agency official using his authority to target a private citizen for exercising their First Amendment rights. I am seeking District-wide accountability for these retaliatory tactics.

Sincerely,

Birgitta Bower, El Granada

Jim Pruett 3/5/26 allegation:

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**Subject:** Response to letter from Harbor general manager Jim Pruett dated 3/5/2026 containing defamatory claims against me.  
**Date:** March 5, 2026 at 7:06:33 PM PST  
**To:** James Pruett <jpruett@smharbor.com>  
**Cc:** Bjett@hmbcity.com, Matthew Chidester <mChidester@halfmoonbay.gov>, gdomurat@smharbor.com, wzemke@smharbor.com, vchang-kiraly@smharbor.com, kslater-carter@smharbor.com, tmattusch@smharbor.com

Subject: Response to letter from Harbor general manager Jim Pruett dated 3/5/2026 containing defamatory claims against me.

March 5, 2026  
El Granada, CA 94018

Dear Mr. Pruett,

I received your email today dated March 5, 2026 containing spurious claims and entirely false accusations against me regarding an alleged incident at the Surfer's Beach Harbor District property on February 28, 2026.

The photo of a dark Lexus with a blacked out license plate is not my car. The person you describe was not me. You have been misinformed, please advise me as to who made these baseless allegations that you deem to be true without investigation? I urge you to cease and desist your unsubstantiated claims. I was not involved in the alleged incident.

These accusations appear retaliatory in nature, solely because I have exercised my right to criticize an independent District.

I am requesting an unredacted photo of the vehicle you are referencing, with the license plate visible. I will retain this as proof if further action is needed.

The propagation of these false claims constitute an act of defamation against me. Please be advised that unless this error is promptly and satisfactorily corrected I will consider filing a formal harassment claim and retaining legal counsel to clear my name.

Sincerely

Birgitta Bower

**From:** James Pruett <jpruett@smharbor.com>  
**Subject:** Re: [EXTERNAL] Response to letter from Harbor general manager Jim Pruett dated 3/5/2026 containing defamatory claims against me.  
**Date:** March 5, 2026 at 8:26:45 PM PST  
**To:** Birgitta Bower [REDACTED]  
**Cc:** James Pruett <jpruett@smharbor.com>

Good Evening and thank you for replying to my letter.

It is great to hear from you that you were not involved. I am thankful that I may have been misinformed.

If in fact I was misinformed, I apologize for any concern my letter may have caused you.

With respect

Jim

Bcc: 1. Harbor Commission, City of Half Moon Bay Planning, Pillar Point RV Park.



## Board of Harbor Commissioners

George Domurat, President  
Virginia Chang Kiraly, Vice President  
Tom Mattusch, Treasurer  
Kathryn Slater-Carter, Secretary  
William Zemke, Commissioner

James B. Pruett, General Manager  
Trisha Ortiz, District Counsel

March 5, 2026

Via Email: [REDACTED]

Birgitta Bower  
El Granada, California 94018

Dear Birgitta Bower,

It has been reported that on February 28, 2026, that you entered onto the Harbor District property at Surfers Beach and aggressively confronted and harassed several members of the public and guests of the Pillar Point RV Park. Specifically, it was reported that you were raising your voice and yelling at members of the public, stating the parking area is for the public only and not for the RV Park.

It has also been reported that while you were engaged in this harassing activity, you left your vehicle unattended and parked in the fire lane, blocking other vehicles from leaving and/or parking.

Your actions have caused concerns with members of the public visiting the Surfers Beach Restroom and Greenspace area, including the Pillar Point RV Park. While you have every right and are welcome to use and enjoy the District property at Surfers Beach, the Harbor District respectfully requests that you cease the harassing behavior and utilize only designated parking spaces.



The assertion that the parking spaces may not be used by the guests staying at the RV Park is incorrect. Guests staying at the Pillar Point RV Park at Surfers Beach are members of the public. The parking spaces in question are in a public parking lot, and as such, are open to the public, subject to posted signs.

If you have any concerns with the parking area, please address those concerns with the Harbor District, as the owner and operator of the parking area.

Jim Pruett  
General Manager

Copy: Harbormaster, Pillar Point Harbor  
City of Half Moon Bay, Planning Department  
Pillar Point RV Park

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504 Avenue Alhambra, Ste. 200, P.O. Box 1449, El Granada, CA 94018

T (650) 583-4400

F (650) 583-4614

Email: [info@smharbor.com](mailto:info@smharbor.com)



## Board of Harbor Commissioners

George Domurat, President  
Virginia Chang Kiraly, Vice President  
Tom Mattusch, Treasurer  
Kathryn Slater-Carter, Secretary  
William Zemke, Commissioner

James B. Pruett, General Manager  
Trisha Ortiz, District Counsel

**Date:** February 26, 2026

**Email:** [llacko@halfmoonbay.gov](mailto:llacko@halfmoonbay.gov)  
[sphillips@halfmoonbay.gov](mailto:sphillips@halfmoonbay.gov)

Leslie Lacko, Community Development  
Director City of Half Moon Bay  
501 Main Street  
Half Moon Bay, Ca 94019

Leslie,

Thank you to you and Scott for meeting me at the Surfers Beach Restroom and Greenspace public area on December 10, 2025. It was a very productive and informative meeting, confirming the Harbor District's and the City of Half Moon Bay's strong partnership to serve the public and continuously improve public facilities. As discussed, with the replacement of the missing "Public Parking" sign at the entrance to the public area, the Harbor District is in full compliance with Coastal Development Permit PDP-18-006.

The Harbor District does acknowledge the annual report on RV stays is due and it will be filed shortly by Pillar Point RV Park, co-applicant on the PDP-18-006 permit.

As discussed on December 10<sup>th</sup>, 2025, the Harbor District is making several changes and improvements to the parking layout as well as adding additional signage.

### **SIGNAGE:**

1. "30-Minute Loading and Unloading Only" Sign: The approved CDP requires one "30-minute loading \unloading only" sign on the project. That sign is installed as required in the "VAN Loading and Unloading" space in the parking next to the public restroom facility. However, the approved parking plan, which the CDP requires the District to meet, also requires a "30-minute Loading and Unloading" sign the public parking space located next to the EV charging spaces in the northeast parking area. The District has recommended, and the City has concurred, that the second sign required by the approved plans is unnecessary and by removing it, the space can be better utilized for coastal access parking.



2. Required “Public Parking” Sign: The CDP only requires one “Public Parking” sign on the north side of the entrance to the parking area. The District is compliance with the CDP, as one “Public Parking” sign is posted at the entrance to the parking area.



Neither the CDP or approved parking plan designate the size of the public parking sign. However, the District and City agreed that to improve visibility of this sign, the size should be increased to 24” x 24”, with an arrow indicating the general direction of the parking area. In addition, the sign will be shifted at a 45-degree angle south, making the sign visible to north bound drivers. See below:

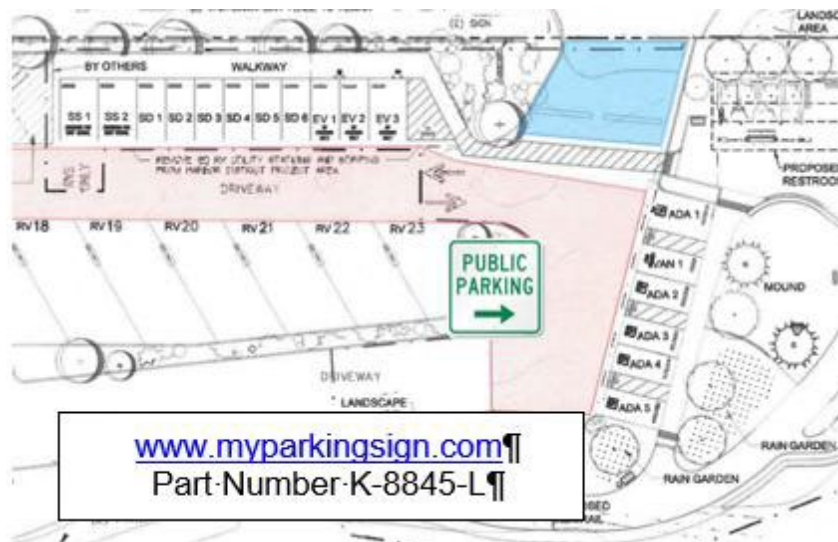


3. Additional Signage Above & Beyond that Required by the CDP and the Corresponding Approved Plans: In addition to the required “Public Parking” sign at the entrance to the parking area, the District has recommended, and the City agreed, to the installation of two additional “Public Parking” signs” to better inform the public of the coastal access parking.

- a. North Facing Wall of the Restroom Building: Currently, neither the CDP nor the approved parking plan requires a “Public Parking” sign be posted on the north facing wall of the public restroom. However, if one were installed, it would be greatly beneficial in informing the public of the availability of public parking. The sign agreed to was a 24” by 24” “Public Parking” sign with an arrow pointing west.



- b. Island Internal to Parking Area: District also proposed an additional “Public Parking” sign in the planter internal to the parking area, with an arrow pointing to the northeast parking area. This sign will also be 24” by 24” and located as indicated



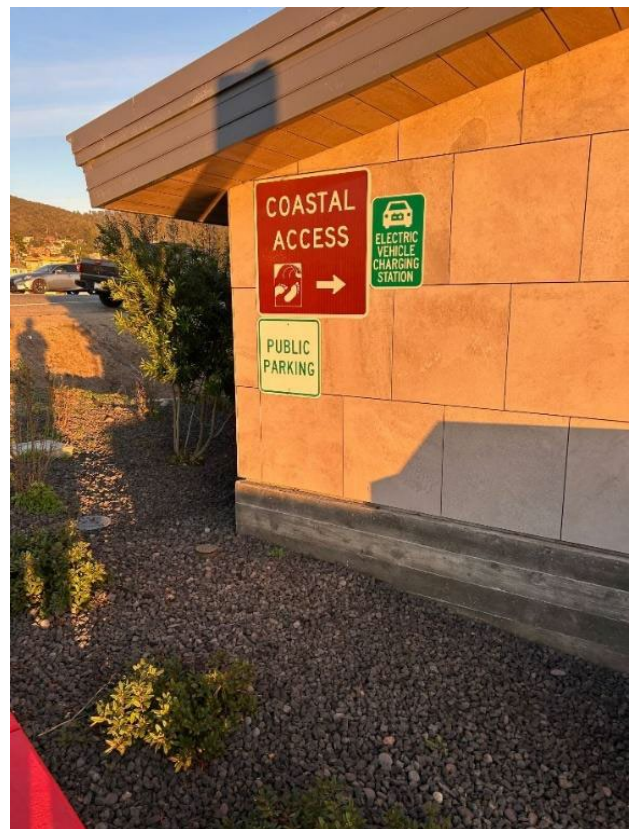
- c. Existing Stop Sign: The final “Public Parking” sign was installed on the backside of the existing “stop” sign in the parking area. The sign faces southeast at oncoming traffic heading north on Cabrillo Highway.



Until the 24” by 24” signs can be ordered and received, District Staff has installed temporary signs. See below:



Internal Island



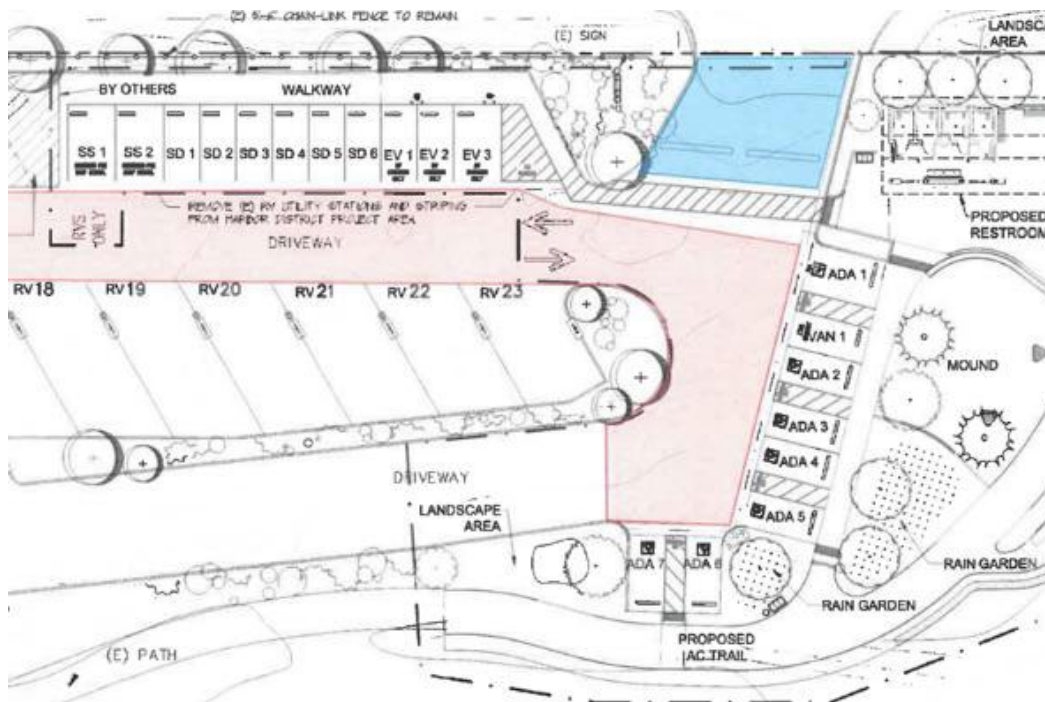
North Facing Wall on Restroom Building

4. Additional Coastal Access Sign: The City has requested, and the Harbor District has agreed to an additional “Coastal Access” sign. The sign will be located inside the perimeter fence behind the RV Park Restroom. It will be installed at a 45% angle facing northeast toward Cabrillo Highway, to be visible to southbound traffic. The sign will be 24” by 24” with a maximum height not to exceed the height of the existing restroom building.



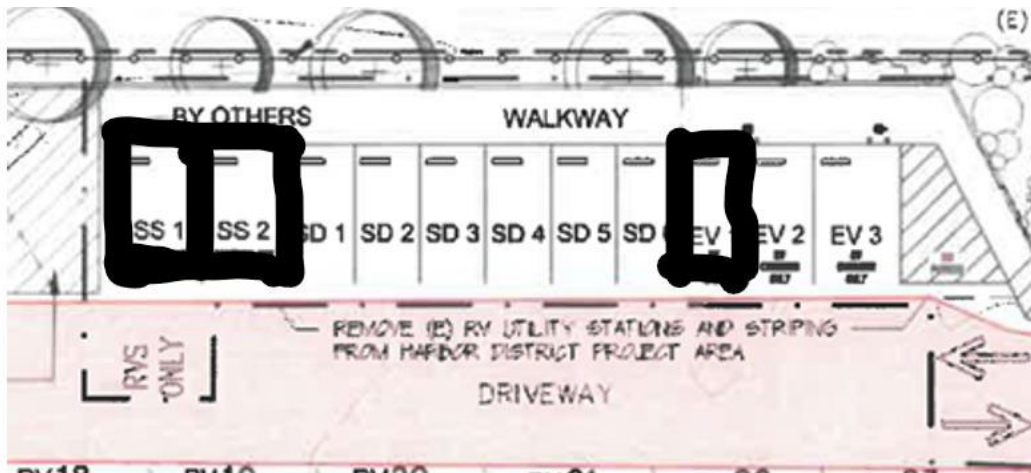
## PARKING SPACES

The existing parking layout at the Surfers Beach Restroom and Green Space Project is in accordance with the approved parking plan. The approved plans include six standard public parking spaces (SD), two parking spaces for surf schools (SS), three EV charging spaces (EV), seven ADA compliant parking spaces (ADA), and one van parking space (VAN) for loading and unloading as depicted below.

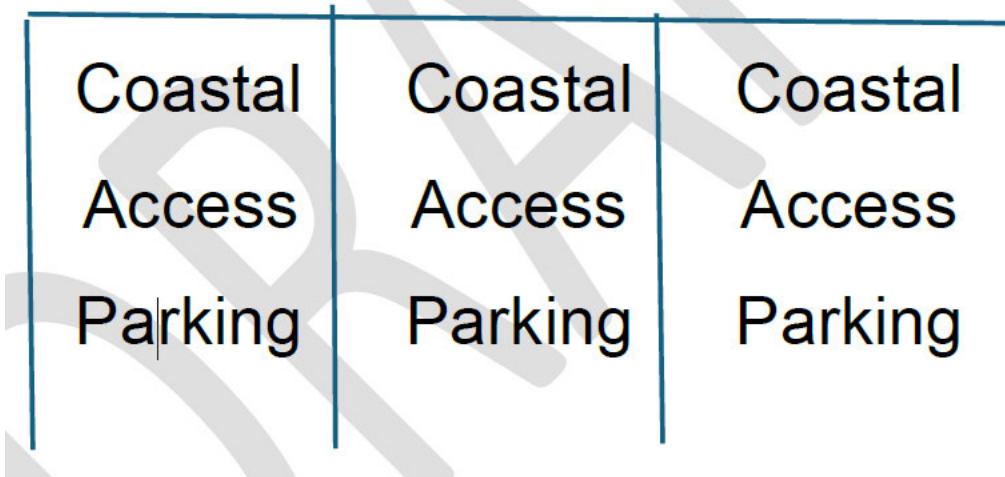


However, the CDP itself requires a minimum of eight standard day use public parking spaces, two EV charging spaces, a van space (loading/unloading), and seven ADA compliant spaces. The CDP does not require any space be designated as “surf school.”

To better serve the public and enhance public access, District Staff recommends, and the City has concurred, the redesignation of the two surf school parking spaces and one EV parking space (indicated by the bold outline below) as standard public parking spaces. This will provide a total of nine standard public parking spaces for coastal access parking, leaving two spaces for EV charging.



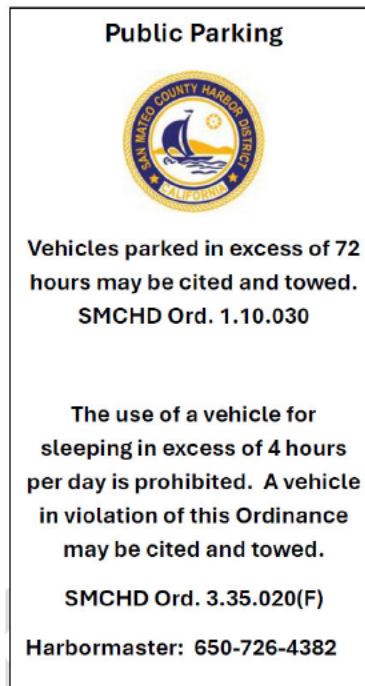
Eight of the standard public parking spaces will have painted on the ground “Coastal Access Parking.”



The redesignated EV only space will be painted with:

“Coastal Access Parking”  
“EV Capable”

At the head of each standard public parking space, the following sign will be posted:



Based on our conversation on December 10, 2025, the District cannot limit Coastal Access Parking to a specific timeframe such as 2 hours or 4 hours. Thus, the only limitation on time is provided by District Ordinance, limiting parking to 72 hours.

If you have any questions, I can be contacted at 65-822-4144, [jpruett@smharbor.com](mailto:jpruett@smharbor.com).

With Respect,

  
Jim Pruett  
General Manager

Copy: Keet Nerhan [REDACTED]  
Birgitta Bower [REDACTED]  
Kimberly Williams, Chair, MCC [REDACTED]

**From:** [James Pruett](#)  
**To:** [Birgitta Bower](#)  
**Cc:** [James Pruett](#)  
**Subject:** Re: [EXTERNAL] Response to letter from Harbor general manager Jim Pruett dated 3/5/2026 containing defamatory claims against me.  
**Date:** Thursday, March 5, 2026 8:26:49 PM

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If in fact I was misinformed, I apologize for any concern my letter may have caused you.

With respect

Jim

Bcc: 1. Harbor Commission, City of Half Moon Bay Planning, Pillar Point RV Park.

Get [Outlook for iOS](#)

---

**From:** Birgitta Bower [REDACTED]  
**Sent:** Thursday, March 5, 2026 19:07  
**To:** James Pruett <jpruett@smharbor.com>  
**Cc:** Bjett@hmbcity.com <Bjett@hmbcity.com>; Matthew Chidester <mChidester@halfmoonbay.gov>; George Domurat <gdomurat@smharbor.com>; William Zemke <wzemke@smharbor.com>; Virginia Chang Kiraly <vchang-kiraly@smharbor.com>; Kathryn Slater-Carter <kslater-carter@smharbor.com>; Tom Mattusch <tmattusch@smharbor.com>  
**Subject:** [EXTERNAL] Response to letter from Harbor general manager Jim Pruett dated 3/5/2026 containing defamatory claims against me.

**\*\* External  
Sender \*\***

Subject: Response to letter from Harbor general manager Jim Pruett dated 3/5/2026 containing defamatory claims against me.

March 5, 2026

El Granada, CA 94018

Dear Mr. Pruett,

I received your email today dated March 5, 2026 containing spurious claims and entirely false accusations against me regarding an alleged incident at the Surfer's Beach Harbor District property on February 28, 2026.

The photo of a dark Lexus with a blacked out license plate is not my car. The person you describe was not me. You have been misinformed, please advise me as to who made these baseless allegations that you deem to be true without investigation? I urge you to cease and desist your unsubstantiated claims. I was not involved in the alleged incident.

These accusations appear retaliatory in nature, solely because I have exercised my right to criticize an independent District.

I am requesting an unredacted photo of the vehicle you are referencing, with the license plate visible. I will retain this as proof if further action is needed.

The propagation of these false claims constitute an act of defamation against me. Please be advised that unless this error is promptly and satisfactorily corrected I will consider filing a formal harassment claim and retaining legal counsel to clear my name.

Sincerely

Birgitta Bower

On Mar 5, 2026, at 11:29 AM, James Pruett <jpruett@smharbor.com> wrote:

Birgitta Bower,

Please find the attached letter regarding an incident at the Surfers Beach Restroom and Greenspace Area on Saturday February 28, 2026.

I again offer to meet with you, or anybody else, to discuss the Surfers Beach Restroom and Greenspace Area.

With Respect

Jim Pruett  
General Manager

**From:** [Birgitta Bower](#)  
**To:** [James Pruet](#)  
**Cc:** [Bjett@hmbcity.com](mailto:Bjett@hmbcity.com); [Matthew Chidester](#); [George Domurat](#); [William Zemke](#); [Virginia Chang Kiraly](#); [Kathryn Slater-Carter](#); [Tom Mattusch](#)  
**Subject:** [EXTERNAL] Response to letter from Harbor general manager Jim Pruet dated 3/5/2026 containing defamatory claims against me.  
**Date:** Thursday, March 5, 2026 7:07:09 PM  
**Attachments:** [2026\\_03\\_05\\_Bower\\_Harassment.pdf](#)

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Tom Mattusch, Treasurer  
Kathryn Slater-Carter, Secretary  
William Zemke, Commissioner

James B. Pruett, General Manager  
Trisha Ortiz, District Counsel

March 5, 2026

Via Email: [REDACTED]

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El Granada, California 94018

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Your actions have caused concerns with members of the public visiting the Surfers Beach Restroom and Greenspace area, including the Pillar Point RV Park. While you have every right and are welcome to use and enjoy the District property at Surfers Beach, the Harbor District respectfully requests that you cease the harassing behavior and utilize only designated parking spaces.



The assertion that the parking spaces may not be used by the guests staying at the RV Park is incorrect. Guests staying at the Pillar Point RV Park at Surfers Beach are members of the public. The parking spaces in question are in a public parking lot, and as such, are open to the public, subject to posted signs.

If you have any concerns with the parking area, please address those concerns with the Harbor District, as the owner and operator of the parking area.

Jim Pruett  
General Manager

Copy: Harbormaster, Pillar Point Harbor  
City of Half Moon Bay, Planning Department  
Pillar Point RV Park

---

504 Avenue Alhambra, Ste. 200, P.O. Box 1449, El Granada, CA 94018

T (650) 583-4400

F (650) 583-4614

Email: [info@smharbor.com](mailto:info@smharbor.com)

**From:** [Birgitta Bower](#)  
**To:** [James Pruett](#)  
**Subject:** [EXTERNAL] Re: 2026\_03\_05\_Bower\_Harassment  
**Date:** Thursday, March 5, 2026 3:52:15 PM

---

**\*\* External  
Sender \*\***

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Jim Pruett  
General Manager  
<[2026\\_03\\_05\\_Bower\\_Harassment.pdf](#)>

**From:** [James Pruet](#)  
**To:** [Birgitta Bower](#); [Michelle Dragon](#); [ashton@coastsidenews.com](mailto:ashton@coastsidenews.com)  
**Cc:** [Bjett@hmbcity.com](mailto:Bjett@hmbcity.com); [CommissionerCLopez@coastal.ca.gov](mailto:CommissionerCLopez@coastal.ca.gov); [jo.ginsberg@coastal.ca.gov](mailto:jo.ginsberg@coastal.ca.gov); [Matthew Chidester](#); [Leslie Lacko](#); [SMC\\_SupMueller@smcgv.org](mailto:SMC_SupMueller@smcgv.org); [mdurani@smcgv.org](mailto:mdurani@smcgv.org); [midcoastcommunitycouncil@gmail.com](mailto:midcoastcommunitycouncil@gmail.com); [Nicholas Calderon](#); [Kimberly Williams](#)  
**Subject:** RE: [EXTERNAL] Surfers Beach Public Parking gets signs...still RV Park storage...  
**Date:** Monday, March 2, 2026 11:55:47 AM  
**Attachments:** [image001.png](#)

---

Birgitta Bower,

Thank you for taking the time to read the February 27, 2026, letter and providing feedback, it is always welcome. You were provided a courtesy copy of the letter as was promised to you in earlier correspondence to ensure timely awareness of the District's intent/actions to improve the Surfers Beach Restroom and Greenspace Project above and beyond the minimum requirements of the Coastal Development Permit.

With respect to the parking lot hours and use, there is a significant difference between the Ritz and the Harbor District. The Harbor District parking lot is a "public" lot, open to all. As a result, we cannot restrict parking to 7am to 6 pm, nor would we want to. Beachgoers and surfers routinely access the beach and coastal area prior to 7 am, and well after 6pm. The spaces are simple "public parking" for coastal access, 24/7.

Guests using the RV park, and/or their visitors are members of the public seeking coastal access, as such, they are free to use the "public" parking spaces as any other member of the public, limited to the 72-hour parking restriction.

Again, thank you for your feedback and concern for the public. I hope you can make the public meeting on March 14<sup>th</sup> at 10am to discuss parking on the Coastside, and the District proposed project on the westside of Hwy 1. You can participate via Zoom or in person at 504 Avenue Alhambra.

I look forward to working with you to address the Harbor District's parking challenges. Please feel free to share this email and/or the February 27, 2026, letter on your Nextdoor page.

With Respect,

Jim

James B. Pruet, JD, CAPT (USCG (Ret.))  
General Manager|San Mateo County Harbor District  
504 Avenue Alhambra, Suite 200  
P.O. Box 1449, El Granada, Ca 94019  
C- 650-822-4144|D- 650-583-4400



*\* My working day may not be your working day. Please don't feel obligated to respond to my emails outside of your working hours.*

**Bcc: Harbor Board**

---

**From:** Birgitta Bower

**Sent:** Monday, March 2, 2026 11:17 AM

**To:** Michelle Dragony ; ashton@coastsidenews.com

**Cc:** Bjett@hmbcity.com; CommissionerCLopez@coastal.ca.gov; jo.ginsberg@coastal.ca.gov; Matthew Chidester ; Leslie Lacko ; SMC\_SupMueller@smcgov.org; mdurani@smcgov.org; midcoastcommunitycouncil@gmail.com; Nicholas Calderon ; James Pruett ; Kathryn Slater-Carter ; Virginia Chang Kiraly ; Tom Mattusch ; William Zemke ; George Domurat

**Subject:** [EXTERNAL] Surfers Beach Public Parking gets signs...still RV Park storage...

\*\* External Sender \*\*

## The hidden **Surfers Beach Public Parking Lot** is getting signs - but it's still RV excess vehicle storage

See letter in form of pdf of letter 2/26/26 below from Jim Pruett, harbor manager, to Leslie Lacko, Half Moon Bay development Director regarding the small public parking next to Pillar Point RV Park, from now on let's call it: **Surfers Beach Public Parking**.

Maybe you, Ashton and Michelle, could inform the public of the changes. Maybe you could also inform the public what it took to get to this improvement.

The changes are:

- 
- 
- The Harbor District will put up signage for people to find
- the public parking next to the Pillar Point RV Park. 2' x 2' Signs are coming, apparently awaiting delivery.
- 
- 
- 
- The 2 Surf school spots will disappear. (Were they ever used
- by surf schools? Why are the surf schools/clubs not engaged in this? At the Planning Commission meeting 2019 there was a spokesman for the surfers' parking needs. What happened?)
- 
- 
- 
- With the 2 designated surf school parking spots, and one
- EV spot converted to general parking, general public parking went from 6 to 9.
- 

**No, the Harbor District is not going to put up signage for DAY parking at the Surfers Beach Public Parking Lot. It will remain RV Park Surplus Storage. Therefore public parking is not, and will not be compliant with the CDP: See Conditions of Approval PDP-18-006: "A minimum of eight standard vehicle public **day-use** parking stalls" For help defining what DAY use is: see the Ritz' public parking signs: "**sunrise - one hour after sunset**", "**parking area closed 6 PM to 7 AM**".**

**72 hrs is NOT DAY USE. Surfers, families going to the beach and fishermen/women at the jetty don't need to park for 3 days and 3 nights. This is just an effort to**

## **legitimize the RV Park Surplus Storage at the Surfers Beach Public Parking Lot.**

Hiding this parking lot by not installing signage from the start by the Harbor District & City shows the intent was never for the public to find and use this parking. Just like putting in a clause allowing overflow RV vehicles here in the lease, decimating the remaining (after the original 21 spots), 6 parking spaces! The parking is not mentioned under the City of Half Moon Bay "Beaches" website, so still officially hidden.

The Coastal Act says that public access should be "**conspicuously posted**" obviously meaning that it should be easy to find by people. It doesn't indicate the size or location of signs.

**The test: Are there cars parked on the other side of the fence, on the highway shoulder, because they can't tell that there is free, SAFER, public parking inside?**

What did it take to arrive at this point, making it possible to find free, west side, public parking at Surfers Beach Public Parking?

- 
- 
- 10/2/25: Complaint sent to the California Coastal Commission
- 
- 
- 
- 10/19/25: My
- **California Coastal Commission**
- complaint goes to the harbor manager,
- **Jim Pruett, Harbor Commissioners,**
- the City of Half Moon Bay and other stakeholders.
- 
- 
- 10/24/25: Harbor manager, Jim Pruett on Nextdoor: "The pictures
- from the RV page are not correct or complete." (They were current screen shots, and photos, so what does that even mean?)
- 
- 
- 
- 10/27/25: Harbor Board Meeting. Jim Pruett says the RV Park
- and Harbor District are in full compliance. The commissioners commiserated and apologized to Keet Nerhan and wife for "misinformation" and "propaganda, vilifying anyone bring up facts of out of compliance issues.
- 
- 
- 
- 10/27/25 Jim Pruett writes in Staff Report concerning "the
- Pillar Point Surfer's Beach Safe parking Project" that:
- "Pillar Point RV Park also requires parking for trucks and vehicles associated with the RV Park visitors....the additional parking in the new lot would provide an alternate parking area to the RV tenants, freeing up the six public parking spaces at Surfers Beach."

- 
- 
- 
- 11/3/25: Development Director Leslie Lacko writes she opened
- a code compliance case. I was promised updates, but I got nothing until 2/9/26.
- 
- 
- 
- 11/8/25: My complaint email to stakeholders, that the City
- of Half Moon Bay, that the City is investigating the Harbor & RV Park, while there is a conflict of interest, since the City takes in \$100k+/year from RV Park. The City, while owning Surfers Beach, declared there is “no designated public parking”, referring
- to pay-per-space (\$10/day) existing before the new restrooms of 2024, and directing visitors to park on Highway 1 and in nearby neighborhoods”. (this is on a “beach” webpage separate from the home page “Beaches”)

**Why wasn't the actual parking, whether 21 or 6 spots, called “Surfers Beach Public Parking”? The Harbor is now presumptuously framing their planned parking, 0.5 mile away as “Pillar Point Surfers Beach Safe Parking”(PPSBSPP). A more apt name would be: “Sam’s 10 million Dollar Parking Lot Paid for by San Mateo County Tax Payers”.**

- 
- 
- 11/19/25 Harbor Board meeting. Public comment was sabotaged
- by speaker mic not connected to outlet. I showed images of the signs that the Ritz had to put up after a 1.6 million dollar fine when they were found in violation of the Coastal Act. The signs are around 6' x 5' and put right in front of the parking area with
- allowed hours during the DAY, see above.

People on zoom couldn't hear. During the meeting the sound cut out and then everything went dark when the Board did deliberations and adopts the PPSBSPP.

- 
- 
- 11/19/25: My complaint to
- **LAFCo**
- about longstanding problems with the zoom, and the public's complaints being ignored and mocked by the Commissioners.
- 
- 
- 
- 11/19/25: My letter to HMB development director regarding
- an RV Park employee taking photos of surfers' cars and threatening me while in a public space.

- 
- 
- 11/21/25, 10:40 AM: Jim Pruett email: “The Harbor District and the RV Park are in full compliance with the CDP”. He also put in an attempt at intimidation: “stop harassing our tenants” [sic!].
- 
- 
- 
- 11/21/25, 2.59 PM: Jim Pruett email: “I have just learned that the City of Half Moon Bay has some concerns with CDP compliance”...
- 
- 
- 
- 12/15/25: I spot a wobbly small sign “Public parking” in the bushes outside the RV Park, and write to the stakeholders about it, asking ‘is this it?’ No answers from the City & Harbor.
- 
- 
- 
- 2/3/26: My request to
- **the San Mateo County Civil Grand Jury** to investigate the Harbor District over several
- issues, and together with the City of Half Moon Bay regarding the RV Park PDP non compliance.
- 
- 
- 
- 2/9/26: letter from Leslie Lacko, development director: ‘we...met with the Harbor District staff on the site...we determined the harbor District is in substantial compliance...the harbor District has agreed to make some modifications to the parking and signage to better accommodate public access; however, they are going beyond
- the requirements of the approved project plans to make these changes”.
- 
- 
- 
- 2/24/26: My letter to the
- **Half Moon Planning Commission**
- asking (for a 3rd time) to have the tenancy report for the RV Park and development directors oversight reports. This “Condition for Approval” in the PDP was to ensure that the RV Park followed the ‘max 14 days consecutive, max 30 days a year’. Not withstanding
- this the RV Park September 2025 website declared “stay 28 days, return after 7 nights out” .They removed the statement from the website after my complaint without replacing it with the correct rules for tenancy.
- 
-

- 
- 2/27/26: I'm CC'd a letter from Jim Pruett to Leslie Lacko
- announcing the parking changes, see pdf below.
- 

The larger issue is about the Harbor District and how the Manager and Commissioners handle complaints and their authority. My Coastal Act complaints were specific, there are pictures, video and links to pertinent information. It was met with repeated denial. There is no Taking Responsibility, no Accountability, no Apologies. I get replies only after escalating to the Civil Grand Jury and the Planning Commission.

The Harbor Board members often congratulate themselves on public outreach, transparency and fiscal responsibility. The residents of the County deserve a full report on the Harbor District activities, spending of tax dollars and hopefully the Civil Grand Jury can provide this.

Who is the best advocate for the future of Surfers Beach? The beach may be owned by Half Moon Bay who profits from their cherry stem, but it is the gem of El Granada and Miramar. The Harbor District is selling the name to Caltrans for \$150k without consulting any other stakeholders.

Could someone, with authority, check if the RV Park old restroom is open now (inside RV Park territory)? Are we sure they remodeled it to be ADA compliant? The restroom was not available to RV tenants according to their website in September last year. The website removed the "restrooms" from "Note: there are no restrooms, shower or laundry facilities on the property." There is lots of testimony (see my complaint to the Civil Grand Jury) about the old restroom being closed right from the start in 1998, I've never actually seen an acknowledgment that it was ever open, even for use by RV tenants.)

If the old restroom is not open, the new 4 million dollar restrooms is a de facto gift to the RV Park owner, who does not need to bother with maintenance of the restroom inside the RV Park.

In regards to the Pelagic Group's ask for rental relief Jim Pruett cites the **California Constitution art XIV §6** that prohibits gifts of public funds. One of the ways for the Pelagic Group to compensate for less rent was suggested by the Harbor manager as "**a clause prohibiting negative or disparaging remarks concerning the District, its Commissioners, employees**" (Staff Report Finance Committee September 10, 2025).

**What is the \$ value for a gag order to the Harbor District? Is that a value that the San Mateo County tax paying residents share?**

**How much is it worth for the RV Park to get a new 4 million dollar restroom with maintenance paid by the Harbor District (aka taxpayers) that has paid for maintenance?**

**How much is it worth for the RV Park to put excess RV vehicles in the, now 9 spaces of general public parking, Surfers Beach Public Parking.**

**It's in the County residents' and the general public's interest that the 4 acre area is converted to a Surfers Beach Public Parking Lot. The Harbor District has not "exercised supervision and control" in a way that serves the public and as should be expected for a special district holding the land in trust for the People of the State of California.**

**Birgitta Bower, El Granada**

**From:** [Birgitta Bower](#)  
**To:** [James Pruett](#)  
**Cc:** [Bjett@hmbcity.com](mailto:Bjett@hmbcity.com); [Matthew Chidester](#); [George Domurat](#); [William Zemke](#); [Virginia Chang Kiraly](#); [Kathryn Slater-Carter](#); [Tom Mattusch](#)  
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Via Email: [REDACTED]

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City of Half Moon Bay, Planning Department  
Pillar Point RV Park

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Email: [info@smharbor.com](mailto:info@smharbor.com)

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**To:** [Birgitta Bower](#)  
**Cc:** [James Pruett](#)  
**Subject:** 2026\_03\_05\_Bower\_Harassment  
**Date:** Thursday, March 5, 2026 11:29:57 AM  
**Attachments:** [2026\\_03\\_05\\_Bower\\_Harassment.pdf](#)

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Jim Pruett  
General Manager

Copy: Harbormaster, Pillar Point Harbor  
City of Half Moon Bay, Planning Department  
Pillar Point RV Park

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504 Avenue Alhambra, Ste. 200, P.O. Box 1449, El Granada, CA 94018

T (650) 583-4400

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Email: [info@smharbor.com](mailto:info@smharbor.com)

**From:** [Birgitta Bower](#)  
**To:** [Michelle Dragony](#); [ashton@coastsidenews.com](mailto:ashton@coastsidenews.com)  
**Cc:** [Bjett@hmbcity.com](mailto:Bjett@hmbcity.com); [CommissionerCLopez@coastal.ca.gov](mailto:CommissionerCLopez@coastal.ca.gov); [jo.ginsberg@coastal.ca.gov](mailto:jo.ginsberg@coastal.ca.gov); [Matthew Chidester](#); [Leslie Lacko](#); [SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org); [mdurani@smcgov.org](mailto:mdurani@smcgov.org); [midcoastcommunitycouncil@gmail.com](mailto:midcoastcommunitycouncil@gmail.com); [Nicholas Calderon](#); [James Pruet](#); [Kathryn Slater-Carter](#); [Virginia Chang Kiraly](#); [Tom Mattusch](#); [William Zemke](#); [George Domurat](#)  
**Subject:** [EXTERNAL] Surfers Beach Public Parking gets signs...still RV Park storage...  
**Date:** Monday, March 2, 2026 11:17:57 AM  
**Attachments:** [2026\\_02\\_27\\_Half\\_Moon\\_Bay\\_CDP\\_PDP-18-006.pdf](#)

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\*\* External  
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Maybe you, Ashton and Michelle, could inform the public of the changes. Maybe you could also inform the public what it took to get to this improvement.

The changes are:

- The Harbor District will put up signage for people to find the public parking next to the Pillar Point RV Park. 2' x 2' Signs are coming, apparently awaiting delivery.
- The 2 Surf school spots will disappear. (Were they ever used by surf schools? Why are the surf schools/clubs not engaged in this? At the Planning Commission meeting 2019 there was a spokesman for the surfers' parking needs. What happened?)
- With the 2 designated surf school parking spots, and one EV spot converted to general parking, general public parking went from 6 to 9.

**No, the Harbor District is not going to put up signage for DAY parking at the Surfers Beach Public Parking Lot. It will remain RV Park Surplus Storage. Therefore public parking is not, and will not be compliant with the CDP: See Conditions of Approval PDP-18-006: "A minimum of eight standard vehicle public **day-use** parking stalls"**

**For help defining what DAY use is: see the Ritz' public parking signs: "**sunrise - one hour after sunset**", "**parking area closed 6 PM to 7 AM**".**

**72 hrs is NOT DAY USE. Surfers, families going to the beach and fishermen/women at the jetty don't need to park for 3 days and 3 nights. This is just an effort to**

## **legitimize the RV Park Surplus Storage at the Surfers Beach Public Parking Lot.**

Hiding this parking lot by not installing signage from the start by the Harbor District & City shows the intent was never for the public to find and use this parking. Just like putting in a clause allowing overflow RV vehicles here in the lease, decimating the remaining (after the original 21 spots), 6 parking spaces! The parking is not mentioned under the City of Half Moon Bay "Beaches" website, so still officially hidden.

The Coastal Act says that public access should be "**conspicuously posted**" obviously meaning that it should be easy to find by people. It doesn't indicate the size or location of signs.

**The test: Are there cars parked on the other side of the fence, on the highway shoulder, because they can't tell that there is free, SAFER, public parking inside?**

What did it take to arrive at this point, making it possible to find free, west side, public parking at Surfers Beach Public Parking?

- 10/2/25: Complaint sent to the California Coastal Commission
- 10/19/25: My **California Coastal Commission** complaint goes to the harbor manager, **Jim Pruett, Harbor Commissioners**, the City of Half Moon Bay and other stakeholders.
- 10/24/25: Harbor manager, Jim Pruett on Nextdoor: "The pictures from the RV page are not correct or complete." (They were current screen shots, and photos, so what does that even mean?)
- 10/27/25: Harbor Board Meeting. Jim Pruett says the RV Park and Harbor District are in full compliance. The commissioners commiserated and apologized to Keet Nerhan and wife for "misinformation" and "propaganda, vilifying anyone bring up facts of out of compliance issues.
- 10/27/25 Jim Pruett writes in Staff Report concerning "the Pillar Point Surfer's Beach Safe parking Project" that: "**Pillar Point RV Park also requires parking for trucks and vehicles associated with the RV Park visitors....the additional parking in the new lot would provide an alternate parking area to the RV tenants, freeing up the six public parking spaces at Surfers Beach.**"
- 11/3/25: Development Director Leslie Lacko writes she opened a code compliance

case. I was promised updates, but I got nothing until 2/9/26.

- 11/8/25: My complaint email to stakeholders, that the City of Half Moon Bay, that the City is investigating the Harbor & RV Park, while there is a conflict of interest, since the City takes in \$100k+/year from RV Park. The City, while owning Surfers Beach, declared there is “no designated public parking”, referring to pay-per-space (\$10/day) existing before the new restrooms of 2024, and directing visitors to park on Highway 1 and in nearby neighborhoods”. (this is on a “beach” webpage separate from the home page “Beaches”)

**Why wasn't the actual parking, whether 21 or 6 spots, called “Surfers Beach Public Parking”? The Harbor is now presumptuously framing their planned parking, 0.5 mile away as “Pillar Point Surfers Beach Safe Parking”(PPSBSPP). A more apt name would be: “Sam’s 10 million Dollar Parking Lot Paid for by San Mateo County Tax Payers”.**

- 11/19/25 Harbor Board meeting. Public comment was sabotaged by speaker mic not connected to outlet. I showed images of the signs that the Ritz had to put up after a 1.6 million dollar fine when they were found in violation of the Coastal Act. The signs are around 6' x 5' and put right in front of the parking area with allowed hours during the DAY, see above.

People on zoom couldn't hear. During the meeting the sound cut out and then everything went dark when the Board did deliberations and adopts the PPSBSPP.

- 11/19/25: My complaint to **LAFCo** about longstanding problems with the zoom, and the public's complaints being ignored and mocked by the Commissioners.
- 11/19/25: My letter to HMB development director regarding an RV Park employee taking photos of surfers' cars and threatening me while in a public space.
- 11/21/25, 10:40 AM: Jim Pruett email: “The Harbor District and the RV Park are in full compliance with the CDP”. He also put in an attempt at intimidation: “stop harassing our tenants” [sic!].
- 11/21/25, 2.59 PM: Jim Pruett email: “I have just learned that the City of Half Moon Bay has some concerns with CDP compliance”...
- 12/15/25: I spot a wobbly small sign “Public parking” in the bushes outside the RV Park, and write to the stakeholders about it, asking ‘is this it?’ No answers from the

City & Harbor.

- 2/3/26: My request to **the San Mateo County Civil Grand Jury** to investigate the Harbor District over several issues, and together with the City of Half Moon Bay regarding the RV Park PDP non compliance.
- 2/9/26: letter from Leslie Lacko, development director: 'we...met with the Harbor District staff on the site...we determined the harbor District is in substantial compliance...the harbor District has agreed to make some modifications to the parking and signage to better accommodate public access; however, they are going beyond the requirements of the approved project plans to make these changes".
- 2/24/26: My letter to the **Half Moon Planning Commission** asking (for a 3rd time) to have the tenancy report for the RV Park and development directors oversight reports. This "Condition for Approval" in the PDP was to ensure that the RV Park followed the 'max 14 days consecutive, max 30 days a year'. Notwithstanding this the RV Park September 2025 website declared "stay 28 days, return after 7 nights out" .They removed the statement from the website after my complaint without replacing it with the correct rules for tenancy.
- 2/27/26: I'm CC'd a letter from Jim Pruet to Leslie Lacko announcing the parking changes, see pdf below.

The larger issue is about the Harbor District and how the Manager and Commissioners handle complaints and their authority. My Coastal Act complaints were specific, there are pictures, video and links to pertinent information. It was met with repeated denial. There is no Taking Responsibility, no Accountability, no Apologies. I get replies only after escalating to the Civil Grand Jury and the Planning Commission.

The Harbor Board members often congratulate themselves on public outreach, transparency and fiscal responsibility. The residents of the County deserve a full report on the Harbor District activities, spending of tax dollars and hopefully the Civil Grand Jury can provide this.

Who is the best advocate for the future of Surfers Beach? The beach may be owned by Half Moon Bay who profits from their cherry stem, but it is the gem of El Granada and Miramar. The Harbor District is selling the name to Caltrans for \$150k without consulting any other stakeholders.

Could someone, with authority, check if the RV Park old restroom is open now (inside RV Park territory)? Are we sure they remodeled it to be ADA compliant? The restroom was not

available to RV tenants according to their website in September last year. The website removed the “restrooms” from “Note: there are no restrooms, shower or laundry facilities on the property.” There is lots of testimony (see my complaint to the Civil Grand Jury) about the old restroom being closed right from the start in 1998, I’ve never actually seen an acknowledgment that it was ever open, even for use by RV tenants.)

If the old restroom is not open, the new 4 million dollar restrooms is a de facto gift to the RV Park owner, who does not need to bother with maintenance of the restroom inside the RV Park.

In regards to the Pelagic Group’s ask for rental relief Jim Pruett cites the **California Constitution art XIV §6** that prohibits gifts of public funds. One of the ways for the Pelagic Group to compensate for less rent was suggested by the Harbor manager as “**a clause prohibiting negative or disparaging remarks concerning the District, its Commissioners, employees**” (Staff Report Finance Committee September 10, 2025). **What is the \$ value for a gag order to the Harbor District? Is that a value that the San Mateo County tax paying residents share?**

**How much is it worth for the RV Park to get a new 4 million dollar restroom with maintenance paid by the Harbor District (aka taxpayers) that has paid for maintenance?**

**How much is it worth for the RV Park to put excess RV vehicles in the, now 9 spaces of general public parking, Surfers Beach Public Parking.**

**It’s in the County residents’ and the general public’s interest that the 4 acre area is converted to a Surfers Beach Public Parking Lot. The Harbor District has not “exercised supervision and control” in a way that serves the public and as should be expected for a special district holding the land in trust for the People of the State of California.**

**Birgitta Bower, El Granada**



## Board of Harbor Commissioners

George Domurat, President  
Virginia Chang Kiraly, Vice President  
Tom Mattusch, Treasurer  
Kathryn Slater-Carter, Secretary  
William Zemke, Commissioner

James B. Pruett, General Manager  
Trisha Ortiz, District Counsel

**Date:** February 26, 2026

**Email:** [llacko@halfmoonbay.gov](mailto:llacko@halfmoonbay.gov)  
[sphillips@halfmoonbay.gov](mailto:sphillips@halfmoonbay.gov)

Leslie Lacko, Community Development  
Director City of Half Moon Bay  
501 Main Street  
Half Moon Bay, Ca 94019

Leslie,

Thank you to you and Scott for meeting me at the Surfers Beach Restroom and Greenspace public area on December 10, 2025. It was a very productive and informative meeting, confirming the Harbor District's and the City of Half Moon Bay's strong partnership to serve the public and continuously improve public facilities. As discussed, with the replacement of the missing "Public Parking" sign at the entrance to the public area, the Harbor District is in full compliance with Coastal Development Permit PDP-18-006.

The Harbor District does acknowledge the annual report on RV stays is due and it will be filed shortly by Pillar Point RV Park, co-applicant on the PDP-18-006 permit.

As discussed on December 10<sup>th</sup>, 2025, the Harbor District is making several changes and improvements to the parking layout as well as adding additional signage.

### **SIGNAGE:**

1. "30-Minute Loading and Unloading Only" Sign: The approved CDP requires one "30-minute loading \unloading only" sign on the project. That sign is installed as required in the "VAN Loading and Unloading" space in the parking next to the public restroom facility. However, the approved parking plan, which the CDP requires the District to meet, also requires a "30-minute Loading and Unloading" sign the public parking space located next to the EV charging spaces in the northeast parking area. The District has recommended, and the City has concurred, that the second sign required by the approved plans is unnecessary and by removing it, the space can be better utilized for coastal access parking.



2. Required “Public Parking” Sign: The CDP only requires one “Public Parking” sign on the north side of the entrance to the parking area. The District is compliance with the CDP, as one “Public Parking” sign is posted at the entrance to the parking area.



Neither the CDP or approved parking plan designate the size of the public parking sign. However, the District and City agreed that to improve visibility of this sign, the size should be increased to 24” x 24”, with an arrow indicating the general direction of the parking area. In addition, the sign will be shifted at a 45-degree angle south, making the sign visible to north bound drivers. See below:

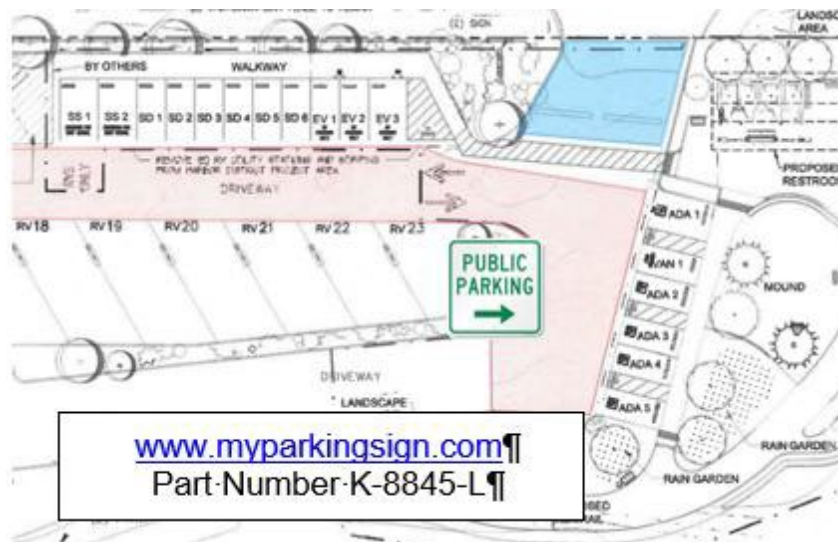


3. Additional Signage Above & Beyond that Required by the CDP and the Corresponding Approved Plans: In addition to the required “Public Parking” sign at the entrance to the parking area, the District has recommended, and the City agreed, to the installation of two additional “Public Parking” signs” to better inform the public of the coastal access parking.

- a. North Facing Wall of the Restroom Building: Currently, neither the CDP nor the approved parking plan requires a “Public Parking” sign be posted on the north facing wall of the public restroom. However, if one were installed, it would be greatly beneficial in informing the public of the availability of public parking. The sign agreed to was a 24” by 24” “Public Parking” sign with an arrow pointing west.



- b. Island Internal to Parking Area: District also proposed an additional “Public Parking” sign in the planter internal to the parking area, with an arrow pointing to the northeast parking area. This sign will also be 24” by 24” and located as indicated



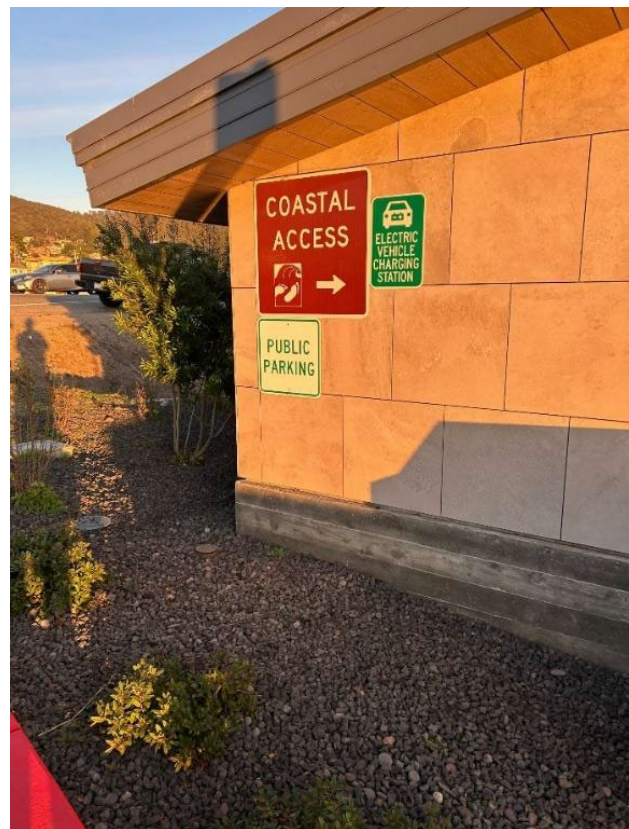
- c. Existing Stop Sign: The final “Public Parking” sign was installed on the backside of the existing “stop” sign in the parking area. The sign faces southeast at oncoming traffic heading north on Cabrillo Highway.



Until the 24” by 24” signs can be ordered and received, District Staff has installed temporary signs. See below:



Internal Island



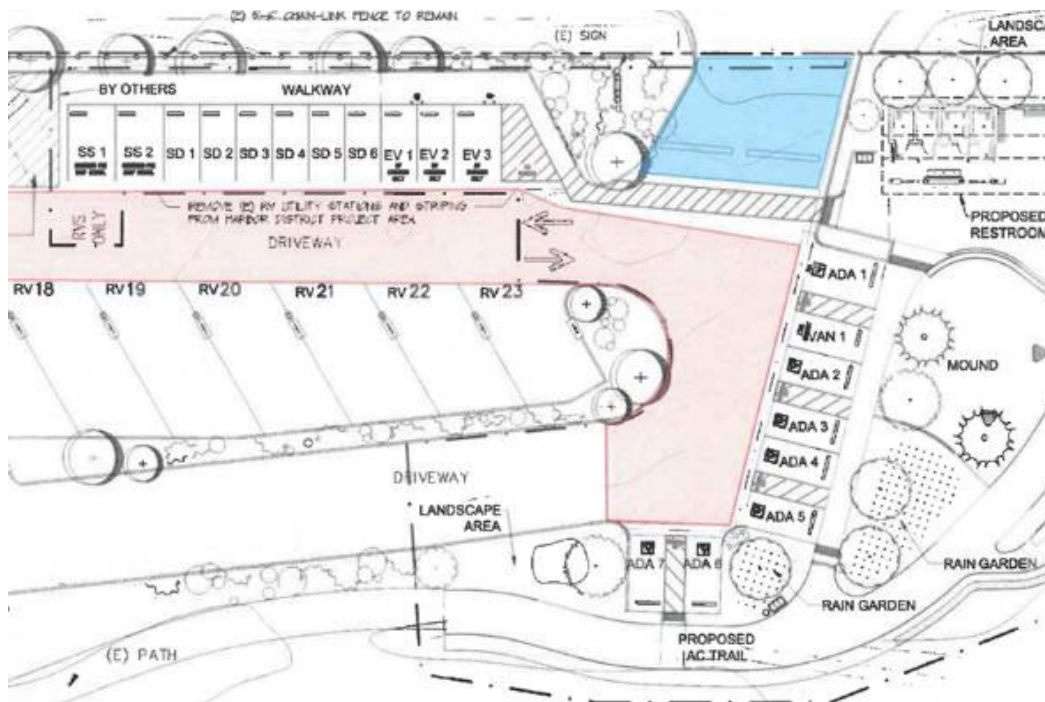
North Facing Wall on Restroom Building

4. Additional Coastal Access Sign: The City has requested, and the Harbor District has agreed to an additional “Coastal Access” sign. The sign will be located inside the perimeter fence behind the RV Park Restroom. It will be installed at a 45% angle facing northeast toward Cabrillo Highway, to be visible to southbound traffic. The sign will be 24” by 24” with a maximum height not to exceed the height of the existing restroom building.



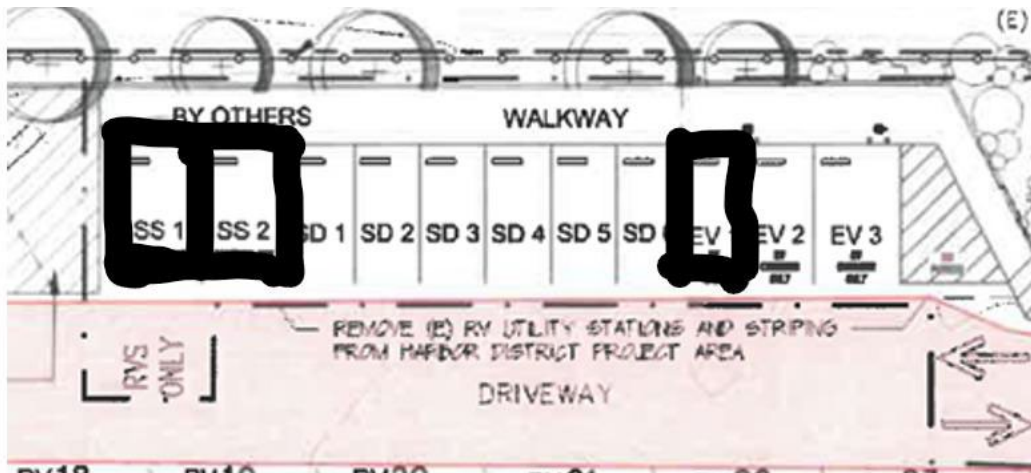
## PARKING SPACES

The existing parking layout at the Surfers Beach Restroom and Green Space Project is in accordance with the approved parking plan. The approved plans include six standard public parking spaces (SD), two parking spaces for surf schools (SS), three EV charging spaces (EV), seven ADA compliant parking spaces (ADA), and one van parking space (VAN) for loading and unloading as depicted below.

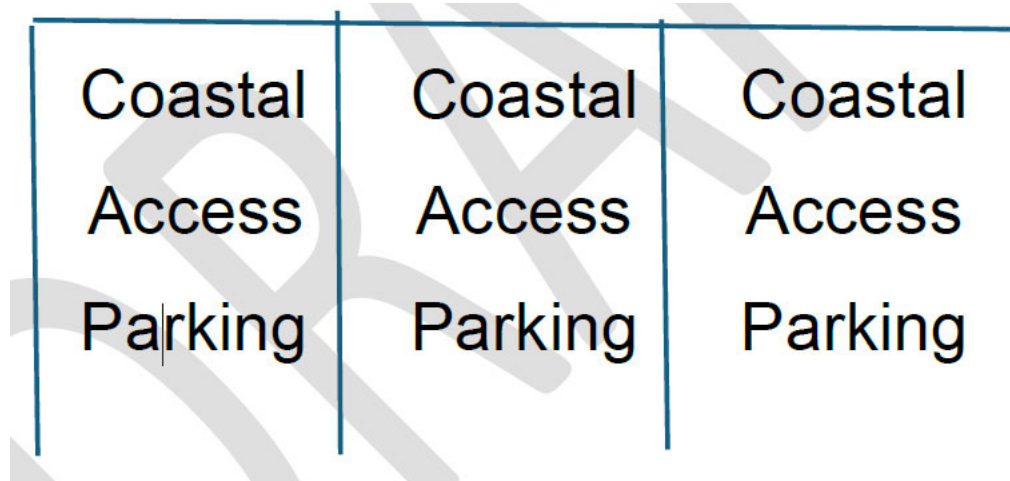


However, the CDP itself requires a minimum of eight standard day use public parking spaces, two EV charging spaces, a van space (loading/unloading), and seven ADA compliant spaces. The CDP does not require any space be designated as “surf school.”

To better serve the public and enhance public access, District Staff recommends, and the City has concurred, the redesignation of the two surf school parking spaces and one EV parking space (indicated by the bold outline below) as standard public parking spaces. This will provide a total of nine standard public parking spaces for coastal access parking, leaving two spaces for EV charging.



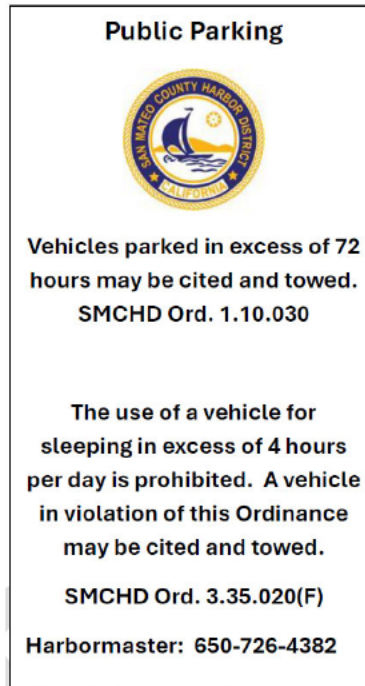
Eight of the standard public parking spaces will have painted on the ground “Coastal Access Parking.”



The redesignated EV only space will be painted with:

“Coastal Access Parking”  
“EV Capable”

At the head of each standard public parking space, the following sign will be posted:



Based on our conversation on December 10, 2025, the District cannot limit Coastal Access Parking to a specific timeframe such as 2 hours or 4 hours. Thus, the only limitation on time is provided by District Ordinance, limiting parking to 72 hours.

If you have any questions, I can be contacted at 65-822-4144, [jpruett@smharbor.com](mailto:jpruett@smharbor.com).

With Respect,

  
Jim Pruett  
General Manager

Copy: Keet Nerhan [REDACTED]  
Birgitta Bower [REDACTED]  
Kimberly Williams, Chair, MCC [REDACTED]

**From:** [Birgitta Bower](#)  
**To:** [SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org); [mdurani@smcgov.org](mailto:mdurani@smcgov.org); [George Domurat](#); [Virginia Chang Kiraly](#); [Kathryn Slater-Carter](#); [Tom Mattusch](#); [William Zemke](#); [James Pruett](#); [lafoo@smcgov.org](mailto:lafoo@smcgov.org); [kelly.ma@dot.ca.gov](mailto:kelly.ma@dot.ca.gov); [Leslie Lacko](#); [Matthew Chidester](#); [jo.ginsberg@coastal.ca.gov](mailto:jo.ginsberg@coastal.ca.gov); [CommissionerCLopez@coastal.ca.gov](mailto:CommissionerCLopez@coastal.ca.gov)  
**Cc:** [Michelle Dragon](mailto:Michelle.Dragon@coastal.ca.gov); [ashton@coastalnews.com](mailto:ashton@coastalnews.com); [emily.hoeven@sfchronicle.com](mailto:emily.hoeven@sfchronicle.com); [holly@smdailyjournal.com](mailto:holly@smdailyjournal.com); [rswan@sfchronicle.com](mailto:rswan@sfchronicle.com)  
**Subject:** [EXTERNAL] San Mateo County Civil Grand Jury letter regarding the Harbor District and Coastsides issues  
**Date:** Monday, February 9, 2026 11:04:17 AM  
**Attachments:** [Complaint to CCC v3.pdf](#)  
[SMC Civil Grand Jury .pdf](#)

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\*\* External  
Sender \*\*

I have asked the Civil Grand Jury for help regarding the consistent, decades-long failure to enforce various regulations, including the 2019 Planned Development Permit (PDP) for the Pillar Point RV Park and other Harbor ordinances. This dereliction of duty by the Harbor District and the City of Half Moon Bay strongly suggests that priorities are misaligned with public accountability and has led to a collapse of community trust. The non-enforcement has enabled the misuse of public resources, with public parking shrinking from 21 to 6 general spaces—this remainder being used for RV Park storage—and funds being spent on projects, like the new restroom facility, while ignoring others. This pattern of denial and poor research, resulting in expensive, abandoned projects, requires immediate and serious attention.

The Harbor District went from a Burnham Strip parking, supposedly for fishermen vehicles to use for overflow 3-5 times a year, to a "Surfers Beach" parking, 1/2 mile from the beach, too far to be considered "walkable". The issue of realistic, functional parking for Surfers Beach is a Community issue, and the Community needs to be a part of the discussions and decisions. It should not be decided over our heads by Caltrans, the Harbor and the Coastal Commission.

Given the gravity of these issues, I urge your respective offices to take immediate, definitive action. I request the **Harbor Commissioners** and the **Harbor Manager** to place a compliance review of the Pillar Point RV Park's 2019 PDP on the next meeting agenda. I ask the **County Supervisor** to initiate a formal audit of all development permit enforcement within the Harbor District, and the **Coastal Commission**. The residents of the Coastsides are hoping for a fresh, impartial look at these affairs.

My letter to the Grand Jury is below, as well as my original complaint to the CCC from October.

Sincerely,

Birgitta Bower, El Granada resident

## **COMPLAINT: Non-Compliance at Pillar Point RV Park & Failure to Provide Coastal Access by San Mateo County Harbor District**

October 2, 2025

**To:** California Coastal Commission (CCC), North Central Coast, Enforcement Division

**Subject:** Formal Complaint Regarding Violations of Coastal Development Permit (CDP) PDP-18-006 by Pillar Point RV Park (4000 Cabrillo Highway North, Half Moon Bay), its operator KN Properties LLC/PillarPoint Properties LLC (Keet Nerhan), and the landowner, San Mateo County Harbor District.

### **Background:**

For decades, access to Surfers Beach has relied on improvised parking along Highway 1 and the dirt lot on the Burnham Strip. This system is now collapsing. Caltrans plans to eliminate highway parking, and the Granada Community Service District (GCSD) will develop a park on the southern Burnham Strip, removing the existing dirt lot.

Rather than utilizing the logical solution—the Pillar Point RV Park property—the San Mateo County Harbor District has renewed the Park's lease. Simultaneously, the District is spending public funds to develop a parking lot on the northern Burnham Strip, a location too distant from the beach to be a practical solution for public access. This plan also sacrifices El Granada's cherished open space and introduces traffic into a residential area.

Our investigation into the RV Park's operation and the Harbor District's actions reveals systematic non-compliance with the CDP and a deprivation of public coastal access.

### **Specific Violations and Issues:**

#### **1. Deprivation of Public Parking in Violation of CDP Intent and Wording:**

The 2019 CDP mandates "maximum access, which shall be conspicuously posted." Historically, this site provided ample public parking. The current setup intentionally subverts this requirement.

- **Reduced Parking:** Construction of a new restroom/shower facility in 2024 reduced public parking from 21 general + 2 ADA spaces to only 8 general (2 of which reserved for surf school)+ 7 ADA + 1 drop-off space.
- **No Signage:** There are no signs identifying the public parking area, directing beachgoers, or stating time limits for the "day use" spaces required by the CDP.
- **Misleading Layout:** The public parking is configured to appear private, accessible via an immediate right turn into the RV Park area. This discourages public use.

- **Lease Permits Tenant Use:** The Harbor District's lease explicitly allows RV tenants to park in "unreserved, unassigned parking spaces," effectively permitting them to occupy the public day-use spots. These spaces are consistently full, even when the beach is empty.
- **No Enforcement:** The two spaces designated for surf schools are also perpetually occupied, even when no schools are active.

This arrangement, enabled by the Harbor District's lease terms, intentionally allows the RV Park operator to prioritize tenant parking over public coastal access.

## **2. Non-Compliance with RV Stay Duration Limits:**

The CDP condition limits stays to "14 consecutive days with no more than 30 days in one calendar year" to ensure the facility remains a visitor-serving use. Contrary to this, the RV Park's website advertises a 28-day stay with the option to return after 7 days away, effectively permitting long-term residential use.

## **3. Failure to Maintain and Provide Public Restroom Facilities:**

The CDP required the remodel/replacement of an old restroom to be ADA compliant. While the Harbor District reports this construction is complete, the RV Park's website explicitly states, "Please note: there are no restrooms, shower, or laundry facilities on the property." If a new facility exists, the operator is choosing not to maintain or open it, depriving both RV patrons and the public of this required amenity.

## **4. History of Operating Without Required Permits:**

The RV Park operated from 1999 to 2019 without a required Coastal Development Permit, conducting development (paving, fencing, landscaping) illegally. The 2019 CDP was an "after-the-fact approval" with no apparent penalties for two decades of non-compliance.

## **5. Pattern of Ignoring Community Concerns and Precedent of Removing Public Amenities:**

The operator has a long history of withholding amenities and ignoring complaints. The original public restroom on the dirt lot was incorporated into the RV Park in 1999 and locked away from the public. Community letters dating back to 2015 cite ongoing issues including locked restrooms, excessive day-use fees for no facilities, overgrown vegetation blocking coastal views, and light pollution.

## **6. Harbor District's Failure to Act in the Public Interest:**

Despite being aware of the critical public parking shortage and community opposition, the Harbor Commission renewed the RV Park lease for another 20 years in June 2024. The District did not consider terminating the lease to reclaim the land for public parking, which could generate far greater public benefit than the below-market rent of ~\$190,000/year.

## **7. Pursuit of Harmful and Impractical Alternatives:**

The Harbor District is now promoting a plan to convert the northern Burnham Strip into a parking lot. This plan:

- Is strongly opposed by El Granada residents as it destroys open space and brings traffic into a residential neighborhood.
- Is an impractical distance from Surfers Beach, requiring a dangerous crossing of Highway 1.
- Was offered as a solution only after the Harbor District President appealed Caltrans's project, which led the CCC to require 75 new parking spots.

## **Conclusion & Request:**

Surfers Beach is a regional treasure. The Pillar Point RV Park site is the historic, logical, and safest location for beach access, eliminating the need to cross a busy highway.

The Harbor District and KN Properties are co-permittees jointly responsible for these CDP violations. The City of Half Moon Bay has failed in its duty to enforce the permit conditions. We urge the CCC to investigate these violations and enforce the law.

The optimal solution is clear: relocate RV parking to the operator's new facility half a mile north (Harbor Village RV Park) and restore this 4-acre oceanfront property to the public for the beach parking it provided before 1999. The public deserves the return of this vital coastal access point.

Thank you for your time and attention to this critical matter. We look forward to the findings of your investigation.

Sincerely,

Birgitta Bower, El Granada  
Ben Bower, El Granada  
Barbara Williams-Sheng, El Granada  
Manolo Fernández, El Granada  
Devin Squaglia, El Granada  
Virginia Stadler, El Granada  
Barbara Mathewson, El Granada  
Jacqueline Nauman, El Granada  
Jennifer Moore, El Granada  
Michael Seldin, El Granada  
Anu Prints-Seldin, El Granada  
Ann Swanberg, El Granada  
Chris Miller, El Granada  
Kristy Koberna, El Granada

**SUPPORTING MATERIAL, PHOTOS, LINKS**



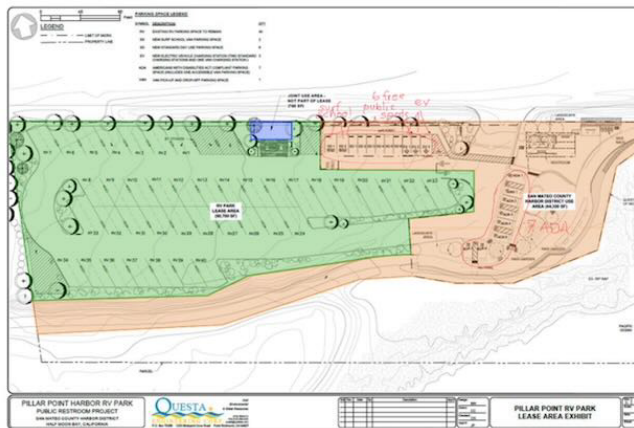
Figure 4. Subject Site, 1972 (California Coastal Records Project, Image 7217069)

Surfers Beach parking in 1972, with a restroom, before being leased out by the Harbor District.

Pillar Point RV Park until 2024. The small corner area on the right side had 21 public parking spaces and 2 ADA. KN charged \$10.



The current outlay of the parking. Green is RV park, with 40 RV spots. Beige is Harbor District. Restroom, 7 ADA parking and 1 drop-off parking, 6 general, 2 surf school.

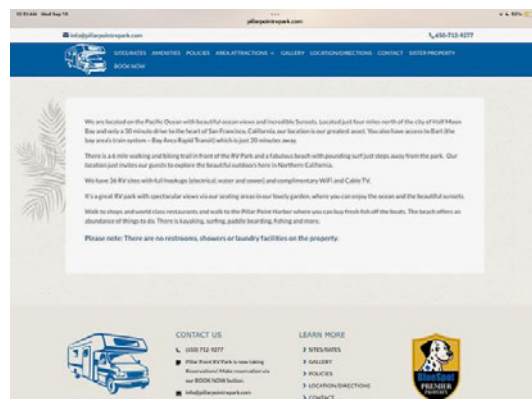
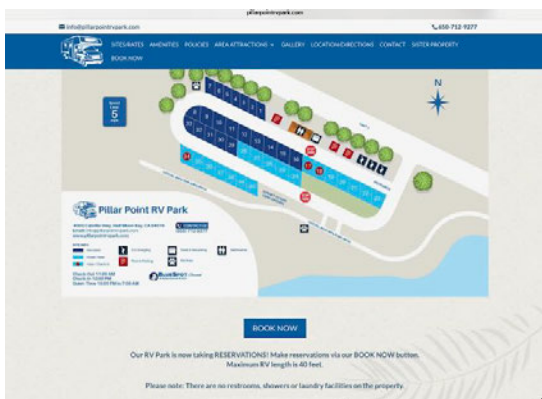


Photos from the Pillar Point RV Park website:

<https://pillarpointrvpark.com>

Public parking is weirdly described as “permitted” with 2 red boxes.

“Please note: There are no restrooms, showers or laundry facilities on the property”. Restroom was part of CDP.



Row of RVs, row of public parking filled except for 1 charging space, row of cars along Highway 1.

“Maximum consecutive stay is 28 nights -you may return for another visit after 7 nights.” CDP states 14 days, and 30 days/year.

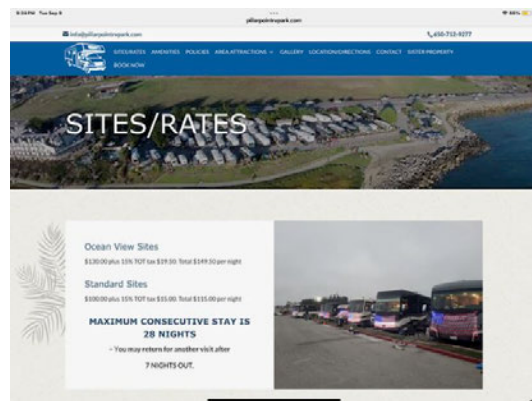
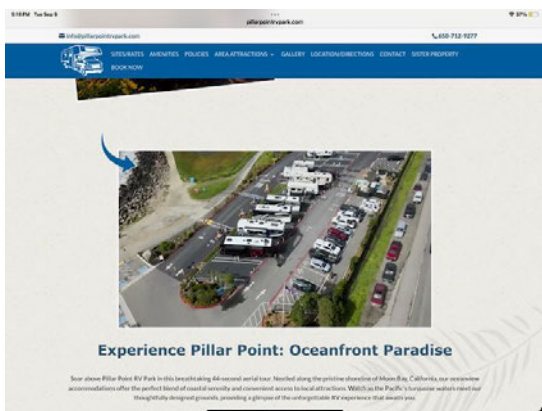


Photo of restroom within RV Park, from [coastsidebuzz.com](https://coastsidebuzz.com) 6/18/2019

Photos from what is supposed to be public parking next to the RV lot.  
Photos taken 9/5/25, 9/7/25, 9/13/25.  
Video from from 9/8/25





Coastal Trail view of RVs. Community asked for years for bushes that would soften the impression from the trail.



Dredging & replenishing sand on Surfers Beach.



2002 CCC letter to HD concerning the HD wanting RV stays up to 90 days.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07134d65b107fd323db2/1347905940213/2002-01-25-CCtoHD-RVstay.pdf>

1/28/2015 The MCC writes to the Harbor regarding trees blocking coastal views, missing landscaping next to Coastal Trail, the \$10 parking fee, the locked restroom, Night Sky concerns.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07134d65b107fd3244d3/1422510612617/2015-01-28-MCC-to-HD-RVPark.pdf>

2016 Compliance order to KN from City of HMB because no CDP

[https://smharbor.specialdistrict.org/files/f54072617/2019\\_06\\_19\\_RV\\_Lot\\_HMB+Compliance+order+2016\\_12\\_14.pdf](https://smharbor.specialdistrict.org/files/f54072617/2019_06_19_RV_Lot_HMB+Compliance+order+2016_12_14.pdf)

2017 Compliance order to HD Harbor manager from City of HMB because of no CDP for Pillar Point RV Park

[https://www.smharbor.com/files/db6f1466f/2017\\_12\\_20\\_RV\\_Lot\\_Var.Communications.pdf](https://www.smharbor.com/files/db6f1466f/2017_12_20_RV_Lot_Var.Communications.pdf)

2017 HD manager instructs KN to immediately open the restroom to RV Park patrons and the people parked in the day use area. No need to provide restroom to people on Surfers Beach according to letter.

[https://www.smharbor.com/files/b0f5caf49/2017\\_12\\_20\\_RV\\_Lot\\_2011+09\\_23\\_Corres\\_Re\\_Restrooms.pdf2019](https://www.smharbor.com/files/b0f5caf49/2017_12_20_RV_Lot_2011+09_23_Corres_Re_Restrooms.pdf2019),

HD staff report recommending attaching the new restroom to the CDP for KNProperties

[https://smharbor.specialdistrict.org/files/3760a980d/2019\\_11\\_20\\_PPH\\_KN\\_RV\\_Lot\\_Restroom\\_CDP\\_RFP\\_Response\\_Ad-Hoc\\_SR.pdf?utm\\_source=chatgpt.com](https://smharbor.specialdistrict.org/files/3760a980d/2019_11_20_PPH_KN_RV_Lot_Restroom_CDP_RFP_Response_Ad-Hoc_SR.pdf?utm_source=chatgpt.com)

7/9/2019 HMB planning commission. The new restroom and parking

<https://d3n9y02raazwpg.cloudfront.net/halfmoonbay/f9cf9442-29a3-11e9-b021-0050569183fa-cd4a2209-1453-446e-897b-2c6c76fde19c-1562720337.pdf>

Pillar Point RV Park Lease: Conditions for approval, HMB Planning Commission: Resolution P-19-18

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07134d65b107fd323db4/1566237915787/2019-07-09-PPH-RV-lot-CDP-CoA.pdf>

7/12/2019 Coastsidebuzz.com regarding old and new restroom, with photo of old restroom

<https://coastsidebuzz.com/pillar-point-rv-park-new-bathroom-plans-presented-at-the-hmb-planning-meeting/>

2019 HMB Planning Commission resolution PDP 18-006: new restrooms and after-the-fact CDP for RV Park:

[https://www.smharbor.com/files/a79b3e601/2025\\_01\\_15\\_Item\\_G2\\_Att\\_6\\_PDP-18-006\\_Pillar+Pt+RV+Park.pdf](https://www.smharbor.com/files/a79b3e601/2025_01_15_Item_G2_Att_6_PDP-18-006_Pillar+Pt+RV+Park.pdf)

2020, The Harbor District for decades used their G1 parking lot as an RV park, without hook ups or restroom, managed by the Harbor master and bringing in close to \$100,000/year, until told by County that it was a zoning violation.

[https://smharbor.specialdistrict.org/files/7ac3729a0/2020\\_01\\_15\\_PPH\\_RV\\_Park\\_NOV.pdf](https://smharbor.specialdistrict.org/files/7ac3729a0/2020_01_15_PPH_RV_Park_NOV.pdf)  
[https://smharbor.specialdistrict.org/files/747003959/2020\\_01\\_15\\_PPH\\_RV\\_Park\\_NOV\\_SR.pdf](https://smharbor.specialdistrict.org/files/747003959/2020_01_15_PPH_RV_Park_NOV_SR.pdf)

6/24/2024 HD Board meeting: New lease is approved for the Pillar Point RV Park over the protest of the public.

<https://www.smharbor.com/2024-06-24-harbor-board-of-commissioners-special-meeting>

7/1/2024 lease agreement with KN with clause allowing RV tenants to use public parking, requiring remodel/replacement of restroom/shower and landscaping

[https://www.smharbor.com/files/584fb2258/2025\\_01\\_15\\_Item\\_G2\\_Att\\_1\\_RV+Park+Lease.pdf](https://www.smharbor.com/files/584fb2258/2025_01_15_Item_G2_Att_1_RV+Park+Lease.pdf)

2024 KN email reporting work conforming RV lot according to lease

[https://www.smharbor.com/files/d151a1a7b/2024\\_09\\_18\\_Item\\_F6\\_Att\\_1\\_Pillar+Point+RV+Park+CDP+Requirements+Update+%288\\_20\\_24%29.pdf](https://www.smharbor.com/files/d151a1a7b/2024_09_18_Item_F6_Att_1_Pillar+Point+RV+Park+CDP+Requirements+Update+%288_20_24%29.pdf)

1/15/2025 The harbor manager reports that KN Properties have fulfilled lease requirements

[https://www.smharbor.com/files/3403121cc/2025\\_01\\_15\\_Item\\_G2\\_Lease\\_Compliance\\_RV\\_Park\\_Staff%2BReport.pdf](https://www.smharbor.com/files/3403121cc/2025_01_15_Item_G2_Lease_Compliance_RV_Park_Staff%2BReport.pdf)

8/18/2025 MCC letter to all stakeholders requesting Collaborative planning for parking.

[https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/68a80925c59eec45ec460483/1755842853501/2025-08-13\\_MCC\\_Parking\\_Ltr\\_Final.pdf](https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/68a80925c59eec45ec460483/1755842853501/2025-08-13_MCC_Parking_Ltr_Final.pdf)

Historical photos of Pillar Point area with surfers beach.

[https://www.smharbor.com/files/012c13e1a/2017\\_12\\_20\\_RV\\_Lot\\_Coastal\\_Records\\_Project.pdf](https://www.smharbor.com/files/012c13e1a/2017_12_20_RV_Lot_Coastal_Records_Project.pdf)

**From: Birgitta Bower, resident of El Granada**

Date: February 2, 2026

I AM SUBMITTING THIS DOCUMENT TO **THE CIVIL GRAND JURY OF SAN MATEO COUNTY** WITH A REQUEST THAT IT INVESTIGATE THE ISSUES THAT ARE PRESENTED CONCERNING **THE PILLAR POINT HARBOR GENERAL MANAGER, THE HARBOR COMMISSIONERS** AND, REGARDING THE DEVELOPMENT PERMIT THEY ISSUED, ALSO **THE CITY OF HALF MOON BAY.**

There are links to reports, articles, board meetings, etc. for each part of the text, at the end of this pdf.

The text refers to "**Complaint to CCC**", from 10/2/2025, regarding the Pillar Point RV Park, which is a separate pdf.

### **1. PILLAR POINT LAND TRUST (4000 Cabrillo Highway North, Half Moon Bay)**

#### **Land in trust for the people of California**

This four acre piece of land, at the north end of Surfers Beach where the Princeton harbor Jetty begins, is where the Pillar Point RV Park has been located for 28 years. The land is a 1960 State Grant (1) to the People of California. The San Mateo County Harbor District, as the trustee, must "exercise continuous supervision and control".

The beach and ocean view was the main attraction when city designer Daniel Burnham drew up the plan for El Granada in 1909, with the streets radiating outward and the boulevards in half circles going up the hill. The Beach at some point became Surfers Beach, though surfers today prefer to call it "the Jetty". In the 1970s the land was an informal Surfers Beach parking lot. A restroom on the site is documented in a photo from 1972 (2). The beach and the land west of Highway 1 are on a "cherry stem" and connected to Half Moon Bay, but the beach is geographically situated in front of the unincorporated community of El Granada, on the other side of Highway 1.

Half Moon Bay offered the beach to the Harbor District in 1983 (3), but the Harbor District declined because they did not want to assume responsibility for trash, erosion and associated liabilities for Highway 1 .

The San Mateo County Harbor District managed an RV Park and car day parking here from 1977. There was a 1977 Use Permit that required “paving, landscaping, fencing, restrooms and a garbage disposal area”. In 1987 the Harbor District applied for and got a new, one year, Use Permit (4). It came with requirements that were not fulfilled, but it seems the permit was just continuously extended.

### **Renting out the land to a private RV Park operator in 1998, and the public losing access to, what was, a public restroom**

The Harbor District eventually felt they could not afford to develop the land with paving and other improvements, so they chose to lease it out.

In 1998 the Harbor District rented out the land to Keet Nerhan of the Pillar Point RV Park (5). The contract was for 25 years, with an option for another 25 years after that. Keet Nerhan got the same kind of 25 + 25 years contract for a Fuel & Ice Dock inside the Harbor. It’s mentioned in the 2021 Master Plan for the Harbor (6):

The fuel dock is leased to KN Properties, who is responsible for its operation. The existing 50-year lease with KN Properties is set to expire on June 1, 2033, and stipulates that the ‘lessee shall, during the entire lease term, maintain and operate a complete marine fuel facility.’ Numerous commenters recommended that the District take over full operation of the fuel dock at Pillar Point Harbor, as a new revenue-generating activity, citing poor management by the existing lessee. While the District would have the capability to take over fuel dock operation, it would not be possible until 2033 without breaking the current lease. It would also require hiring of at least 1 additional full-time staff person as well as new management responsibilities for the Director of Operations and other staff.

The Pillar Point public parking was restricted to the south end of the land with 21 general, and 2 ADA spots. The RV Park collected \$10/day for the parking.

The 1998 contract (5) with KN Properties stated that the lessee should “design and construct...physical improvements for a forty (40) space RV overnight parking and camping facility and day use parking facility” and fix up the restroom:

Repair and extension of the existing restrooms to acceptable health and safety standards including Americans with Disabilities Act (ADA) standards and requirements including roof and partition replacement.

Installation of electrical service to the restrooms

Instead the restrooms were closed. A Coastside News article from **2009** reports: “A padlock bars anyone from using the small restrooms; Nerhan said he locked the facility eight or nine years ago after cleaning up one too many broken beer bottles.” (7)

In a **2011** letter (8) to Keet Nerhan the then General Manager at the Harbor demanded the restroom to be opened to the paying patrons, but not the general public:

these facilities are to be available for the RV Patrons and persons using the day use parking lot...the restroom facilities need not be available to the general public accessing the adjacent Surfers Beach, which is not within your lease.

The public repeatedly over the decades tried to have the restroom opened. A **Midcoast Community Council (MCC)** letter to the Harbor District in **2014** (9) asked for it and the letter reminds of the requirements of the lease:

- Vehicle parking are for **day-use** visitor parking only (4.1.1)
- Repair and extension of existing restrooms to acceptable health & safety standards (8.2.1).
- Construction of barbeques, water fountains, trash receptacles for day-use area (8.26)

A **2015** letter (10) from the MCC to the Harbor points out how the area is not working for the public:

Private Property – Tow-Away” signs and a \$10 fee have successfully discouraged public beach parking in the designated day-use lot. More appropriate sign wording would be “Day-Use Public Fee Parking”. The \$10 fee is too high for visitors who may only stay briefly, and for a destination without typical amenities, required in the lease, such as restrooms, water fountain, and picnic tables. Contrary to lease terms, and HMB/CCC goals, the lot is used for RV Park overflow and RV-towing vehicles, while public beach-goers park out front along the busy highway.

Photos (11) accompanying the letter shows where the view from Highway 1 is obstructed by overgrown trees; the views from the Coastal trail with RVs on the bluff; and the day use lot being used by trailers, trucks and RVs; unshielded light fixtures: and the box for the \$10 parking fee.

So, for many years, without restrooms, visitors to Surfers Beach only had bushes in the riparian area in El Granada on the other side of highway 1 as a go-to. People parked on the shoulder of highway 1 or inside El Granada, on a dirt lot on the so called the Burnham Strip. (A restroom by Mirada Rd was built in 2014, but not close enough for people parked in the dirt lot.).

Giving up on the old restroom at Pillar Point RV Park, Half Moon Bay started to plan for a new one. A Coastside News article in 2017 (12) estimates the cost would be \$ 200k. Restrooms with a small landscaped area were finally ready in 2024. The new restrooms are located 260 feet from the old one and cost of \$ 4 million (13), \$ 213 000 of which came from the Coastal Conservancy, who use CDP violation fees, that they pass on for the public’s benefit.(14)

**An after-the-fact CDP for the RV Park in 2019 came with new 4 million dollar restrooms in the public parking area.**

A citizen complaint in 2016 led to the City of Half Moon Bay looking for, but not finding, a development permit for the RV Park. They contacted

the Harbor District (15), who referred them to Keet Nerhan (16). Several deadlines for the RV Park to apply for a CDP in 2017 were not met (17,18, 19).

It would take until 2019 to make an after-the-fact PDP(planning development permit) for the RV Park, **PDP-08-2019** (20).

A CDP (coastal development permit) is called PDP (planning development permit) when issued by city or county rather than the California Coastal Commission (CCC). A City with an LCP (Local Coastal Plan) can issue a PDP. The CCC wasn't established until 1976 with the passage of the Coastal Act. A PDP can be appealed to the CCC.

The 2019 PDP separated the area of the RV Park from the public parking, so public parking was no longer part of the RV Park lease and was to be free. The number of ADA spots were increased from 2 to 7. Because of the new restrooms and the landscaping taking up a lot of the space, the general parking was reduced from 21 to 6. There were additionally 3 EV charging spots, 2 surf school parking spaces and one 30 minute spot.

The RV Park went from 48 RV spots to 40 to make room for the general public parking.

The ADA parking spots are easy to find, straight in front of you when you turn into the lot. Unfortunately, the public parking was configured so that it was basically hidden behind the fence next to the highway. You park opposite a row of RV vehicles which makes the car parking ambiguous as to whom it's for. There were no signs declaring it as public parking. Only the EV charging spots had signs and limits to 4 hrs/day. Importantly, there was no signage that the 6 public and 2 surf school spots were 'day use only'. It turns out this was by design, and against the Coastal Act and PDP.

There were conditions for improvements to the RV Park in the 2019 PDP but without any time limit to be in compliance, and consequently the work was not performed. Keet Nerhan signed the new lease in July 2024. The new lease had a 365 day deadline for the improvements to finally be completed. There was also a requirement for regular updates.

## **6/24/2024, the Board voted to renew the lease**

In spite of concerns from people writing in or speaking in person at the Harbor Board Meeting (21) the lease (22) was renewed. Comments on zoom were not allowed since 2023 (further explained below). Opponents argued that the RV Park had not been in compliance and was still not in compliance. The contract wasn't put out for a bid. Public parking was sorely needed for Surfers Beach since Caltrans had plans to put in bike lanes on both sides of the highway and make shoulder parking illegal. Many thought it was time for the land to be public parking again.

The Board defended their decision, by saying they could not break the contract, and they had requirements and renewals of the lease were in installments giving the Board leverage:

And we have put it on a much shorter renewal span...the lease can be violated by not doing the terms that are in the lease...We put in many, many, many times that if you don't accomplish this, if you don't do this your lease is cancelled. (6/24/24,@ 35 minutes, Slater-Carter)(21)

Commissioner Slater-Carter explained further regarding the lease renewal at the MCC meeting 3/12/2025 (23):

There were many things that needed to be accomplished that were in the previous 25 year lease that were never done. Things that the people in the community had been upset about, like the trees between the RV Park and the highway, and the pruning of the trees, in fact, we got those LCP and other environmental things accomplished through the new lease. and as an enterprise district is critical to us to have the money come in to keep the district improving, but the money wasn't the only thing. This is a visitor serving project and it is one of the mandates under the local coastal program. We didn't want to burn any bridges with the Coastal Commission by eliminating a proven visitor serving location, so that there were as Jim says, there were many details that all added up to doing this. Yes the income was important , but it was not the sole driver, there were many, many drivers that were part of this and the fact that there was another 25 year lease

on the segment, if he hadn't been willing to work with us, we couldn't have broken the lease in any event, it was a contract, and it would have been another 25 years of under-income, underachievement of the LCP and visitor serving requirements and we couldn't have used to provide parking...So like I said, there are multiple, multiple factors involved and please don't limit it to 'just the money', because it is not, it was fully analyzed." ( @ 1:22:00, Slater-Carter)

The Harbor District received \$2 500/month in rent until July 2024 when the new contract was signed. The Pillar Point RV Park LLC was now willing to pay \$16,000/month, a 600% increase.

Keet Nerhan built another RV Park in 2024. Harbor Village RV Park, located next to his Oceano Hotel & Spa, and "Harbor Shoppes", 0.6 miles up Highway 1 from the Pillar Point RV Park.

### **In preparation for the vote on renewing the lease there were several Harbor Board meetings**

On 6/13/2024 (25) for public remarks at the beginning of the meeting, a former Harbor Commissioner points out the problem for people to participate, with the 10 am meeting time and that people are not allowed to comment via zoom. Also that most locals did not know the lease was up for renewal.

He also reminded the Board that when the opening of the restroom was requested, legal action was threatened by the Keet Nerhan. Another person commenting, Lisa Ketcham, talks of how the 2019 PDP landscaping never happened.

The past problems with the Pillar Point RV Park were also brought up by the Commissioners during the meetings: 6/12/2024 (24) and 6/13 (25). (The 6/17/2024 meeting was not public):

- If they don't have a personal guarantee to cover everything in the lease that they have agreed to, we're left holding the bag yet again, million dollar restroom. I think we need to make sure, since this particular tenant has a history of defaulting on timeliness, of requirements that have been placed on this tenant, that we need

to have extra protection for this district. We need to have a personal guarantee in it. (6/12/24 @ 1:35:35, Slater-Carter)

- The only hold we have on getting this particular tenant to do anything, which has been demonstrated over the past 25 years, is to have shorter term leases...we're giving a pretty darn good return on marginal improvements ... and I want to be sure that these improvements get done, 5 years is more than enough and then we will discuss things....20 years worth of leases for a very low investment..they're still making a whole lot of money and we're making a bit more...(6/12/25 @ 1:44:24, Slater-Carter)
- There is nothing in here that says this parking is open to the public...and it needs to be open to the public...not just the tenant's invitees and the tenants. I happened to stop in at what looked like a public parking space one day earlier in the year and I had this woman come out and tell me that it was NOT public parking and I was NOT ALLOWED to be here in an ever so PLEASANT [voice], and I want it to be specifically allowed for public parking.....the way I read this it can be taken away by the tenants and the tenants invitees and I think we have to make sure that it is at least signed and the tenant knows that this is for public parking and they can't chase people out." (6/13/24 @15 min, Slater-Carter).
- Does the public know it ?[referencing the Harbor Ordinances] Are they posted? I think it is important to post signs so that people know: "no overnight parking". (6/13/24 @ 22 min, Slater-Carter)
- "Since this particular tenant has a history of defaulting on time limits...requirements that have been placed on this tenant that we need to have extra protection for the District." (6/12/24,@ @1:35:35 Slater-Carter)
- [Talking of 2019 CDP requirements] "It doesn't say he has to get those installed and put in in a certain amount of time. What we have seen, through this one example, is somebody slooooooalking their own responsibilities and that's why I'm being so nitpicky about this lease" (6/13/24 @32 min, Slater-Carter).

- We know what he did in the past, everyone on the Coast knows that nothing was complied with. All we can do is to go from today is to move forward.”(6/13/24 @33 min, Mattusch)
- If this Board approves the lease the way it is written, with all the extensions, we’ve given him a green light for 20 years. And we’re gonna have to argue over everything...you have got to learn from your history (6/13/24 @34 min, Slater-Carter)
- I consider not to adhere to the CDP from 2019 as rubbing our nose in our shit...and I don’t even train dogs that way...and we were ignored, the Board was ignored for 6 years...history has some proof, and so I would like to see...(on 6/13/24 @1:28:16, Slater-Carter).
- The tenant may have the expectation that we’re giving them a 20 year lease, and that’s not our intent...they have that five year assured lease, but after that we want the ability to say no. (6/13/24, @ 1:33:00, Zemke)
- We never, ever, ever, intended for this lease to go beyond five years right now. (6/13/24, @ 1:34:18, Chang Kiraly)
- They are hiding their finances...i just want to know what kind of net income this property is bringing in...I think that’s a fair question (6/13/24@1:38:00, Slater-Carter)

By staggering the renewals for the 20-year contract, into 2,3,5,5,5 year installations, the Board felt they ensured compliance. They also put in a 365 day deadline for the restroom to be remodelled, required landscaping to be done as well as other issues. With almost 16k in rent, the Board was content. To the public however, rewarding a tenant who has been out of compliance for 25+ years, it was disappointing.

One condition in the lease was the remodelling/ rebuilding of the old restroom. This was supposedly done and inspected over the year following the new lease. However the RV Park website in September 2025 stated: “Please note: no restrooms, showers or laundry facilities”. (See: “**Complaint to CCC**” pdf)

In a memo from the Half Moon Bay Development Director in 2019 to the Planning Commission (26) there were recommendations that were not included in the final PDP, like landscaping to shield the undercarriages of the RVs that sit on the bluff by the Coastal Trail. Lisa Ketcham suggested ceanothus, but this area only has ice plants today, and the RVs are hulking without anything shielding them from view for people walking the Coastal Trail.

At the 6/12/2024 (24) Board Meeting Commissioner Slater-Carter suggested they take help of a lawyer to look at the lease, but it didn't seem to gain support.

Access to, and signage for the public parking was discussed. In spite of this, it was left out of the contract. Instead the contract has a clause stating:

i. Parking: Tenant and Tenant's invitees are permitted to park in unreserved, unassigned parking spaces adjacent to the Premises in compliance with San Mateo County Harbor District ordinance Code and any posted signs. Landlord shall not be obligated to, but may monitor such spaces, tow any vehicles at owner's expense, install any signs, or mark the spaces.(22)

Extra vehicles are not allowed inside the RV Park, they will be towed according to the website. In the RV Park, there are 40 RV spots, 3 are for "hosts". There are 6 public parking spots and 2 surf school spots, and without monitoring, signage, "day parking" notice, the public parking was in effect handed over to the RV Park.

The incident described by Commissioner Slater-Carter when she was told she was not allowed to park, is a case in point. She thought she was in a public parking spot. She is told she is not allowed. Why? Because there is no signage. While the incident seems to have motivated Commissioner Slater-Carter to want signage, it didn't make it into the lease. Neither did "day" parking. It's not clear who or when those decisions were made. I think the public would like to know.

The Harbor Manager, Legal Council and Commissioners seem unaware that public parking according to the PDP is **day** parking, "conspicuously

posted” (which is the language in the Coastal Act). If they knew, they didn’t care, they were mostly concerned about not being sued over something by Keet Nerhan.

The initial lease is for 2 years (ending June 30, 2026). Renewal is allowed if the renter is in compliance. The Board discussed if it should just be up to the General Manager to decide if the RV Park is in compliance or not, or if renewals should be decided by the Board. The 5 first years are called the “initial period”. The only thing they put in as an extra condition after 5 years, was the right to research fair market value. You may wonder why that wasn’t done before the 2024 lease? Is it up to the General Manager to renew the lease this summer? We will see.

### **Never considering restoring the land to public parking**

Many people spoke/ wrote in favor of restoring Surfers Beach parking on the old location. The Harbor District could potentially have used the lack of a CDP in 2016, as well as non compliance to the 1998 contract, and for the new CDP in 2019, to try to renegotiate the lease of the land; to end the lease or increase the rent. The Harbor District could have taken over running what was obviously an extremely lucrative business, but they didn’t. They did apparently not talk to a lawyer to know what their leverage was.

If the renewal had been “fully analyzed” as Commissioner Slater-Carter asserted, would the Commissioners know how many cars you could fit inside the RV Park with its 40 spots for 26’-40’ RVs. One commissioner took a guess:

Even if you tried to open up the lease, there are potential roadblocks to doing that, it’s not going to happen overnight, at best you get, maybe 30 or 40 parking spaces, which is a drop in the bucket... (Commissioner Zenke: Board Meeting 6/24/2024 (21) @34:15 min).

An incredulous voice from the public is heard : “...and you don’t know exactly how many parking spaces?” Commissioner Kathryn Slater-Carter interrupts: “Excuse me, this is not a back-and-forth. This is a meeting and please respect that.” No Commissioner tried to correct the statement.

**The Harbor Commissioners on why the land can't be restored to public parking:**

Board President Slater Carter at the MCC meeting 3/12/2025 (23) expressed that since the contract was for 25 years with the option of an additional 25 years there was no option to not renew.

At the 10/27/2025 Board Meeting (27) the problem was apparently gravel [sic].

It was a gravel lot, totally out of compliance with the Coastal Commission, clean water standards...and it was an ad hoc parking lot. It was where the RV Park is now, the south one...like I say, for those who are worried about Coastal Act compliance, that would be so totally out of compliance that it would be shut down. It would take a lot of money to turn it into the parking lot it was 50 years ago as well. We'd have to bring in all the gravel. (@ 6min 40 sek) Harbor Slater-Carter)

In reality neither the Harbor District nor the City of Harbor Moon Bay were overseeing the RV Park and what should have been **free public day parking “conspicuously” posted**, and RV Parking limited to 14 days consecutively, and 30 days max per year.

According to the 2019 PDP Conditions (20) the host of the RV Park was to report back to the City of Half Moon Bay Development Director about the length of stay at the RV Park, and the Development Director would decide:

The RV Park on-site host/manager shall monitor and maintain records of tenancy and length of stay of the RV Park patrons for one year. One year from the date of permit approval, a report with the records of tenancy and length of stay shall be provided to the Community Development Director for review and determination for any further action such as enforcement of length of stay, amendment to the permit to revise the maximum length of stay, or further monitoring.

The City of Half Moon Bay has not provided these documents after being asked twice for it.

### **Conflict of Interest**

The City of Half Moon Bay receives TOT tax (it was increased from 10% to 15% in 2020): in 2020 it was \$122 868, 2021 \$153 719, 2023 \$ 108 561 (CoastsideBUZZ 7/25/2024) (28)

The Harbor District was receiving around \$ 2500/month until the 2024 lease when the rent increased 600% to almost \$16 000/month.

## **2. RV PARK AND VIOLATIONS OF THE PDP, AS OBSERVED IN SEPTEMBER 2025 AND AS DESCRIBED IN THE ‘COMPLAINT TO THE CCC’**

Upon inspection it was clear that the RV Park tenants and their invitees had usurped the whole area for general public parking, as well as 2 surf school spots and an area at the end with “no parking” but with 4 cars stowed together. (Maybe the no parking was meant to help cars turn around, because without it, you have to back out).

The RV Park website was also out of compliance with the CDP as it concerned:

- There was no **signage** for public parking, when it should be “conspicuously” posted.
- The RV **website map** of the RV Park didn't show the public parking, instead it said “**permit parking**”. The map also showed it as part of the RV Park which it is not.
- The length of stay according to the RV Park was “**stay 28 days consecutively, come back after 7 nights out**”, when the CDP ordained max 14 days, and no more than 30 days per year.
- **No restroom** available according to the RV Park website.

## Decades of non enforcement of Ordinance and Codes

The length of stay is what is the difference between a visitor RV and something more permanent like a mobile home park. At some point you are no longer a visitor, and the use of land in the Harbor is 'visitor serving'. The limit for staying has been 14 days since 1987.

The length of stay is not only part of the **2019 PDP**, it is also written into the **San Mateo County Harbor District Ordinance and Codes of 1987(1), and of 2022 (2)**:

title 3, Chapter 3.40 Half Moon Bay /Pillar Point Harbor  
Recreational Vehicle Park: "No vehicle shall be allowed to stay overnight for more than fourteen (14) consecutive days, or more than thirty (30) days in any one (1) calendar year." [Ord. 63 § 2, 1987. Code 1996 § 3.8.2.]

It is also in the **1987 Use Permit (3)** that the RV Park supposedly operated under from 1998-2019:

No vehicle shall be allowed to stay overnight for more than fourteen (14) consecutive days, for more than thirty (30) days in any one calendar year.

According to several articles in the Coastside News, it is obvious the rule has never been followed by the RV Park. There are interviews with people who have been staying for one year, and up to five years. Keet Nerhan and his lawyer have repeatedly tried extending the length of stay to 90 or 30 days (4)(5)(6)(7).

In 2019 the City of Half Moon Bay then Development Director writes in a memo (8):

The Pillar Point RV Park website currently advertises a limit of 28 consecutive days, allowing return after 24 hours. The lease agreement between the Harbor District and KN Properties does not clarify an overnight stay limit.

Again, there is the Use Permit and the Harbor Ordinance Code from 1987 and 2022.

## **Lack of Accountability**

I wrote and submitted a “**Complaint to the CCC**” (see separate pdf) on 10/2/2025 to the Coastal Commission. The CCC enforcement officer in San Francisco, Jo Ginsberg, referred me to the City of Half Moon Bay since they issued the PDP.

On 10/19/2025, I emailed the Half Moon Bay City manager as well as the Harbor Commissioners, the Harbor General Manager, County Supervisor Mueller and local stakeholders.

Instead of addressing the specific violations observed, the Harbor Commissioners resorted to denial and denigration at the 10/27/2015 Board Meeting (8) (@1:05:00 onwards)

- It’s a joint CDP, so it’s not just the RV Park CDP, it’s an HD/ RV Park CDP, and I received the complaint of non compliance, I did have staff go down there and review the CDP on scene conditions and both parties are in complete compliance with the CDP (General Manager, Jim Pruett)
- A number of people, members of the public, owe the Nerhan family an apology over things that were not true or correct. (Commissioner Mattusch)
- Absolute propaganda on the other side which I don’t appreciate. (Commissioner Chang Kiraly)
- Game of telephone...Double-check your facts. (Commissioner Slater-Carter)

A month later, there were two emails with contrary information about the “total compliance” from Jim Pruett on 11/25/25 (9):

- 10:40 AM: “The HD and Tenant are in full compliance with the CDP, including the approved parking plan and the approved signage plan.”
- 2:59 PM: “I have just learned that the CHMB has some concerns with the CDP compliance at the Surfer’s Beach Restroom and

Greenspace/Pillar Point RV Park. I do not know what those concerns are since they have not informed us of the specifics.”

### **Corrections without acknowledgment**

During November 2025 , the RV Park made changes to their website, even though no problems were admitted to by anyone. ( See **“Complaint to CCC”** for images)

- The wording on the website advertising you could stay for 28 days and come back after 7 was removed. It was not replaced with the regulated 14 days, it was just left out.
- The wording “no restrooms” in: “Please note: There are no restrooms, showers or laundry facilities” was removed.
- Instead of marking 2 boxes with “permitted” parking on the RV park website the 2 surf school spots and 6 general spots are marked by 5 spaces, not marked as public parking. The map does not indicate what is the RV Park leased land and what is land open to the general public.

After the general manager admitted to “some issues” on 11/21/2025 (10), a small “Public parking” sign was put up in bushes on a wooden post attached to a metal stake in the ground. It didn’t hold up well to the winter storms and is leaning.

I have heard nothing back from the City of Half Moon Bay, nor the Harbor District acknowledging any specific problems or what they have done to remedy anything, I have been left to just observe the changes on site and on the website. There is still no sign at the actual parking spaces. There are no signs about “day use only”, which makes it open for continued use as storage for RV vehicles.

### **3. CALTRANS HIGHWAY 1 REPAVING AND THE CDP APPEAL**

Caltrans is resurfacing highway 1 and putting in bike lanes on both sides of the road from Half Moon Bay to Montara. This will put an end to highway shoulder parking for Surfers Beach. Caltrans received a PDP from the San Mateo County Planning Commission and the City of Half

Moon Bay. An appeal of the PDP was filed by Commissioner Kathryn Slater-Carter in April 2024 (1) concerning the elimination of parking for Surfers Beach writing:

the California Coastal Act, Chapter 3 Sections 30210, 30211 and 30212 are clear that public access shall not be interfered with except for public safety concern. Chapters 10 and 11 of the San Mateo County Local Coastal Program have requirements for Public Access to the beaches. This area, adjacent to Surfers beach, has been used for beach and shoreline access for over 40 years. Intensity of use and increasing demand from growing beach visitor traffic make mitigation of parking loss a critically important part of the permit conditions and finished project.

Indeed, California Coastal Act Section 30210 stipulates: “Maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people...”, Section 30211 says “Development shall not interfere with the public’s right of access to the sea where acquired to use or legislative authorization..”, Section 30212 concerning new development projects: public access to the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...

Many locals also similarly objected to Caltrans' elimination of parking, knowing that Surfers Beach is a gem and should continue to be enjoyed by locals as well as visitors.

After the appeal, the CCC put in the requirement for Caltrans to find 75 replacement parking places for Surfers Beach (2). The first deadline for Caltrans to find new parking was November 2025, it has been extended to May 2026.

WITHIN ONE YEAR OF CDP APPROVAL (i.e., by November 14, 2025), the Permittee shall submit a plan, for the review and written approval of the Executive Director, that will provide public access improvements supporting at least 75 free public parking spaces in the area near Highway 1 at Surfer’s Beach. The plan may provide such improved public access improvements via any combination of the following, in order of preference: creation of new parking

lots/areas in the Caltrans right-of-way or the extension of pavement (and any necessary realignment) along Highway 1 to provide on-highway parking; creation of new parking areas in conjunction with other public entities (e.g. the Harbor District); and improvements to the parking in the Obispo Road dirt parking lot and the extension of a trail to the existing Coronado Road crosswalk or installation of a new crosswalk. In all cases, convenient and safe sidewalk access along and/or crosswalk access across Highway 1 from such parking spaces to the California Coastal Trail and the beach shall be provided. The Executive Director approved plan shall be implemented and the improvements made available as soon as possible, but no later than two years from CDP approval (i.e., by November 14, 2026) and at least prior to the completion of construction. In the event the Permittee cannot complete the improvements by the deadlines above, the Permittee shall return the informal shoulder parking on Highway 1. In this event, within 3 years from permit issuance (Nov. 14, 2027) the Permittee shall complete or fund an off-highway bike and pedestrian path that provides through cycling access through the Surfers Beach Corridor (or along Obispo Road) from Coronado Street to at least Capistrano Road.

(p 8)

The people who would have been in the best position solving the problem of parking would have been the Harbor Commissioners. Instead they are not responding to the MCC's appeals (3) for stakeholder meetings. The Harbor General Manager is trying to make a Cinderella's-stepsister's-foot-fit-the-shoe-by-force argument by insisting their parking projects (the Burnham Strip Parking Project and the Pillar Point Surfers Beach Safe Parking Project) would solve the Surfers Beach parking crisis. But, Caltrans has defined "walkable" distance as 0.25 miles, which should disqualify their projects since they are 0.5-0.7 miles from the beach stairs.

#### **4. THE HARBOR DISTRICT OPERATING THEIR OWN RV PARK WITHOUT A CDP 2020**

In spite of going through the issues of the RV Park lacking a CDP in 2016, the Harbor District was operating an RV Park of their own inside the Harbor on the C1 lot without a CDP. (Without complaints from residents, it seems, permits are not important.) After they received a Notice of Violation from the County, the General Manager explained in a Staff Report that he recommended ending the practice (1):

The District has been operating a recreational vehicle (RV) park onboard Pillar Point Harbor for several decades. The RV park was operated under the authority of SMCHD Ordinance Code § 3.40 and Managed by the Pillar Point Harbor Harbormaster. The annual revenue to the district from the RV Park was \$98,135 in FY2017/2018 and \$86,193 in FY 2018/2019. If the Board concurs with Staff to cease operation of the RV Park onboard Pillar Point Harbor, the District will lose this revenue stream.

#### **5. “THE BURNHAM STRIP OVERFLOW PARKING LOT PROJECT” BECOMES THE PILLAR POINT SURFERS BEACH SAFE PARKING PROJECT’ (PPSBSP)**

In 2023/2024, the Harbor District bought 4 lots on the westside of highway 1 above their launch ramp for \$8.5 million (1). With it came 2 “twin” lots on the east side of highway 1 in El Granada.

The eas tside land is part of the El Granada Greenspace, aka “the Burnham Strip”. It is almost mile long strip of green space between the highway and Obispo Road/ Avenue Alhambra. The use for this land is regulated according to the “Local Coastal Program” (LCP)(2) and is intended for community service purposes like “community center”, parks, “outdoor athletic areas”, “public parking for Surfers Beach”, and also “realignment for Highway 1.

The six acre southern part of the Burnham Strip has been owned by the Granada Community Service District (GCSD) since 2010, when the land

was bought from the Harbor District for \$ 800,000. Part of land has been an informal dirt lot used as parking for Surfers Beach for decades. After 7 years of planning and permitting, GCSD is about to build a park and recreation center on their part of the Burnham Strip, which would affect the dirt lot, previously used for parking.

The Harbor General Manager initially had plans to buy two neighboring lots on the east side of Burnham Strip, connecting them with Harbor's two lots, County owned land at the northernmost tip and the Caltrans right of way along highway 1, to create a maximized parking lot. He then settled for one of the eastside lot.

The General Manager mentioned the "Burnham Strip Parking Project" at the 3/12/2025 Midcoast Community Council (MMC) meeting (3) in a presentation about harbor projects. The general manager insisted this parking was needed for overflow parking for the fishermen's vehicles and trailer on salmon and crab openings;

The major reason for this overflow lot is for the overflow of fishermen that launch their boats at the Pillar Point launch and that crosswalk would be coming across shortly, a very short walk, on the Coastal trail from the boat launch, not necessarily a crosswalk for Sam's, it's a crosswalk for the fishermen and the crews to walk across highway One safely and get to the coastal trail, hotel Beach, Surfer's Beach, the breakwater and the boat launch...this is not a parking lot for Sam's it is parking lot for overflow from the harbor...trying to figure out how to solve the overflow parking and keep the trucks and trailers out of the neighborhoods (@2:10:00), General Manager Pruettt)

Locals, who are used to driving/walking by the harbor seeing a big empty parking lot, are skeptical of the idea that more parking is needed. The prospect of a parking lot on the Burnham Strip caused a great deal of distress and upset.

It was also obvious that the main beneficiary of this parking lot would be Sam's Chowder House whose restaurant would be on the other side of the crosswalk.

The General Manager in November 2024 contacted the Coastal Commission (4) to inform them of their parking idea. One of the interested parties he mentioned, was, for unknown reasons, the Pillar Point RV Park.

In an 2/18/25 Staff Report (5) the Harbor District listed possible funding sources for the parking lot: Caltrans, PG&E, the County, the City of Half Moon Bay, GCSD (Granada Community Service District), Spangler's Market, Sam's Chowder House and Oyster Bar, Oceano Hotel for event parking overflow.

Regarding Sam's restaurant the report states:

Without a parking option for their customers, it is Staff's opinion that it would be very difficult to survive at that location. A new public parking area as proposed by Staff would solve the parking crisis for Sam's Restaurant. In return, it would be expected that Sam's Restaurant would assist in funding the new parking area.

Indeed, Sam's restaurant owner was very eager in an email : "We are very distressed and concerned about the loss of significant parking...we would very much like to work with you to partner on additional parking".(6)

The Harbor District was also in talks with Caltrans to get money for building parking on the Burnham Strip. The need for 75 parking spaces was a Caltrans condition for the Highway 1 repaving project and they needed to find a solution.(7). A Staff Report from 11/19/2025 (8 ) says that Caltrans has suggested a \$150k .

Caltrans will be required to identify additional parking as mitigation for the lost parking caused by their project. If our parking area meets the requirements, Caltrans could take credit for the public parking area to satisfy the permitting requirements. In return, Caltrans would be expected to assist the District in funding our project.

Also PG&E:

Finally, PG&E is interested in assisting the District with the project to mitigate the impact on parking caused by the storm response on the Coastside. As they have in the past, and as recently as this month, PG&E utilizes Parking Lot C in Pillar Point Harbor as a laydown yard for emergency response, taking up 119 launch ramp parking spaces. This project will provide enough parking to mitigate the loss of parking in the Harbor.

When the public asked about the purpose of the properties on the west side of highway one, the response from the general manager was that the properties on the west side were being reserved for “revenue generating projects”, but wouldn’t specify what.

An RFP (Request for Proposal) (9) was publicized and the firm CSWST2 was chosen to design and deal with permitting for a parking lot on one of the two parcels the harbor had acquired (APN 047-251-040) on the Burnham Strip. A half a million dollar design contract was approved at the 8/20/2025 Harbor Board Meeting (10) over the objections of locals. (11)

Besides destroying the view corridor and feel of El Granada, the idea of a new unprotected crosswalk, between two traffic light controlled crosswalks, within an 0.8 mile stretch of highway, was regarded as a safety hazard and traffic nightmare. With traffic entering El Granada to access the parking lot, traffic congestion was going to be terrible. CSWST2 identified the main problem with this project:

a key complexity of this project lies in the site’s proximity to State Route 1, a high-speed, high-traffic corridor with an average daily traffic (ADT) volume of approximately 17,000 vehicles. Ensuring safe pedestrian and vehicular movement across SR1 will require our team to create thoughtful and strategic planning. Given the high traffic volumes, vehicle speeds, and the history of a fatal pedestrian collision near this location in September 2017, an uncontrolled crossing may not be viable.”(12)

The 3 Addendums (13) to the RFP stated further uncertainty who the parking was for and what it was to include. According to addendum #1 there was supposed to be a public restroom, but not so in addendum #2.

Addendum #2 stated “Parking will be limited to standard automobiles”, when it was supposed to be for boat trailers. The 2 public outreach meetings would be done via zoom, yet the Harbor had been promising extensive outreach and workshops. The parking would be allowed for 72 hours in one place, while there was to be no overnight parking in another. There was no anticipated budget for the project.

The idea of the Burnham Strip parking lot met fierce opposition. The “Save the North Burnham Strip” petition was created and garnered 1200 signatures.

<https://www.change.org/p/petition-no-parking-lot-on-the-north-burnham-strip>

### **Supervisor Mueller meeting 10/27/2025**

Supervisor Ray Mueller stepped into the fray. He organized a meeting on 10/27/2025 (14) with representatives from Caltrans and State Senator Becker. The meeting was held in the Oceano Hotel ballroom (owned by Keet Nerhan) and paid for by the Harbor District.

The Harbor General Manager made his presentation, now with several different alternative parking sites and designs. The “Burnham Strip Parking Project”, had been renamed the “Pillar Point Surfers Beach Safe Parking Project” (PPSBSPP). Adding “Surfers Beach” to the title for the benefit of Caltrans money and “Safe”, maybe because the Burnham Strip project was patently unsafe. (15)

The PPSBSPP proposed the Burnham Strip parking, but additionally considered a west side option. There was also a “no parking lot” option that would end the CSWST2 contract and save the remaining \$400k out of the \$500k.

After the PPSBSPP presentation at the meeting, dozens of people lined up and used their 2 minutes to comment: they overwhelmingly disapproved of the Burnham Strip parking idea. Coastside News (16) and CoastsideBUZZ (17) reported on the event.

It was made into a sign of approval for parking in general when Supervisor Mueller had the attending public raise a hand to vote between the two parking lot choices, east or west. Unsurprisingly, people

preferred the west side. The Supervisor did not give any options for “no new parking” or for converting the RV Park into Surfers Beach parking,

### **The Harbor Commission votes 11/19/2025**

At the following 11/19/2025 Board Meeting (18) the lots on the west side was now staff’s preferred parking option. There was also an option of “do nothing” (which would have saved \$400k of the \$500K CSWST2 received), and a “place project on hold”, that the General Manager warned would have people park in the neighborhood of El Granada. The Commissioners voted for the west side lots. (19) (20)

No new contract was necessary for the CSWST2 according to the Harbor District, but \$100,000 had already been spent on the Burnham Strip project.

There has been no public outreach yet.

### **6. DOES THE HARBOR NEED MORE PARKING?**

What started as fishermen trailer overflow parking for “3 to 4” times a year, grew into overflow parking for “6-12” a year for everything within a couple of miles of the harbor. It is not just the fishermen’s vehicles anymore; it is parking for harbor restaurants, El Granada restaurants, Spangler’s store, harbor visitors, beachgoers, surfers,

A preliminary drawing presented at the 11/19/2025 Harbor Board Meeting (1) shows a westside option with 15 RV spots placed at the edge of the bluff, and 119 car sized slots.

According to the Harbor District, the RVs would be expected to bring in \$410 000-\$615 000/year.

It begs the question, why didn’t the harbor take over the Pillar Point RV area? If the assumption is you could make ½ million from 15 RV spots, that would translate into 1.3 million for 40 spots.

Making something other, and further away, from Surfer’s Beach than the closest natural location at the current RV park is disingenuous. It’s not

worth the RV rent or the money from Caltrans. The land is too useful and precious to sell off to private profit.

The westside parking option, just north of Sam's restaurant, is located 0.5 miles from the Surfer's Beach stairs, so it's too far according to what Caltrans deems "walkable", but the HD is still hoping that Caltrans will accept it and help fund it.

A parking lot on the west side of highway 1 will destroy the view corridor over the ocean from El Granada. Having RVs hulking above the Coastal Trail is already happening by the Pillar Point RV Park and it greatly takes away from the beauty and charm of the area.

One advantage with this westside plan according to the General Manager is that

Pillar Point RV park also requires parking for trucks and vehicles associated with the RV park visitors...the additional parking in the new lot would provide an alternative parking area to the RV tenants, freeing up six public spaces at Surfer's Beach. (2)

To be clear, the General Manager is openly spinning a private benefit into a public benefit. The Coastal Act and the PDP calls for "day" parking, it is not transactional.

To prove the need for "overflow" parking, the Harbor District has only produced photos of some trailers parked alongside Highway 1. What locals see on a day-to-day basis is mainly big, large, mainly empty C lots. The only study done was made by local **Jean Knight** of El Granada last year (3) She explained that there were trailers parked on the side of highway 1 even when there was available trailer parking in the harbor, the maximum filled trailer parking she noted was 66%. Sometimes cars park in the C lot trailer spots.

Jean Knight also wrote a comment with her conclusions to the 10/27/2025 Harbor Board Meeting (4) .Her observations were that: both the Burnham Strip lot and the new west side lots, are too far from Surfers Beach to be realistic options; the new proposal looked like it was now for RVs and cars, not the fishermen's boat trailers; the cars parked

on the highway were there for the beach, jetty and Sam's, not the harbor. She could not confirm any actual need for more harbor specific parking.

The California Department of Parks and Recreation Division of Boating and Waterways from 2021 (5) warns against overbuilding parking lots, mixing boat vehicles with other vehicles and encourage landscaping:

- E1.1.7 It is important to prevent non-boater parking in parking spaces specifically intended for the parking of vehicles and trailers used in launching and retrieving recreational boats.
- E1.1.8 Large visual expanses of asphalt paving are to be avoided through the use of appropriately placed planter islands and planter strips. These planter areas should also be used as a primary means of directing and controlling traffic flow and drainage. Small areas suitable for landscaping are typically available at the ends of rows of parking.
- E1.3.2 There should be a sufficient number of each type of parking space provided to meet the expected demand on a normal peak day during the boating season. Using a summer weekend holiday to establish parking demand will probably result in a facility that is overbuilt and too large for the normal daily and weekly demands during the season. It not only wastes project construction funding and land use, but maintenance funds as well.

As it is, the C lots in the Harbor have no such planters and landscaping as described. The lots are used for seasonal storage of crab traps, and PG&E takes over the parking lot in anticipation of power outages in the winter. And, as previously mentioned, there was room for an unpermitted RV Park until 2020.

To extend the current C1, C2, C3 parking lots with a big C4 lot, should only be done after carefully evaluating the need for this. Without it, it is not going to have community support.

The community has not heard anything further as of January 2026, and are waiting for the public outreach. What will that look like?. The original contract Addendum defined public outreach as 2 zoom calls with CSWST2.

## **7. RESTORING SURFERS BEACH AND ITS PARKING**

Since the Harbor jetty's installation 1961, Surfers Beach is not getting sand replenished naturally by the creeks north of it. The bluff above the beach is eroding, the beach is shrinking. The 2013/2014 Grand Jury report (1) mentioned the need for sand replenishment of Surfer's Beach at the time:

...a major dredging operation is necessary for the preservation of Surfer's Beach, located just south of the breakwater at Pillar Point Harbor. The Army Corps of Engineers will manage the project but, according to the Harbor District, requires a local funding co-sponsor. The Harbor District has assumed that role. It has already spent \$400,000 in planning costs before a grain of sand has been moved.

A test replenishment project finally happened in the fall of 2025. It was eagerly received by the locals. The effort to dredge the harbor and pump sand over to Surfers Beach took over a decade of planning, grants and permitting, at a cost \$ 6.5 million.(2)(3)

The dredge did what was needed for the harbor, but now Surfers Beach will be studied over 5 years, to see if more dredge & resanding is worthwhile. Meanwhile we know that the bluff above the beach is eroding by 1.64 feet /year according to an Army Corps of Engineers Study. Sea level rise is happening. Things are not looking good.

Coastside News reported (4),with quotes by the General Manager Pruett:

"The sand we placed on the beach could be wiped away tomorrow, and the project would still be successful," Pruett said. "The sand will disappear — it was never intended to stay there — because after the first storm, it's going to be gone. A lot of that sand is already gone, from what we can see. Now we'll see how it's affecting currents. Will it slow down, will it reduce the rate of on-shore erosion? The pilot project is successful because we put enough sand on the beach to study the effect for a potential larger project". Pruett added that allowing the district to deposit sand from

inside the harbor on a nearby beach instead of hauling it to a landfill or offshore site was the most cost-effective option for taxpayers.

This sounds far more negative than how this was presented to the public:

One of the major anticipated outcomes of the proposed project is that it will address impaired public access (including positive recreational impacts) and address damages from coastal storms. (5)

CDPs were not obtained for some previous dredging in the harbor in 1998 and 2006. There was permitted dredging in 2013. (6)

### **The Deer creek rerouting, and bioswale**

One other advantage, according to the General Manager, to leaving the Burnham Strip without a parking lot, is a proposal to reroute Deer Creek from emptying inside the harbor, where it has to be dredged, to instead going out on the Surfers Beach side of the jetty. This would potentially help replenishing Surfer's Beach naturally. The creek would go through a long and winding bioswale on the Burnham Strip to take care of the bacteria that are polluting the harbor. The north end of the Burnham Strip would be a "Creekland Park". If it is feasible, it would be worthwhile exploring (7).

This idea should have been explored and studied before there was an RFP to make the north Burnham Strip a parking lot. Why rush into a ½ million dollar contract, if this would be a possibly viable way to treat what is a major Coastside problem? The "Burnham Strip Parking" seemed like a very rushed project in more aspects than one.

### **The problem of parking without the Pillar Point RV Park land**

Parking for Surfer's Beach has been a problem from when it was taken over by RVs. The City of Half Moon Bay, before it was pointed out to them last year, wrote on their website: "there is no dedicated parking...pay-per-space parking is available to the north in Pillar Point RV Park (\$10/day fee) and Pillar Point Harbor. Additional parking is available on Highway 1 and in nearby neighborhoods".

A Highway Safety and mobility improvement study was done in 2010 (8), 2012 (9), 2015 (10).

Lisa Ketcham, a community champion, who sadly passed away last year, but who spent years on both the MCC and the County Planning Commission, wrote a comment at the time: "Looking at a map of the area, the RV lot just cries out as the appropriate place for beach parking, which indeed it used to be." (11). It cries out even more today.

The State Grant Trust from 1960 includes a clause, written into the RV Park lease: "1(f) (giving the State the right to use for highway purposes without compensation)". (12) For the greater good, the County should take over the lot and restore public parking.

We need the Surfers Beach parking restored. I made a petition: <https://www.change.org/p/restore-public-parking-for-surfer-s-beach>

## **8. THE GENERAL MANAGER AND COMMISSIONERS VS THE COMMUNITY**

### **The 10 am meeting time, every third Wednesday**

Board Meetings are held at 10 am on the third Wednesday of the month. The public has complained in person and in emails over the years objecting to a time choice that prevents people from attending in person.

### **Removing the ability to comment on zoom: 10/18/2023 - 4/16/2025**

The awkward time of day was combined, for 1 and ½ year, with the inability of commenting via zoom. Zoom comments were removed at the Harbor Board Meeting 10/18/2023 (1) at the suggestion of the General Manager. It became a sore point with the community.

At the Board Meeting the General Manager alleged that zoom bombings were a Bay Area problem, Pacifica had people calling in with "vile, racist comments". He said that Pacifica and Half Moon Bay had dealt with it by first giving a warning, and, if necessary, muting the mic.

Note: Pacifica apparently did not take away people's ability to comment, only reserved the right to regulate it. For the Harbor District however, it was too difficult to make the difference between "hate speech" and "free speech", so it was deemed safer to cut off the public's ability to do zoom comments altogether.

The community repeatedly complained. 2 people attended the LAFCo (Local Agency Formation Commission) meeting in person 3/19/2025 (2). The GM said: "we actually had one, where somebody took over the zoom meeting and flashed pornography" (@42:20), but that the Board now was thinking about reinstating zoom comments.

LAFCo recommended the zoom comments be returned and they were back in April 2025. (3)

### **Disregarding the public's complaints of bad sound quality on zooms and video**

Another recurring complaint is the sound not working for people watching Board Meetings on zoom. Complaints were dismissed with comments like "we are not technicians" from the Commissioners. The Board Meeting 11/19/2025 (4) was especially bad and also illustrates how the public is being treated by the district:

Start of video. There is no sound check.

The initial 2 public comments in person are all garbled, and sometimes totally muted for people zooming in.

@ 7min: The General Manager, Jim Pruett, can be seen moving around to connect the cord of the public speaker mic to the outlet.

@ 8-10 min: the caller, Dan, is trying to know if he is heard...he explains there is a problem with the audio. Dan says he doesn't think the podium mic is on and asks for the problems to be fixed.

The Board President replies "fix **your** audio". Dan wants the previous speakers to get a second chance. He is just dismissed and told by the Board President that "your time is up".

@ 11min: The next caller agrees that the sound isn't working.

@ 2hrs 30min: there is a presentation by a speaker, but whenever he wanders away from the podium, he can't be heard.

@ 2 hrs 46 min: there is a problem again with people calling in who don't know if they are heard in the room or not, causing confusion.

@ 2hrs 56min: the sound goes out all together.

@ 3 hrs: the image is also gone. The meeting goes on till @3 hrs 10 min. This is the part where the Commissioners discuss and vote on the PPSBSPP options. All of it happening in the dark for people watching on zoom.

I wrote to LAFCo and CCC'd the HD after this meeting. According to the General Manager the problems with the sound have finally been taken care of.

### **Transparency issues leading to credibility loss**

In discussing the new lease for the Pillar Point RV Park, the Board President talked of wanting signage for the public 'day' parking. It did not happen. The public has no insight into 'why not?'. This was a critical decision, and it did not happen during the public meetings. Who didn't want signage and why?

The roll out of the "Burnham Strip Parking Project" was not transparent. The General Manager at an MCC meeting 3/12/25 (5) insisted this was for the use of fishermen and their vehicles. Meanwhile there were negotiations with Sam's Chowder House, Caltrans and PG&E for funding, and somehow the Pillar Point RV Park was also an interested party.

What is the full story of Harbor District plans for the Coastside? There are potential projects discussed in the 2022 Master Plan (6) that suggest some kind of boat storage on the bluff above the boat launch.

Additional land would also be required to pursue the recommendations for a new RV park or dry stack boat storage (see below). Several parcels above the boat launch ramp area were recommended as potential sites...

Dry Stack Boat Storage at Pillar Point Harbor. Many recommendations were made that the District install a dry stack

boat storage facility. Such a facility would require a significant amount of space that would need to be in proximity to the water. Boats would be loaded and unloaded using a specialized forklift that transports them between the storage rack and the water. It was recommended that the District evaluate the possibility of purchasing a parcel either on the bluff above the boat launch ramps or a waterfront parcel in Princeton, and construct or lease the land to a third party who could construct and operate the facility

The result of not being forthcoming to the public is a loss of credibility. The Harbor District / CSWST2 is about to present their plan for the west side parking (PPSBSPP), and the community is watching.

### **Gaslighting**

The "Burnham Strip Parking Project RFP was for one specific parcel. CSWST@ wrote they would present 3 different configurations for that specific location. After the project was met by strong resistance, the General Manager wanted to make it seem like this was just one of several options the harbor had been thinking about when he did another presentation in October.

In a U-turn, now the negatives of the Burnham Strip project were underscored and the west side promoted as the best alternative. The Harbor District even threw in an alternative of "not building a parking lot" for good measure after it was pointed out that this is best practice when deciding on alternatives for a project.

The Burnham Strip Parking Project was not thought out and should not have been put forward and given a ½ million dollars contract.

### **Conflating parking issues does a disservice to real solutions**

The Harbor District acquired land and then tried to argue for a parking lot, not by presenting independent data, but by conflating the current problems that are about to be compounded by Caltrans.

It is obvious looking at google photos of the area, or by living here, that there is a real need for parking for visitors to Surfers Beach: Surfers

usually hang out in the “arm pit” between the jetty and the beach, and they skip down the rocks, not bothering with the stairs. People go out on the jetty to fish. Families take kids and lots of equipment for a day on the beach. People swim and enjoy a relatively safe beach by California standards. People walk dogs”. They all need safe parking and a restroom to go with it.

There are also several dozen cars that need parking to visit Sam’s Chowder House, which are now parking on what is about to become a bike trail.

The Harbor would be better served by first analyzing the needs of the Harbor and getting data and doing surveys.

There has been no official study done. Nor a survey of what people visiting the harbor or Surfers Beach for the day actually do and want. Are they going to restaurants, or bringing a picnic? Why are they stopping in El Granada and not going to other beaches further south? Are they going to spend money in Half Moon Bay? Are they going to buy fish in the harbor? Are they hiking the Coastal Trail? Are they concerned about the signs warning of polluted water?

You get the feeling the Harbor District is not planning for current needs, but for a grander future where there is a new Retail Center, a Marine Center and who knows what.

Surfers Beach needs parking, it is not helpful trying to make properties 0.5 or 0.7 miles away candidates, just because of Caltrans money.

### **Brown Act concerns at the 8/20/2024 Board Meeting (9)**

This was the meeting when the firm CSWST2 received a \$500 000 contract to turn one lot on the Burnham Strip into parking. The Harbor Board President, Kathryn Slater-Carter, directly after the public comment period, tried to have a roll call vote. She was reminded by Commissioner Chang Kiarly that there was supposed to be a Board discussion first. The public can’t escape feeling that comments are just tolerated, not heard.

@ 1:44:20 The Plan describing a parking lot on the Burnham Strip is read out. The Commissioners ask staff about Caltrans plans and funding.

@ 1: 56:00 Public Comment starts, with Board President Kathryn Slater-Carter stating that “questions will not be answered here today, but they will be answered”.

@ 2:13:55 Public Comments end, but member of the public Dan Haggerty tries to point out that the sound isn’t working for people listening on zoom. Board President Kathryn Slater-Carter answers that the board members are not technicians, the meeting cannot be slowed down.

@ 2:14:35 IMMEDIATELY after public comments Board President Kathryn Slater-Carter says: “We have a motion and second, we are voting on whether to approve the RFP from CSWST2. We have a motion and second, I’d like a roll call...”

@ 2:15:04 Commissioner Virginia Chang Kiraly starts whispering about a need for discussion. Commissioners Mattusch, Zemke and Domurat oblige saying the harbor has limited staff to get public input, they need a contractor for that; they need someone to make a design and collect data...

@ 2:17:47 After a 2.5 minute discussion there is a roll call and a unanimous vote to give \$500,000 dollars to CSWST2.

## **Defamation and Intimidation**

In November 2019, I saw a woman come from the RV Park and photograph the license plates of two vehicles parked in the EV charging spaces. Two high school age surfers had just parked and gone surfing. They had EV vehicles, but weren’t charging the cars, they didn’t think that was required. I asked the woman if she worked for the RV park and she said she did, adding “they come every day” in an indignant voice. She didn’t mention what her role was monitoring the public parking. I said the area was public parking and it lacked proper signage. The woman didn't think so, and she said she could have me removed. (I was not in the RV Park, I was in the public area close to the restrooms).

I wrote to the CHMB Development Director 11/19/25 (10) about the RV Park employee because I didn’t think this person should accost teenagers, me or Commissioner Carter-Slater (this sounds like the same

park host that was trying to throw out the Board President as she related at the Board Meeting 6/13/ 2024 (11)(@ 15 min).

This 1 minute exchange with the RV Park employee has now been misrepresented and aggrandized by General Manager Jim Pruett. He wrote this in an email to me (and 12 others in the CC) on 11/21/25

the harbor District does respectfully request that you stop harassing our tenants. It has been reported to us that you entered upon the Pillar Point RV Park, without notice or reservation, confronted the tenant's employee and were aggressive and confrontational. (10)

At the 11/19/2025 Board Meeting the General Manager escalated the incident to concern plurals of people and tenants, stated (12)(@2:14:00):

I will mention that some members of the community have been going down to that parking lot and have aggressively engaged with the host for that RV parking lot and was requested to leave...disturbed our tenants significantly, complaints were filed with me, and it's just inappropriate for people to go down and interfere with our tenants when they're on their property legally and conducting themselves in accordance with the CDP ...its up to our tenant to pursue....considering a restraining order...

The General Manager is trying to spin a story of self-vindication, because the Harbor District can't put up a "day parking only" sign. The accusation is ridiculous at the same time as it is appalling.

Unfortunately the RV Park owner gets more respect than the California Coastal Commission, the Coastal Act, and certainly more than the local community.

### **9. FINANCIAL PRIORITIES: parking lots over S&R**

The Harbor District receives 10 million dollars/year from the taxpayers of San Mateo County, that represents 70% of their budget. (When the last Grand Jury Report was done in 2013/2014, it was only 5 million.)

As it is, there are \$80 million in required capital improvements for the next few years, with only 15% financed. There is no longer 24/7/365 search & rescue, and the Harbor has its ambitions of expansion for revenue generating purposes.

### **Buying land**

During 2024-2025 the Harbor District bought land for \$12 million.

- February 2024 - \$8 583, 554. 6 lots, 2 of which are inside El Granada on the so-called "Burnham Strip". (1)
- December 2024 - \$2 million (\* properties in the town of Princeton-by-the-sea) for 8 properties. Resolution 25.06 (2)
- 3/6/2025 - \$ 1,450,000, 6 contiguous parcels at corner of Princeton Avenue and Vassar 181-195 Princeton Avenue, Princeton for dry storage of boats, to generate \$ 2,200/month. (3)(4)(5)

### **Expensive projects lacking reality check and community input**

- A New Retail Center Project was abandoned /left on hold (4) when current tenants said they could not survive a move while a new building is being built. The new Ketch Restaurant tenant had invested 1.7 million dollars in remodeling the old building and did not like the idea of tearing down the renovations. Design/engineering costs spent on the Center was \$1,387,704. The project was projected to cost \$12 million, but was left abandoned/ on hold. (6)
- The design contract for "Burnham Parking Project" was \$500k. \$100k of which was spent on the now abandoned Burnham Strip part of the parking projects.
- A Marine Center is being discussed. Is this a realistic project? What is the physical representation of this? There is not much information available about this project.

Outreach to the community before contracts are signed would probably be a better practice. The 'New Retail Center' are examples where public outreach would have saved money. In an MCC letter to the Harbor in 2014 (7) plans that are not realized are commented on:

1. Establish a consistent realistic vision and follow through. Over the last 15-20 years the District record of permits and consulting contracts reveals harbor development projects repeatedly started and stalled that may not be supported by the community and/or that the District can't afford. Scarce resources are spent on planning, design and permitting for projects that are not (and likely should not be) built.

### **Grossly underestimating estimated vs real cost of projects**

According to a Harbor Committee Report, 8/16/2023 (8) projects' estimated costs were much more than what they had been budgeted for.

- Ketch Joanne ADA restroom. Budgeted for \$400K, estimated final cost: \$1,2 M. (If a new Retail Center was built, it said that it would be "integrated into any future new building").
- The "Surfers Beach restroom and Green Space". Budgeted: \$641k, estimated final cost: \$3,965,807.
- Surfers Beach Replenishment Pilot Project. Budgeted \$ 4.8 M. Estimated final cost: \$6.7 M.

It doesn't seem acceptable to be this bad at estimating the real cost of projects, and it does not inspire confidence in the District's financial oversight and accountability.

### **No money for 24/7 Search & Rescue (S&R)**

This is an excerpt from the 2022 Harbor District Master Plan (9):

The District's official jurisdictional area of responsibility for search and rescue is within the breakwater of Pillar Point Harbor, an area just south of the breakwater, and Oyster Point Marina. However, the actual area of response for District rescue and assistance at

Pillar Point Harbor, when adequately staffed and equipped, is Grey Whale Cove to the north, extending southward to Pigeon Point, and out to approximately 25 miles offshore.

The problem is that the Harbor is not adequately staffed to handle 24/7/365 S & R after overtime pay was eliminated. A Coastside News article 10/27/2021 (10) describes the problem: “Harbor District struggles to save rescue operation”, and how the Harbor is trying to find the funds.

The district’s report states it will need \$2 million for a new search and rescue vessel, in addition to another \$1.5 million to replace the 15-year-old R/V Almar. It would also require a \$925,000 yearly expense to hire and train six more deputy harbormasters and to cover boat and Jet Ski maintenance.

In 9/28/2022 the Coastside news writes: “Harbor Patrol cuts overtime for its lifesaving patrol” (11) and Clay Lambert wrote an editorial (12)

We suspect most readers would consider that money well spent. That is true whether you live near the harbor or even elsewhere along the San Mateo County coast. It certainly strikes us as a better use of public money than embarking on yet another traffic study for the San Mateo County coast. (You read that right. See the story elsewhere in today’s paper.) We urge the Harbor Commission to do some soul searching with its own budget and to lead the way. Maintaining the Harbor Patrol is more important than new sidewalks in front of harbor businesses or sprucing up the headquarters. It may also be that some cost-sharing is appropriate and area governments should carefully consider that marketing area beaches to visitors carries a moral obligation to keep those visitors safe that goes beyond posting a “No lifeguard” sign.

The harbor has made several attempts to find funding from the City of Half Moon Bay, the Fire District, Sheriff’s Department, and the County (13). \$750k/ year would pay for 6 new harbor masters.

They wrote to the City of Half Moon Bay to get \$100k+ from TOT from the RV Park every year. (14).

In November 2025, 3 people were rescued after a fishing boat capsized off Moss Beach (15). The General Manager suggests that they could have perished if it had happened at another time of day:

If it were not for the Harbor District maintaining an 'in water' rescue capability, available to support an immediate response, there was a high likelihood of death in this case," the San Mateo County Harbor District said in a statement to Coastside News. "We were also very lucky to be fully staffed. If this incident had occurred before the day shift or during the swing shift, we would not have had the staff to respond, and this would have been a very different outcome."

Apparently there is still no funding. At the 1/21/2026 Board Meeting (16) it was reported that they were going to try to get funding from the new Sheriff.

#### **10. GRAND AMBITIONS for PORT AUTHORITY, MARINE CENTER**

The Grand Jury Report of 2013/2014 (1)"What is the Prize of Dysfunction" wrote:

The Grand Jury believes that the District has evolved into a Hydra, the many-headed serpent of Greek mythology. Its numerous and varied operations now exceed the Commission's ability to govern effectively.

The recommendation from the Grand Jury in 2014 was to dissolve the district. The Grand Jury thought that for a special district the Harbor was handling too many and varied responsibilities, from dredging, piers, public access, commercial enterprises etc. to surplus real estate. If the solution then was to dissolve the Harbor District, the Harbor District now thinks the solution is to increase its power and importance and become a Port Authority. Besides physically expanding the harbor's impact into El Granada, Princeton and the land above the boat launch, the Harbor District wants to take over County airports and the Coyote Point Harbor.

The 2022 Harbor Master Plan (2) describes the harbor Districts intent to to expand:

Under its existing authority, the District could take on management responsibilities for additional existing or new marina locations within the boundaries of San Mateo County. This would require extensive planning, agreements, and the passing of Resolutions by the Board of Harbor Commissioners and the County or other municipality where the facility is located. It would also require additional funding above and beyond the District's existing budget. One Commissioner stated that full replacement of and other upgrades would be required and the District would need a four-fold increase in its operating budget.

A Coastside News article from 3/4/2025 (3) "Harbor looks to county airports and marina" is very informative:

Several LAFCo reports over the past decades, as well as civil grand juries, have recommended dissolving the Harbor District because it has a zero sphere of influence. They found that the county has staff and other agencies that duplicate what the Harbor District does and suggested that the county take over the two harbors in the long term. The 2006 municipal service review states that the property tax distributed to the Harbor District benefits the marine community but provides limited benefit to other taxpayers in the county.

Similar to prior studies, LAFCo finds that the assumption of SMCHD operations by a successor agency (or agencies) could offer the opportunity to achieve certain service efficiencies and cost savings due to economies of scale and eliminating duplicative elected offices and administrative functions."

Currently, all county airports are under the Public Works Department, which reports to the Board of Supervisors and the Federal Aviation Administration. Coyote Point Marina is under County Parks.

The Harbor District's 2025 budget is about \$12.5 million, with roughly \$10 million in revenue coming from property tax, \$3.6

million from berth and slip fees and additional income from leases. Lease revenue saw the highest increase among all revenue sources, rising by 21.1% over last year. This year, revenue is expected to exceed expenses by close to \$3 million.

## **11. PRIVATE BENEFIT OVER THE PUBLICS INTEREST**

### **Sam's Chowder House**

A parking lot on the Burnham Strip, or even better, a westside parking next to the restaurant, is a godsend for Sam's Chowder House.

After the Harbor District abandoned the east side Burnham Strip parking lot, now the westside parking would turn 4 west side lots next to Sam's restaurant property into parking. Sam's customers are going to be the main users of any parking lot on the upper westside.

Whatever the HD expects as compensation for cleaning and maintenance of the parking lot, it must make more financial sense to sell the lot closest to the restaurant, for \$1.5 million or so, and let them build and maintain their own parking lot. If not, this is a publicly funded parking for a private business.

### **The Pillar Point RV Park**

The RV Park operated from 1998 till 2024 paying a rent far below market value. The original contract from 1998 ended in September 2023. There were monthly leases until a new, longer, 20 year lease was approved on 6/24/2025.

It would have been in the public's interest for the Harbor to end or renegotiate the contract before 2024. It could conceivably have been done when there was no CDP for the development of the RV Park. Or, when Keet Nerhan missed the deadlines from the City of Half Moon Bay to apply for the CDP. Or, when the RV Park was not in compliance with the 1987 Harbor Ordinance and Code nor the 2019 PDP. Or end it now, since the Coastal Act continues to be violated.

The 2024 lease raised the rent 600% from \$2 500/month to almost \$16 000/month. But, the lease was not put out for anyone else to bid.

When the new \$4 million dollar restrooms were built, according to the RV website, the old restroom, now supposedly ADA compliant and remodeled, closed. The new restroom, maintained by the Harbor District, is an expensive public gift to the RV Park.

The Harbor Commissioners, by not establishing “day parking”, gifted the few remaining public parking spots to the RV Park “Tenants and tenant’s invitees” to park their extra vehicles in contravention of the Coastal Act and CDP.

The RV Park has never abided by the 14-day rule for RVs, the Harbor District and the City of Half Moon Bay are looking the other way.

Keet Nerhan is a businessman, and looks after his own interests. But the Harbor District and the City of Half Moon Bay are answerable to their constituents.

## **12. THE CITY OF HALF MOON BAY & THE HARBOR DISTRICT FAILING OVERSIGHT AND CODE ENFORCEMENT**

The RV Park lies within the City of Half Moon Bay. The City’s code enforcement is “complaint based”, they will not look for trouble. Someone did complain, so in 2016 the City contacted the Harbor District concerning the Pillar Point RV Park’s lack of a CDP. It took until 2019 for there to be a CDP, and it came baked in with a CDP for a new restroom, ending up costing 4 million dollars, located 260 feet from the old restroom.

When it came to my October 2025 “**Complaint to CCC**” the City of Half Moon Bay enforcement officer said he did not understand the complaint even though he claimed to have read the PDP. He did not seem interested in investigating the merits of the complaint.

The Community Director Leslie Lacko however emailed 11/3/2025, wrote that she had visited the site and opened a code compliance case. It would take a couple of weeks. She wrote 11/10/2025 that she would

keep me posted on the progress. That was the last I heard from Half Moon Bay.

I have asked twice for the monitoring of tenancy at the RV Park that was referred to in the PDP, but have received no reply.

Jim Pruett wrote on 11/24/2025 that he would provide a written response, which has not happened. But, the RV park made changes to their website. And on location a wobbly single “public parking” sign went up.

I don't know at what point the Coastal Commission puts its foot down on this, but they are supposedly watching.

### **13. INSCRUTABLE INTERWOVEN INTERESTS AROUND THE HARBOR DISTRICT**

The web of relationships surrounding the Harbor District includes several key financial and political ties. The Harbor District receives rent from the Pillar Point RV Park, and the City of Half Moon Bay collects TOT.

Key figures have connections to Keet Nerhan, the RV Park owner. Supervisor Ray Mueller rents an office in the Harbor Village Shoppes [sic], owned by Nerhan.

The Harbor District rented the "Ballroom" of the Oceano Hotel & Spa, owned by Keet Nerhan, for \$5,000 for the 10/27/2025 meeting organized by Supervisor Mueller concerning the Burnham Strip Project.

The California Coastal Commission is scheduled to hold hearings at the Oceano Hotel & Spa on February 4-6, 2026.

Nerhan's business interests are extensive, as he also operates the Fuel & Ice dock inside the Harbor, owns the new Harbor Village RV Park and owns and rents out several businesses around the Community.

The interdependencies and loyalties between the different parties are inscrutable to the public, and as a consequence, locals have a very suspicious and wary attitude to most things ‘harbor’.

## **14. CONCLUSION**

The renewal of the Pillar Point RV Park lease, despite a documented history of permit non-compliance, raises serious questions about accountability and public oversight.

The Harbor District's management of the remaining public parking area next to the RV Park demonstrates a disregard for the public's right to access, effectively yielding the spaces to the private lessee.

The conditions of Ordinances and permits are not followed, even when exposed. The disregard has existed over decades and remains to date.

The Burnham Strip parking proposal appears to have misrepresented its public benefit. The new west side proposal sabotages a real solution for parking for Surfers Beach.

The Harbor district has made public participation difficult through its 10 am meeting time, and by cutting the ability to comment during zoom for 1 ½ years. Zoom comments are back, but to remove them showed a lack of respect for the public. The Harbor District also dismissed concerns about the sound and how the zoom was working.

It is not apparent how the Harbor Districts projects and plans of expansion are going to benefit the public. Money has been spent on unrealized plans, and the cost of realized projects surged. Is this special district acting in the interest of the County residents and using the 10 million dollars they receive in getting the best outcomes?

The cumulative effect of these actions reflects a consistent pattern of poor governance and a lack of responsiveness to the residents of the unincorporated coastside community.

As an unincorporated community with limited recourse, an independent investigation by the Civil Grand Jury into the Harbor District's compliance, financial practices, and public trust obligations is essential.

## LINKS

“Complaint to CCC” see special pdf

### **1. PILLAR POINT RV PARK (4000 Cabrillo Highway North, Half Moon Bay)**

(1) 1960, State Tidelands Grant.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07114d65b107fd322b35/1347584489223/1960-HD-StateTidelandsGrant.pdf>

(2) Lisa Ketcham: History of Pillar Point Harbor. Timelines and photos.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/6327503ce25b8f36a3814caf/1663520834286/2022-09-01-PPH-overview-LK.pdf>

(3) 1983, the Harbor District doesn't want to take over Surfer's Beach.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07114d65b107fd322b3d/1459876422137/1983-11-10-SurfersBeach-gift-HD-HMBRev.pdf>

(5) 1998 Lease agreement SMC Harbor District and KN

[https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/1373473581573/1998-RV\\_Lot\\_Lease.pdf](https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/1373473581573/1998-RV_Lot_Lease.pdf)

(6) 2021 Harbor Master Plan

<https://coastsidebuzz.com/san-mateo-county-harbor-district-seeks-383k-in-tot-monies-from-the-city-of-half-moon-bay-and-an-mou-with-san-mateo-county-sheriff-to-expand-ocean-search-and-rescue/>

(7) 3/4/2009, Coastside News: “Public restroom debate swirls on Midcoast”

[https://www.coastsidenews.com/news/public-restroom-debate-swirls-on-midcoast/article\\_a3319776-285a-54ae-af19-a0ed5f0eeb5b.html](https://www.coastsidenews.com/news/public-restroom-debate-swirls-on-midcoast/article_a3319776-285a-54ae-af19-a0ed5f0eeb5b.html)

(8) 9/23/11, From Harbor District to Keet Nerhan concerning use of restrooms.

[https://www.smharbor.com/files/b0f5caf49/2017\\_12\\_20\\_RV\\_Lot\\_2011+09\\_23\\_Corres\\_Re\\_Restrooms.pdf](https://www.smharbor.com/files/b0f5caf49/2017_12_20_RV_Lot_2011+09_23_Corres_Re_Restrooms.pdf)

(9) 7/9/2014, MCC to HD, Strategic Business Plan. Criticizing expensive plans that are then left. Requesting reopening of restroom.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07114d65b107fd322b30/1404971836092/2014-07-09-MCC-HD-PPH-priorities.pdf>

(10) 1/28/2015, MCC to HD: the RV Park Photos of payment box, and signs “private property”

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07134d65b107fd3244d3/1422510612617/2015-01-28-MCC-to-HD-RVPark.pdf>

(11) Attached images

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07114d65b107fd322b63/1422483365021/2015-01-28-RVPark-images.pdf>

(12) 12/7/2017, CoastsideneWS, new restroom, thought to cost \$ 200,000

[https://www.coastsideneWS.com/news/city-harbor-district-look-at-adding-bathroom-to-rv-park/article\\_01702e15-4659-50eb-a9c6-a1b3ce8e9988.html](https://www.coastsideneWS.com/news/city-harbor-district-look-at-adding-bathroom-to-rv-park/article_01702e15-4659-50eb-a9c6-a1b3ce8e9988.html)

(13) 8/16/23: 4 million restroom dollar restroom

[https://www.coastsidebuzz.com/wp-content/uploads/2023/08/2023\\_08\\_16\\_Item\\_F5\\_CIP\\_Budget\\_Staff\\_Report-Corrected-1.pdf](https://www.coastsidebuzz.com/wp-content/uploads/2023/08/2023_08_16_Item_F5_CIP_Budget_Staff_Report-Corrected-1.pdf)

(14) Coastal Conservancy, 2022, contributing \$212,812 to the building of new restrooms by the Pillar Point RV Park.

[https://scc.ca.gov/webmaster/ftp/pdf/sccbb/2021/2109/20210923Board05C\\_Pillar\\_Point\\_Restrooms.pdf](https://scc.ca.gov/webmaster/ftp/pdf/sccbb/2021/2109/20210923Board05C_Pillar_Point_Restrooms.pdf)

(15) 9/22/16, City of HMB to HD on CDP to Harbor General Manager

[https://www.smharbor.com/files/db6f1466f/2017\\_12\\_20\\_RV\\_Lot\\_Var.Communications.pdf](https://www.smharbor.com/files/db6f1466f/2017_12_20_RV_Lot_Var.Communications.pdf)

(16) 12/14/16, City of HMB requiring Keet Nerhan to apply for CDP by January 2017

[https://www.smharbor.com/files/00a281d9c/2020\\_02\\_19\\_RV\\_Park\\_New\\_Public\\_Restroom\\_CCC\\_HMB\\_Compliance\\_Order.pdf](https://www.smharbor.com/files/00a281d9c/2020_02_19_RV_Park_New_Public_Restroom_CCC_HMB_Compliance_Order.pdf)

(17) 3/1/2017, Coastside News,, “Harbor officials review RV Park lease”  
[https://www.coastside.com/news/harbor-officials-review-rv-park-lease/article\\_52369db4-8883-5dac-9625-6751e7597290.html](https://www.coastside.com/news/harbor-officials-review-rv-park-lease/article_52369db4-8883-5dac-9625-6751e7597290.html)

(18) 5/31/2017,Coastside News, “City grants RV Park manager more time for permit”

[https://www.coastside.com/news/city-grants-rv-park-manager-more-time-for-permit/article\\_d6f9c1e8-7e42-5859-94c4-183acd098d55.html](https://www.coastside.com/news/city-grants-rv-park-manager-more-time-for-permit/article_d6f9c1e8-7e42-5859-94c4-183acd098d55.html)

(19) 8/30/2017 Coastside news,  
[https://www.coastside.com/news/rv-park-still-lacks-permit/article\\_5f6c0af8-66fe-580a-8ebc-18fe44cedf88.html](https://www.coastside.com/news/rv-park-still-lacks-permit/article_5f6c0af8-66fe-580a-8ebc-18fe44cedf88.html)

(20) 2019-PDP-008 for Pillar Point RV Park & new restrooms:  
Resolution for Approval  
Exhibit A Findings and Evidence  
Exhibit B Condition of Approval

[https://www.smharbor.com/files/a79b3e601/2025\\_01\\_15\\_Item\\_G2\\_Att\\_6\\_PDP-18-006\\_Pillar+Pt+RV+Park.pdf](https://www.smharbor.com/files/a79b3e601/2025_01_15_Item_G2_Att_6_PDP-18-006_Pillar+Pt+RV+Park.pdf)

(21) 6/24/2024 Board Meeting  
<https://www.youtube.com/watch?v=kBs4ViQMe4M>

(22) Harbor District lease agreement with PillarPoint.LLC  
[https://www.smharbor.com/files/584fb2258/2025\\_01\\_15\\_Item\\_G2\\_Att\\_1\\_RV+Park+Lease.pdf](https://www.smharbor.com/files/584fb2258/2025_01_15_Item_G2_Att_1_RV+Park+Lease.pdf)

(23) 3/12/2025 MCC meeting  
<https://www.youtube.com/watch?v=1W7v43kvLSY>

(24) 6/12/24 Board Meeting

<https://www.youtube.com/watch?v=kBs4ViQMe4M>

(25) 6/13/2024 Board Meeting

<https://www.youtube.com/watch?v=25mMIROTeyM>

(26) 7/9/2019 memo from Half Moon Bay Development Director to the Planning Commissioners. Includes:

- comment from Lisa Ketcham (MCC) pointing out that the RV Park is advertising stays of 28 days, and returns after 24 hours. Ketcham also points out that shrubs like ceanothus would lessen the impact of RVs hovering over the Coastal Trail.
- Letter from City manager to Harbor general manager saying 1998 Use Permit is current.

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/392669/Memo\\_1\\_to\\_PC\\_Pillar\\_Point\\_RV\\_Park\\_7.9.19\\_hearing.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/392669/Memo_1_to_PC_Pillar_Point_RV_Park_7.9.19_hearing.pdf)

(27) 10/27/25 Board Meeting

<https://www.youtube.com/watch?v=OqteFtx4570>

(28) 7/25/24, CoastsideBUZZ, Half Moon Bay TOT tax.

<https://coastsidebuzz.com/san-mateo-county-harbor-district-seeks-383k-in-tot-monies-from-the-city-of-half-moon-bay-and-an-mou-with-san-mateo-county-sheriff-to-expand-ocean-search-and-rescue/>

## **2. RV PARK AND VIOLATIONS OF THE PDP, AS SEEN IN SEPTEMBER 2025**

(1) 1987 Harbor District Ordinance Code

[https://smharbor.specialdistrict.org/files/8dfdf6139/2017\\_02\\_15\\_KN-HM-B%20PC%20use%20permit%201987\\_05\\_28.pdf](https://smharbor.specialdistrict.org/files/8dfdf6139/2017_02_15_KN-HM-B%20PC%20use%20permit%201987_05_28.pdf)

(2) 2022 Harbor District Ordinance Code

<https://www.codepublishing.com/CA/SanMateoCountyHarborDistrict/#!/SanMateoCountyHarborDistrict03/SanMateoCountyHarborDistrict0340.html#3.40>

(3) 1987 Use Permit, from HMB planning commission

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/df/390620/Attachment\\_3\\_UP-03-87.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/df/390620/Attachment_3_UP-03-87.pdf)

(4) 11/28/2001. Coastsid News.

[https://www.coastsidnews.com/news/long-stays-at-rv-park-questioned/article\\_379e0c05-ba79-544f-9bb7-1b5d84ea14c0.html](https://www.coastsidnews.com/news/long-stays-at-rv-park-questioned/article_379e0c05-ba79-544f-9bb7-1b5d84ea14c0.html)

(5) 2/13/2002, Coastsid News, "Limit on number of days at RV Park, KN wants 90 day stays at park.

[https://www.coastsidnews.com/news/limit-on-number-of-days-at-rv-park/article\\_922746d5-52bb-5bf8-82e8-38360b323602.html](https://www.coastsidnews.com/news/limit-on-number-of-days-at-rv-park/article_922746d5-52bb-5bf8-82e8-38360b323602.html)

(6) 2/11/2009, Coastsid news,, "Economy, winter chill business at RV park. The RV park was enforcing 28 night stays, a RV park visitor who's stayed for 5 years, upset because they have to go away for some nights before returning.

[https://www.coastsidnews.com/news/economy-winter-chill-business-at-rv-park/article\\_d6d606ed-108b-5ccc-b7ba-aac0b9fb320f.html](https://www.coastsidnews.com/news/economy-winter-chill-business-at-rv-park/article_d6d606ed-108b-5ccc-b7ba-aac0b9fb320f.html)

(7) CCC to HD when RV Park wanted 90 day stays in 2002.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07134d65b107fd323db2/1347905940213/2002-01-25-CCctoHD-RVstay.pdf>

(8)10/27/2025 Harbor Board Meeting

<https://www.youtube.com/watch?v=OqteFtx4570>

(9) Exchange with Jim Pruet, November 2025:

<https://www.smharbor.com/2025-11-19-harbor-board-of-commissioners-meeting#docaccess-d7d999a8785bbacabc6d60c394504eb350669d577e8839c8dc8102e3bf19c6b8>

### **3. CALTRANS HIGHWAY 1 REPAVEMENT AND THE CDP APPEAL**

(1) 4/2/2024 Appeal by Kathryn Slater-Carter of the Caltrans CDP for multixxx

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/6614991b6f3c2b490f8f310e/1712625948798/2024-04-02-A-2-SMC-24-0010-multi-asset-appeal.pdf>

(2) CCC answer to appeal of Caltrans CDP

<https://documents.coastal.ca.gov/reports/2024/11/Th9a-Th9b/Th9a-Th9b-11-2024-report.pdf>

(3) MCC letter to All Stakeholders.

[https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/68a80925c59eec45ec460483/1755842853501/2025-08-13\\_MCC\\_Parking\\_Ltr\\_Final.pdf](https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/68a80925c59eec45ec460483/1755842853501/2025-08-13_MCC_Parking_Ltr_Final.pdf)

### **4. THE HARBOR OPERATING THEIR OWN RV PARK WITHOUT A CDP**

(1)(see agenda for 1/15/2020 HD Board Meeting. HD Staff letter informing of Violation Notice, recommends ceasing RV Park operation in C1

[https://smharbor.specialdistrict.org/files/747003959/2020\\_01\\_15\\_PPH\\_RV\\_Park\\_NOV\\_SR.pdf](https://smharbor.specialdistrict.org/files/747003959/2020_01_15_PPH_RV_Park_NOV_SR.pdf)

### **5. "THE BURNHAM STRIP OVERFLOW PARKING LOT PROJECT" BECOMES THE PILLAR POINT SURFERS BEACH SAFE PARKING PROJECT' (PPSBSPP)**

(1) 11/15/23, CoastsideBUZZ: San Mateo County Harbor District Buys 6 lots above Pillar Point Harbor Boat Ramp for \$8.5M with General Funds to expand parking.

<https://coastsidebuzz.com/san-mateo-harbor-district-buys-6-lots-above-pillar-point-harbor-boat-ramp-for-8-5m-with-general-funds-to-expand-parking/>

(2) LCP: El Granada Gateway, 2011. Chapter 12.6 EG District.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07134d65b107fd3243c1/1472683454947/EG-ElGranadaGateway.pdf>

(3) 3/12/2025, MCC

<https://www.youtube.com/watch?v=1W7v43kvLSY>

(4) HD GM writes to Coastal Commission about their parking plan for the Burnham strip, 11/26/2024. GM writes that for this project they need the support of the Pillar Point RV Park. Unclear why.

[https://www.smharbor.com/files/b658b5b5a/2024\\_12\\_18\\_Item\\_G2\\_Att\\_2\\_CA+Coastal+Commission+Letter.pdf](https://www.smharbor.com/files/b658b5b5a/2024_12_18_Item_G2_Att_2_CA+Coastal+Commission+Letter.pdf)

(5) 2/18/25, Staff Report: Sam's restaurant won't survive without parking

<https://www.smharbor.com/harbor-board-of-commissioners?year=2025#docaccess-16a2311ac65536c276a118365b1c74d7244560fae0f4e6ad388a8f9000f11d2b>

(6) 12/18/24. Sam's Restaurant to General Manager

<https://www.smharbor.com/harbor-board-of-commissioners?year=2024#docaccess-c737b5d13c357b392b9d7daf9ea1bb6a317e2b86fa0fcd3b5699539368b32bf>

(7) General Manager contacting Caltrans about the Burnham Strip lot.

<https://coastsidebuzz.com/san-mateo-county-harbor-district-talking-with-caltrans-to-integrate-parking-for-recreational-boater-overflow-and-public-parking-crosswalk-at-their-new-burnham-parking-areas/>

(8) 11/19/25 Staff Report

<https://www.smharbor.com/harbor-board-of-commissioners?year=2025#docaccess-74b6ab4aab264fef8cb93f47d05c1166ddec41e0a3ae4183fa7bc24f1dfa351f>

(9) Harbor District RFP for proposal

[https://www.smharbor.com/files/c7d9ee5ff/2025\\_08\\_20\\_Item\\_G4\\_Att\\_3\\_SMCHD+Burnham+Strip+Parking+Lot+Project+Design+RFP.pdf](https://www.smharbor.com/files/c7d9ee5ff/2025_08_20_Item_G4_Att_3_SMCHD+Burnham+Strip+Parking+Lot+Project+Design+RFP.pdf)

(10) 8/20/2025 Harbor Board Meeting

<https://www.youtube.com/watch?v=-zbrMdLPhiA>

(11) Harbor Board approves \$500k Design Contract

<https://coastsidebuzz.com/san-mateo-county-harbor-district-approves-500k-design-contract-for-burnham-strip-parking-as-public-asks-why-they-are-trying-to-solve-a-caltrans-parking-mandate-by-the-coastal-commission/>

(12) CSWST2 proposal for the “Burnham Strip Overflow Parking Lot Project”

[https://www.smharbor.com/files/4463f3f9d/2025\\_08\\_20\\_Item\\_G4\\_Att\\_1\\_Proposal\\_Burnham+Strip+Overflow+Parking+Lot\\_CSWST2.pdf](https://www.smharbor.com/files/4463f3f9d/2025_08_20_Item_G4_Att_1_Proposal_Burnham+Strip+Overflow+Parking+Lot_CSWST2.pdf)

(13) Addendums #1, #2, #3 to the RFP

<https://www.smharbor.com/2025-10-27-special-meeting-pillar-point-surfers-beach-safe-parking-project>

(14) 10/27/25 Townhall with Ray Mueller

<https://www.youtube.com/watch?v=ME2LugOdcLU&t=20s>

(15) 10/16/25 CoastsideBUZZ.

<https://coastsidebuzz.com/san-mateo-county-harbor-district-renames-burnham-strip-parking-to-pillar-point-parking-project-as-consultant-explores-west-side-of-hwy-1-alternative-between-sams-and-parking-lot-c3/>

(16) 10/28/2025, Coastside News on the 10/27 Ray Mueller at the Oceano ballroom event

[https://www.coastside news.com/news/residents-criticize-burnham-strip-parking-plans-at-forum/article\\_d708cf79-3995-408f-8835-e8c5a6123722.html](https://www.coastside news.com/news/residents-criticize-burnham-strip-parking-plans-at-forum/article_d708cf79-3995-408f-8835-e8c5a6123722.html)

(17) 10/27/2025, CoastsideBUZZ: Ray Mueller meeting at Oceano ballroom

<https://coastsidebuzz.com/supervisor-mueller-holds-public-comment-meeting-on-harbor-districts-burnham-strip-parking-project-with-caltrans-and-senator-becker-public-prefers-west-side-parking-alternative/>

(18) 11/19/25, Harbor Board Meeting

<https://www.smharbor.com/2025-11-19-harbor-board-of-commissioners-meeting>

(19) 11/19/2025 CoastsideBUZZ,

<https://coastsidebuzz.com/after-listening-to-the-publics-dislike-of-proposed-parking-on-burnham-strip-san-mateo-county-harbor-district-turns-to-hwy-1-westside-launch-ramp-property-for-surfers-beach-safe-parking/>

(20) 11/21/2025, Coastside News: Harbor District selects area near boat launch, not Burnham Strip for potential parking”

[https://www.coastside news.com/news/harbor-district-selects-area-near-boat-launch-not-burnham-strip-for-potential-parking/article\\_b9bfbf04-5339-4502-b1dd-96ed0f819395.html](https://www.coastside news.com/news/harbor-district-selects-area-near-boat-launch-not-burnham-strip-for-potential-parking/article_b9bfbf04-5339-4502-b1dd-96ed0f819395.html)

## **6. DOES THE HARBOR NEED MORE PARKING?**

(1) 11/19/2025 Harbor Board Meeting

<https://www.smharbor.com/2025-11-19-harbor-board-of-commissioners-meeting>

(2) Staff Report Oct 27, 2025 where HM says new RV lot would “free up” parking for Surfers Beach.

[https://www.smharbor.com/files/4ad727c75/2025\\_10\\_27\\_PP\\_SB\\_Safe\\_Parking\\_Staff\\_Report.pdf](https://www.smharbor.com/files/4ad727c75/2025_10_27_PP_SB_Safe_Parking_Staff_Report.pdf)

(3) Jean Knight Parking Survey

<https://www.smharbor.com/harbor-board-of-commissioners?year=2025#docaccess-12864cc3385c8bfba3231e56d64f7d62633256a6479e9838f3eab7f630f47b90>

(4) Jean Knight comment, Harbor Board Meeting 10/27/2025

<https://www.smharbor.com/harbor-board-of-commissioners?year=2025#docaccess-423092ae6c500904c770eb0ece976536977343c7c674064a0e8ace505ff8d8a4>

(5) California Department of Parks and Recreation Division of Boating and Waterways, 2021. Layout & Design Guidelines for Boat Launching Facilities.

<https://dbw.parks.ca.gov/pages/28702/files/Layout%20And%20Design%20Guidelines%20For%20Boat%20Launching%20Facilities%202021.pdf>

## **7. RESTORING SURFERS BEACH AND ITS PARKING**

(1) 2013/2014, Grand Jury Report: "What is the Prize of Dysfunction?"

<https://sanmateo.courts.ca.gov/system/files/harbordistrict.pdf>

(2) 8/28/25, CoastsideBUZZ:

<https://coastsidebuzz.com/after-a-more-than-decade-of-permitting-the-dr-edge-project-is-now-pumping-sand-onto-surfers-beach-from-pillar-point-harbor/>

(3) 9/11/2024, CoastsideBUZZ: Dredge&sand replenishing cost \$6,5 million, \$4,7 million from Harbor District.

<https://coastsidebuzz.com/san-mateo-county-harbor-district-awarded-3m-for-the-surfers-beach-pilot-restoration-project-including-the-dredging-of-pillar-point-harbor-by-the-ocean-protections-council/>

(4) 11/6/2025, Coastside News: Dredging

[https://www.coastsidenews.com/news/harbor-dredging-completed-yet-the-work-is-far-from-over/article\\_313149b0-783e-4a05-8808-27e008087036.html](https://www.coastsidenews.com/news/harbor-dredging-completed-yet-the-work-is-far-from-over/article_313149b0-783e-4a05-8808-27e008087036.html)

(5) The Surfer's beach nourishment project

<https://www.smharbor.com/surfers-beach-sand-replenishment-pilot-project>

(6) From MCC website

<https://midcoastcommunitycouncil.org/home/2013/6/3/harbor-dredging-perched-beach-update.html>

(7) The Deer Creek re-routing over Burnham Strip bioswale.

<https://coastsidebuzz.com/harbor-district-begins-discussion-on-concept-to-re-route-deer-creeks-current-outfall-to-surfers-beach-via-a-burnham-strip-bioswale-to-keep-boat-ramp-clear-and-clean-stormwater/>

(8) April 2010, Highway 1 Safety and mobility Improvement Study April 2010

[https://www.legacy.civicwell.org/reports/san\\_mateo/San\\_Mateo\\_Report\\_Final.pdf](https://www.legacy.civicwell.org/reports/san_mateo/San_Mateo_Report_Final.pdf)

(9) Highway 1 Safety and mobility, phase 2, Nov 20, 2012

<https://www.smcgov.org/media/101911/download?attachment>

(10) August 2015, Highway 1 congestion & Safety Improvement Project, August 2015

<https://www.smcgov.org/media/101901/download?inline=>

(11) Lisa Ketcham on safety and mobility study

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07114d65b107fd322ea2/1339867965057/2012-03-31-Hwy1-LKetcham.pdf>

(12) 1960, State Tidelands Grant.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07114d65b107fd322b35/1347584489223/1960-HD-StateTidelandsGrant.pdf>

## **8. THE GENERAL MANAGER AND COMMISSIONERS VS. COMMUNITY**

(1) 10/18/2023, Board Meeting

<https://www.youtube.com/watch?v=EDqFsje2S3s>

(2) 3/19/25, LAFCo Meeting

<https://www.smcgov.org/lafco/event/special-lafco-meeting-march-19-2025>

(3) 4/17/25, CoastsideBUZZ: Returning zoom comment.

<https://coastsidebuzz.com/san-mateo-county-harbor-district-approves-remote-public-comments-again-after-2023-zoom-bombing-to-promote-transparency-and-public-involvement/>

(4) 11/19/2025, Board Meeting

<https://www.smharbor.com/2025-11-19-harbor-board-of-commissioners-meeting><https://www.youtube.com/watch?v=WrbJr5fpBgU&t=12s>

(5) 3/12/25 MCC Meeting

<https://www.youtube.com/watch?v=1W7v43kvLSY>

(6) 2022 Master Plan, p 37

[https://www.smharbor.com/files/bc304198b/2022\\_04\\_20\\_Item\\_7\\_Master+Plan+NEW.pdf](https://www.smharbor.com/files/bc304198b/2022_04_20_Item_7_Master+Plan+NEW.pdf)

(9) 8/20/2024 Board Meeting

<https://www.youtube.com/watch?v=-zbrMdLPhiA>

(10) Email chain- November 2025: Jim Pruett, Leslie Lacko, Birgitta Bower

<https://www.smharbor.com/2025-11-19-harbor-board-of-commissioners-meeting#docaccess-d7d999a8785bbacabc6d60c394504eb350669d577e8839c8dc8102e3bf19c6b8>

(11) 6/13/24, Board Meeting

<https://www.youtube.com/watch?v=25mMIROTeyM>

(12) 11/19/25 Board Meeting

<https://www.youtube.com/watch?v=Wrbjr5fpBgU>

## **9. FINANCIAL PRIORITIES**

(1) 11/15/23, CoastsideBUZZ: San Mateo County Harbor District Buys 6 lots above Pillar Point Harbor Boat Ramp for \$8.5M with General Funds to expand parking.

<https://coastsidebuzz.com/san-mateo-harbor-district-buys-6-lots-above-pillar-point-harbor-boat-ramp-for-8-5m-with-general-funds-to-expand-parking/>

(2) Resolution 25.06.

[https://www.smharbor.com/resolutions-2025#body\\_file-011bfae8-c8dd-42fa-84b1-fc0813da70ac](https://www.smharbor.com/resolutions-2025#body_file-011bfae8-c8dd-42fa-84b1-fc0813da70ac)

(3) 1/3/25, CoastsideBUZZ: San Mateo County harbor District purchases Princeton Outer harbor Property for \$1.5 M for future use Based on 2025 Strategic Plan.

<https://coastsidebuzz.com/san-mateo-county-harbor-district-purchases-princeton-outer-harbor-property-for-1-5m-for-future-use-based-on-2025-strategic-plan/>

(4) 1/7/25 Coastside News, “ Harbor district lands new property”.

[https://www.coastside.news.com/news/harbor-district-lands-new-property/article\\_401f19b8-cc93-11ef-95d0-7f7d2b115bdb.html](https://www.coastside.news.com/news/harbor-district-lands-new-property/article_401f19b8-cc93-11ef-95d0-7f7d2b115bdb.html)

(5) 4/16/25 Staff Report:

[https://www.smharbor.com/files/b4d998098/2025\\_04\\_16\\_Item\\_G4\\_+Staff+Report+Amend+2024.2025+Pillar+Point+Harbor+Rates+and+Fees.pdf](https://www.smharbor.com/files/b4d998098/2025_04_16_Item_G4_+Staff+Report+Amend+2024.2025+Pillar+Point+Harbor+Rates+and+Fees.pdf)

(6) 10/26/23, Coastside BUZZ: Pillar Point Harbor Retail Center Replacement project's Design Size and Costs Increase so Substantially that the Board takes a Pause to ask the Finance Committee to Review.

<https://coastsidebuzz.com/pillar-point-harbor-retail-center-replacement-projects-design-size-and-costs-increase-so-substantially-that-the-board-takes-a-pause-to-ask-the-finance-committee-to-review/>

(7) 7/9/2014, MCC letter to HD about Strategic Business Plan. Criticizing expensive plans that are then left. Requesting reopening of restroom.

<https://static1.squarespace.com/static/613d069a1c250f668bd42feb/t/613d07114d65b107fd322b30/1404971836092/2014-07-09-MCC-HD-PPH-priorities.pdf>

(8) 8/16/23, Harbor Committee Report; ballooning costs

[https://www.coastsidebuzz.com/wp-content/uploads/2023/08/2023\\_08\\_16\\_Item\\_F5\\_CIP\\_Budget\\_Staff\\_Report-Corrected-1.pdf](https://www.coastsidebuzz.com/wp-content/uploads/2023/08/2023_08_16_Item_F5_CIP_Budget_Staff_Report-Corrected-1.pdf)

(9) 2022 Harbor Master Plan

[https://www.smharbor.com/files/bc304198b/2022\\_04\\_20\\_Item\\_7\\_Master+Plan+NEW.pdf](https://www.smharbor.com/files/bc304198b/2022_04_20_Item_7_Master+Plan+NEW.pdf)

(10) 10/27/21, Coastside News, "Harbor District struggles to save rescue operation"

[https://www.coastsidenews.com/news/harbor-district-struggles-to-save-rescue-operations/article\\_cebaba3b-d256-560c-9238-f4560f49b8c4.html](https://www.coastsidenews.com/news/harbor-district-struggles-to-save-rescue-operations/article_cebaba3b-d256-560c-9238-f4560f49b8c4.html)

(11) 9/28/2022 Coastside News: "Harbor Patrol cuts overtime for its lifesaving patrol.

[https://www.coastsidenews.com/news/harbor-district-cuts-overtime-for-its-lifesaving-patrol/article\\_08d78313-a684-5b8b-876e-b54f27fea24f.html](https://www.coastsidenews.com/news/harbor-district-cuts-overtime-for-its-lifesaving-patrol/article_08d78313-a684-5b8b-876e-b54f27fea24f.html)

(12) 10/25/2022 Coastside News, Clay Lambert editorial.

[https://www.coastside.news.com/opinion/editorials/however-it-s-done-we-have-to-pay-for-harbor-patrol/article\\_856ad8f0-eb4f-588b-a68d-90aa6fe63387.html](https://www.coastside.news.com/opinion/editorials/however-it-s-done-we-have-to-pay-for-harbor-patrol/article_856ad8f0-eb4f-588b-a68d-90aa6fe63387.html)

(13) 10/26/22 CoastsideneWS: Harbor District asks for help with funding

[https://www.coastside.news.com/news/harbor-district-asks-for-help-funding-rescue/article\\_35589b50-70e9-573f-9ed5-21bead017b3f.html](https://www.coastside.news.com/news/harbor-district-asks-for-help-funding-rescue/article_35589b50-70e9-573f-9ed5-21bead017b3f.html)

(14) 7/25/2024 CoastsidEBUZZ: harbor district seeks \$ 383k in TOT monies for Search & Rescue

<https://coastsidebuzz.com/san-mateo-county-harbor-district-seeks-383k-in-tot-monies-from-the-city-of-half-moon-bay-and-an-mou-with-san-mateo-county-sheriff-to-expand-ocean-search-and-rescue/>

(15) 11/3/2025 CoastsideneWS: Harbor patrol rescues 3 after fishing boat capsizes off Moss Beach

[https://www.coastside.news.com/news/harbor-patrol-rescues-3-after-fishing-boat-capsizes-off-moss-beach/article\\_fd1440c5-293b-4b55-9b44-2943e3f43475.html](https://www.coastside.news.com/news/harbor-patrol-rescues-3-after-fishing-boat-capsizes-off-moss-beach/article_fd1440c5-293b-4b55-9b44-2943e3f43475.html)

(16) 1/15/2024, "CoastsideneWS: Emergency crews search crash site off Moss Beach."

[https://www.coastside.news.com/community/emergency-crews-search-crash-site-off-moss-beach/article\\_be0d4c8b-116b-5ff0-8e1f-7ff37078779a.html](https://www.coastside.news.com/community/emergency-crews-search-crash-site-off-moss-beach/article_be0d4c8b-116b-5ff0-8e1f-7ff37078779a.html)

(17) 1/29/26, CoastsidEBUZZ

<https://coastsidebuzz.com/after-no-response-from-sheriff-corpus-san-mateo-county-harbor-district-floats-new-request-for-search-and-rescue-funding-with-sheriff-binder/>

## **10. GRAND AMBITIONS for PORT AUTHORITY, MARINE CENTER**

(1) 2013/2014 Grand Jury: What is the Prize of Dysfunction? The San Mateo County Harbor District

<https://sanmateo.courts.ca.gov/system/files/harbordistrict.pdf>

(2) 2022 harbor Master Plan, p 33

[https://www.smharbor.com/files/bc304198b/2022\\_04\\_20\\_Item\\_7\\_Master+Plan+NEW.pdf](https://www.smharbor.com/files/bc304198b/2022_04_20_Item_7_Master+Plan+NEW.pdf)

(3) 3/4/25 coastsidenews: “Harbor looks to county airports and marina -should special district become the county port authority?”

[https://www.coastsidenews.com/news/harbor-district-looks-to-county-airports-and-marina/article\\_235889c4-f89c-11ef-8aca-c3648b45df1d.html](https://www.coastsidenews.com/news/harbor-district-looks-to-county-airports-and-marina/article_235889c4-f89c-11ef-8aca-c3648b45df1d.html)

## **11. PRIVATE BENEFIT OVER THE PUBLICS INTEREST**

## **12. THE CITY OF HALF MOON BAY; FAILING OVERSIGHT AND CODE ENFORCEMENT**

## **13. INSCRUTABLE, INTERWOVEN INTERESTS AROUND THE HARBOR DISTRICT**

## **14. CONCLUSION**

**From:** [James Pruett](#)  
**To:** ["Birgitta Bower"; Melanie Hadden](#)  
**Cc:** [Matthew Chidester; "Joe Butcher"; James Pruett](#)  
**Bcc:** [Keet Nerhan \(knerhan@knproperties.com\); John Moren; Julie van Hoff; Rachelle Modena; bill z; gdomurat@gmail.com; George Domurat; Kath S-C; Kathryn Slater-Carter; Tom Mattusch; Tom Mattusch - SMCHD \(tomattusch@comcast.net\); Virginia Chang Kiraly; Virginia Chang Kiraly; William Zemke](#)  
**Subject:** RE: [EXTERNAL] The Coastal Act violation of the Harbor District & Pillar Point RV Park continues  
**Date:** Monday, November 24, 2025 9:55:00 AM  
**Attachments:** [image001.png](#)

---

Birgitta Bower, El Granada

Thank you for copying the District with your email. We will review it in detail, coordinate with the Code Enforcement Officer of Half Moon Bay, and provide a written response.

Your care for the community is commendable. I simply wish it was not so adversarial. You do not need to take everything to the Board first, you are more than welcome to come talk with me or another member of the staff with your concerns. Staff may be able to address any concern without Board involvement. Staff can provide you with more than two minutes to make your points or show us signs from other properties. We are also very open to walking with you on site to review your concerns. Just let us know.

As stated earlier, we are re-working the Boardroom and will send you a meeting invite to participate in the testing of the system. I hope you are able to join us.

**@Melanie:** Please add this email string to the public record for the Safe Parking Project.

**Bcc:** San Mateo County Harbor District Board of Harbor Commissioners.

With respect,

James B. Pruett, JD, CAPT (USCG (Ret.))  
General Manager|San Mateo County Harbor District  
504 Avenue Alhambra, Suite 200  
P.O. Box 1449, El Granada, Ca 94019  
C- 650-822-4144|D- 650-583-4400



*\* My working day may not be your working day. Please don't feel obligated to respond to my emails outside of your working hours.*

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**From:** Birgitta Bower [REDACTED]  
**Sent:** Sunday, November 23, 2025 1:57 PM  
**To:** ashton@coastsidenews.com; Peter Tokofsky <peter@coastsidenewsgroup.com>  
**Cc:** MC\_SupMueller <SMC\_SupMueller@smc.gov.org>; gquiney@smc.gov.org; midcoastcommunitycouncil@gmail.com; nmarsh@granada.ca.gov; bdy@granada.ca.gov; Melanie Hadden <mhadden@smharbor.com>; mdragon@coastsidebuzz.com; Matthew Chidester <mchidester@hmbcity.com>; Michael O'Neill <MJOneill@smc.gov.org>; James Pruett <jpruett@smharbor.com>; holly@smdailyjournal.com  
**Subject:** [EXTERNAL] The Coastal Act violation of the Harbor District & Pillar Point RV Park continues

\*\* External Sender \*\*

Hi Ashton and Peter,

I am enclosing my letter to Leslie Lacko, Development Director for Half Moon Bay, from 11/19/25, as a response to the article you wrote about the latest Harbor Board Meeting on Friday 11/21/2025, where the Harbor Manager is trying to discredit me. I posted my letter, 11/20/25, in a comment on NextDoor, after a person asked what could be done about lack of signage for public parking at the Pillar Point RV Park. I suggested to her to contact the Development Director, who opened a "code compliance case on 11/3/25, after my complaint of the RV Park non compliance with the Coastal Act and CDP to the City Manager of Half Moon Bay on 10/19/25. (I can add that I still haven't heard back from Leslie Lacko after my letter of 11/19/25.)

You (Ashton) are included in a second email from Harbor Manager Pruett to me 11/21/2025, 2:59 PM. I don't know if you were BCC'd on the first one at 10:40 AM, so I posted that below too. I think that a more in depth story by coastsidenews could help straighten out the facts around everything around the Harbor District and the Pillar Point RV Park, thus this lengthy letter.

The 11/19/25 Board Meeting was a disaster when it came to the zoom quality, Mr Pruett seems to agree about this in his first email on 11/21/25. But, at the Board Meeting, the public was told nothing about how the Harbor District had tried to address the issues or what they were

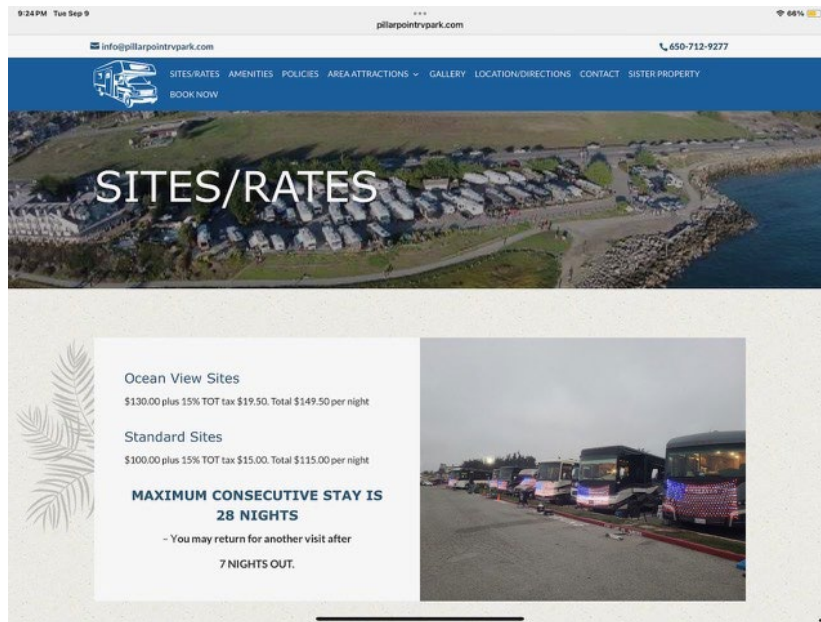
considering to do about it. The public has instead been told “we are not technicians” or zoom is “just a courtesy” by the Board, when we can’t hear. So this seems to be the first time that the problem is even acknowledged to the community by the Harbor District, and I guess that is a step in the right direction. (Although, it was done combined with a personal attack.)

I was there at 10 am to have a “show-and-tell”, illustrating what kind of signage the Ritz had to put up after their 1.6 million dollar fine in 2019 for denying the public parking to have coastal access. I could not be heard on zoom because the cord from the speaker mic wasn’t plugged in by Mr Pruet until 7 minutes into the meeting, after Jane Brayer and I had done our public comment. We weren’t allowed to repeat our 2-minute-comments by the Board President, even after a zoom caller asked for it. Janet almost didn’t get to make her comment at all, because she had put in one slip for both “on agenda” and “off agenda”, and the Board President did not want to accept that.

In his second email 2:59 PM Friday 11/21/25 Jim Pruet writes: *‘I just learned that.....has some concerns with CDP compliance...I do not know what those concerns are as they have not informed us of the specifics...Once I receive the specifics of their concerns. I will share those specifics with you’.*

That is all very weird, since I’m the one who complained about ‘the specifics’ in an email 10/19/25, also shared with you, Ashton: “The Pillar Point RV Park is in violation of the CDP from 2019 and the Lease from 2024”. The pdf in that email details the violations and includes photos and links that the allegations are based on. All of the Harbor Commissioners and the Harbor Manager, Jim Pruet, got that email. It apparently made no impression on them.

Someone did read that Complaint because the RV Park removed the ‘stay 28 days, come back after 7’ from their website (The CDP calls for max 14 days consecutively, max 30 days/year.):



They also updated the RV Park map on line. But there is still no signage, identifying the parking as free day parking for public beach access:



(According to the CDP/PDP there should be "overnight stay limit monitoring" that should be reviewed by the Development Director. I have asked for it, but not received it. Also, there are 3 spots called "host", so 'residential', and not available to visitors.)

Since the October 19th Complaint of non compliance, the Harbor Manager has repeatedly assured, with great authority, that the RV Park (and the Harbor District, since they are co-permittees) are in full compliance with everything. Mr Pruet repeated this 10/27/25 Board Meeting while talking of 'misinformation'; some Board Commissioners chimed in, and Board President Kathryn Slater-Carter, called it 'a game of telephone'. They also said the Nerhans, present at that Board meeting, were the victims of all this misinformation, the specifics of the 'misinformation' wasn't revealed. Again, at the November 19th Board meeting, Mr Pruet is confident of total compliance.

In his email November 21 at 10:40 AM the Harbor Manager declares '*The Harbor District and Tenant are in full compliance with the CDP, including signage and the approved parking plan*'. 4 hours later, he writes that there are '*some concerns*'.

This is beyond ridiculous. It would be funny if it wasn't for the fact that the Harbor District is entrusted with 10 million dollars of tax payer money every year, and their various plans, such as a parking lot on the Burnham Strip, would negatively impact the Community.

The Board discussed the lease with the Pillar Point RV Park extensively during June of 2024, especially the June 13 meeting. They were very concerned with the legalities, they mention the word CDP a lot, but their discussions seem to be only concerned with the risk of potential

lawsuits against the District by Keet Nerhan.

It is unfortunate that the Harbor Manager and Board Commissioners never bothered reading PDP-18-006, because it cites the Coastal Act concerning maximum access that should be "conspicuously posted" and it should be **day** use. Instead it was used as excess RV vehicle storage, see the Harbor Managers Staff Report 10/27/25:

**SUBJECT:** Pillar Point Surfers Beach Safe Parking Project  
(Formally known as the "Burnham Strip Parking Project")

The concept involves +/- 94 public parking spaces, and 15 RV spaces. The 32 vehicle parking spaces in the center of the lot would be converted to drive through spaces to handle truck and trailer parking in the event the existing launch ramp parking is exceeded.

**Opportunity for Collaboration/Coordination**

In developing options for the Harbor Board to consider, Staff has not been working in a vacuum. Staff is aware that as a requirement of the Coastal Development Permit for the Caltrans State Route 1 Multi-Asset Roadway Rehabilitation Project, Caltrans must provide a minimum of 75 public parking spaces. Staff is also aware that customer parking in support of Sam's Chowder House would be significantly impacted by the loss of public parking on the shoulder of Hwy 1, and the loss of parking resulting from the closure of the Dirt Parking Lot. In addition, Pillar Point RV Park also requires parking for trucks and vehicles associated with the RV park visitors. Each of the effected Stakeholders will need to address parking.

Recognizing an opportunity for collaboration, District Staff reached out to a coordinate a single parking project that would satisfy the requirements and needs of the Harbor District, as well as the other stakeholders, including Caltrans, Sam's Chowder House, Pillar Point RV Park, and the Public.

Caltrans has indicated that if the Harbor District's project meets the requirement of the CDP for the Hwy 1 Project, Caltrans would financially support the construction of the Harbor District's Pillar Point Surfers Beach Parking Project.

Sam's Chowder House has indicated they would support the parking lot with monthly maintenance fees in return for allowing customers of the Chowder House to park in the lot.

Staff does will not recommend any additional fees be charged to the Pillar Point RV Park as the RV park is already a tenant of the Harbor District and pays a monthly lease to the District. However, the additional parking in the new lot would provide an alternate parking area to the RV tenants, freeing up the six public parking spaces at Surfers Beach.

**Summary/Recommendation:**

Receive update and brief on the Pillar Point Surfers Beach Safe Parking Project (formally the Burnham Strip Parking Project) and discuss and approve the General Manager's Presentation for the October 27, 2025, meeting being hosted by San Mateo County Supervisor Ray Mueller and California State Senator Becker with Caltrans to discuss the Harbor District Pillar Point Surfers Beach Safe Parking Project.

I am trusting you to do some good reporting around this issue, because the Coastal Act should be treasured and protected by all Coastsiders. Furthermore, as journalists, you are 'the fourth estate' and hopefully you can ask for accountability without fear or favor.

Sincerely,  
Birgitta Bower, El Granada

Begin forwarded message:

**From:** James Pruet <[jpruett@smharbor.com](mailto:jpruett@smharbor.com)>  
**Subject:** RE: [EXTERNAL] Dysfunctional zoom at SMC Harbor Board Meetings  
**Date:** November 21, 2025 at 2:59:13 PM PST  
**To:** Birgitta Bower [REDACTED]  
**Cc:** "lafco@smc.gov.org" <[lafco@smc.gov.org](mailto:lafco@smc.gov.org)>, MC\_SupMueller <[SMC\\_SupMueller@smc.gov.org](mailto:SMC_SupMueller@smc.gov.org)>, "gquiney@smc.gov.org" <[gquiney@smc.gov.org](mailto:gquiney@smc.gov.org)>, "midcoastcommunitycouncil@gmail.com" <[midcoastcommunitycouncil@gmail.com](mailto:midcoastcommunitycouncil@gmail.com)>, "nmarsh@granada.ca.gov" <[nmarsh@granada.ca.gov](mailto:nmarsh@granada.ca.gov)>, "bdye@granada.ca.gov" <[bdye@granada.ca.gov](mailto:bdye@granada.ca.gov)>, Melanie Hadden <[mhadden@smharbor.com](mailto:mhadden@smharbor.com)>, "mdragony@coastsidebuzz.com" <[mdragony@coastsidebuzz.com](mailto:mdragony@coastsidebuzz.com)>, Matthew Chidester <[mchidester@hmbcity.com](mailto:mchidester@hmbcity.com)>, Michael O'Neill <[MJOneill@smc.gov.org](mailto:MJOneill@smc.gov.org)>, James Pruet <[jpruett@smharbor.com](mailto:jpruett@smharbor.com)>, "holly@smdailyjournal.com" <[holly@smdailyjournal.com](mailto:holly@smdailyjournal.com)>, Ashton Hacke <[ashton@coastsidegroup.com](mailto:ashton@coastsidegroup.com)>

Birgitta Bower,

I have just learned that the City of Half Moon Bay has some concerns with CDP compliance at the Surfers Beach Restroom and Greenspace/Pillar Point RV Park. I do not know what those concerns are as they have not informed us of the specifics. I can assure you that if the concerns are valid and required by the CDP, they will be rectified immediately.

Once I receive the specifics of their concerns, I will share those specifics with you.

As before, please feel free to share on Nextdoor.

Please let me know if you have any questions.

**Bcc:** San Mateo County Harbor District Board of Harbor Commissioners.

With respect,

James B. Pruet, JD, CAPT (USCG (Ret.))  
General Manager|San Mateo County Harbor District  
504 Avenue Alhambra, Suite 200  
P.O. Box 1449, El Granada, Ca 94019  
C- 650-822-4144|D- 650-583-4400



*\* My working day may not be your working day. Please don't feel obligated to respond to my emails outside of your working hours.*

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**From:** James Pruet  
**Sent:** Friday, November 21, 2025 10:40 AM  
**To:** 'Birgitta Bower' [REDACTED]  
**Cc:** 'lafco@smc.gov.org' <[lafco@smc.gov.org](mailto:lafco@smc.gov.org)>; 'MC\_SupMueller' <[SMC\\_SupMueller@smc.gov.org](mailto:SMC_SupMueller@smc.gov.org)>; 'gquiney@smc.gov.org' <[gquiney@smc.gov.org](mailto:gquiney@smc.gov.org)>; 'midcoastcommunitycouncil@gmail.com' <[midcoastcommunitycouncil@gmail.com](mailto:midcoastcommunitycouncil@gmail.com)>; 'nmarsh@granada.ca.gov' <[nmarsh@granada.ca.gov](mailto:nmarsh@granada.ca.gov)>; 'bdye@granada.ca.gov' <[bdye@granada.ca.gov](mailto:bdye@granada.ca.gov)>; 'lninfo@smharbor.com' <[lninfo@smharbor.com](mailto:lninfo@smharbor.com)>; Melanie Hadden <[mhadden@smharbor.com](mailto:mhadden@smharbor.com)>; 'mdragony@coastsidebuzz.com' <[mdragony@coastsidebuzz.com](mailto:mdragony@coastsidebuzz.com)>; Matthew Chidester <[mchidester@hmbcity.com](mailto:mchidester@hmbcity.com)>; Michael O'Neill <[MJOneill@smc.gov.org](mailto:MJOneill@smc.gov.org)>; James Pruet <[jpruett@smharbor.com](mailto:jpruett@smharbor.com)>  
**Subject:** RE: [EXTERNAL] Dysfunctional zoom at SMC Harbor Board Meetings

Birgitta Bower,

Thank you so much for your email and constructive criticism. The District is thankful you were able to attend the meeting in person to provide your opinion about parking signs on properties not owned or operated by the Harbor District.

The technical difficulties we have been experiencing are very frustrating. We have had the system professionally reviewed multiple times and tried several potential fixes, but again as you so politely pointed out, the system failed again. To address this issue, shortly after the meeting on Wednesday, we contacted our IT consultant to look into why the system crashed and implement a fix to eliminate the sound and conductivity issues. This may include replacing the entire system. I invite you to participate via a zoom sound and system check of the revamped system, your feedback would be appreciated. When we are ready to conduct a test, we will send you a zoom invite. I hope you will be able to participate.

On a separate note, the Harbor District does respectfully request that you stop harassing our tenants. It has been reported to us that you entered upon the Pillar Point RV Park, without notice or reservation, confronted the tenant's employee and were very aggressive and confrontational. This is not appreciated or helpful. If you have any questions or concerns with the lease, please contact me, I would be happy to meet with you to discuss each issue and concern that you may have.

Further, you have made multiple public statements and allegations that the tenant (Pillar Point RV Park) and Harbor District are in violation of the CDP issued for the Surfers Beach Restroom and Greenspace Project/Pillar Point RV Park. The Harbor District and Tenant are in full compliance with the CDP, including the approved parking plan and the approved signage plan. If you would like to make suggested changes to the approved plan, a plan that was publicly reviewed and approved by the City of Half Moon Bay, I would be very happy to meet with you to discuss and consider them.

Once again, I thank you for taking time to attend our Commission meeting and providing your input and for this email providing constructive criticism on our sound system.

Please feel free to post on Nextdoor. My offer to sit down and discuss the sound/zoom system, and/or any project or initiative at the Harbor District is involved with is an open offer to anyone who would be interested. Just drop me an email at [jpruett@smharbor.com](mailto:jpruett@smharbor.com). I look forward to discussing the great work of the Harbor District.

Your email and this response will also be added to the public record under the Harbor District's Safe Parking Project.

**Bcc:** San Mateo County Harbor District Board of Harbor Commission

With Respect,

James B. Pruett, JD, CAPT (USCG (Ret.))  
General Manager|San Mateo County Harbor District  
504 Avenue Alhambra, Suite 200  
P.O. Box 1449, El Granada, Ca 94019  
C- 650-822-4144|D- 650-583-4400



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---

**From:** Birgitta Bower [REDACTED]  
**Sent:** Thursday, November 20, 2025 5:20 PM  
**To:** [lafco@smc.gov.org](mailto:lafco@smc.gov.org); SMC\_SupMueller <[SMC\\_SupMueller@smc.gov.org](mailto:SMC_SupMueller@smc.gov.org)>; [gquiney@smc.gov.org](mailto:gquiney@smc.gov.org)  
**Cc:** MCC <[midcoastcommunitycouncil@gmail.com](mailto:midcoastcommunitycouncil@gmail.com)>; Nancy Marsh <[nmarsh@granada.ca.gov](mailto:nmarsh@granada.ca.gov)>; [bdye@granada.ca.gov](mailto:bdye@granada.ca.gov); Info <[info@smharbor.com](mailto:info@smharbor.com)>  
**Subject:** [EXTERNAL] Dysfunctional zoom at SMC Harbor Board Meetings

\*\* External Sender \*\*

For LAFCo and  
Supervisor Ray Mueller

November 20, 2025

I believe that the San Mateo County Harbor District is failing the Community by providing a livestream and zoom that repeatedly loses sound and sometimes goes dark completely.

The Board Meetings take place at 10 am every 3rd Wednesday, and the Community has repeatedly pointed out that the timing is a great inconvenience for people working.

The Board didn't allow comments by zoom between October 18, 2023 and April 16, 2025. The concern for "zoombombing" was finally solved by not having the person commenting be on live video, and by being ready to turn off if the comments were inappropriate. It is surprising that it took 1.5 years for this strategy.

Not only does the system keep failing, but the Board is unconcerned and dismissive.

I'm submitting the example of the 11/19/2025 Board Meeting:

<https://www.youtube.com/watch?v=WrBjr5fpBgU>

It was a very important meeting for the Community because on the agenda was what the Harbor District likes to call: The Pillar Point Surfer's Beach Safe Parking Project (PPSBSPP).

Start of video. There is no sound check.

The initial 2 public comments in person are all garbled, and sometimes totally muted for people zooming in.

At 7 minutes - the Harbor Manager, Jim Pruett, can be seen moving around to connect the cord of the public speaker mic to the outlet.

At 8-10 minutes the caller is trying to know if he is heard... Dan explains the problem with the audio and asks for the problems to be fixed. He wants the previous speakers to get a second chance. He is just dismissed and told by the Board President that his time is up.

At 11 min the next caller, CID, agrees that the sound isn't working.

At 2:30:00 there is a presentation by a speaker, but whenever he wanders away from the podium, he can't be heard.

Around 2:46:00 there is a problem again with people calling in who don't know if they are heard in the room or not, causing confusion.

At 2:56:50 the sound goes out all together.

At 3:01:00 the image is also gone. The meeting goes on till 3:09:59. This is the part where the Commissioners discuss and vote on the PPSBSPP options.

This is a long standing problem and the Community deserves better.

Sincerely,  
Birgitta Bower, El Granada

**From:** Birgitta Bower [REDACTED]  
**Subject:** Update needed  
**Date:** November 19, 2025 at 1:50:33 PM PST  
**To:** Leslie Lacko <[llacko@halfmoonbay.gov](mailto:llacko@halfmoonbay.gov)>  
**Cc:** [jo.ginsberg@coastal.ca.gov](mailto:jo.ginsberg@coastal.ca.gov)

Hi Leslie,

I do need you to make an update.

As I've been trying to inform the public that there actually is free public parking next to the RV Park, it has begun to sink in.

I saw two high school surfers parking in the EV spots, (they had EVs, but were not charging.) I then saw this woman come from inside the park, and take photos of the kids' cars. I asked her what she was doing, and she said very angrily "they come every day". I commented that this is public parking and there should be signage. she huffed and puffed and said she would have me removed from the premises. I was in the PUBLIC area, so it appears she doesn't know where the RV Park begins and ends. (A posted map would help.)

This is very disturbing, if this very disagreeable person is going to be harassing local youth. Also, if I look for it, I can find the board meeting where the current Board Commissioner President tells how she was accosted when she tried parking in the public parking.

I feel you should be able to tell me now:

**Should there be signage up declaring there should be FREE PUBLIC PARKING FOR PUBLIC BEACH ACCESS here, and should it be CONSPIQUOUSLY posted? And then, why isn't there any?**

I will call police, and get a restraining order, if I'm harassed by this woman again, and by not taking action you are creating an untenable situation. Local kids, or anyone, should not have to be accosted by her.

Today at the Harbor meeting I demonstrated the signage that the Ritz had to put up after their \$1.6 million fine.

The harbor manager has admitted, see email from Monday, that the Harbor & RV Park is using the public parking as storage for excess RV vehicles. It's egregious.

Thank you,  
Birgitta Bower

DAY USE ONLY  
PARKING AREA CLOSED  
6 PM TO 7 AM  
PACIFIC STANDARD TIME  
8 PM TO 6 AM  
PACIFIC DAYLIGHT TIME  
VEHICLES IN VIOLATION  
ARE SUBJECT TO FINE  
AND/OR TOW  
HMB CITY ORDINANCE  
10.50.10  
HALF MOON BAY POLICE  
726-8286

PUBLIC  
COASTAL ACCESS  
PARKING  
25  
ADDITIONAL  
PUBLIC ACCESS  
PARKING SPACES  
AT THE

**PUBLIC COASTAL  
ACCESS PARKING  
ONLY**

DAY USE ONLY!!!  
SUNRISE-ONE HOUR  
AFTER SUNSET  
NO GOLF OR OVERNIGHT  
HOTEL GUESTS  
TOWING ENFORCED  
CVC 22658(A)  
ACTION TOWING  
650-593-5555

**From:** [Birgitta Bower](#)  
**To:** [James Pruet](#)  
**Subject:** [EXTERNAL] MCC letter of August 13, 2025  
**Date:** Thursday, August 21, 2025 3:15:08 PM

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[You don't often get email from bowerbirgitta@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

\*\* External Sender \*\*

Hi,

I am requesting if you could direct me to where on your website I can find the letter MCC recently sent (they only have the draft so far on their website). According to their draft letter they would have attached a copy of a letter from the County Supervisor, Ray Mueller supporting their request for collaborative planning, which I would also like to take part of. Finally, I would like to know when these letters were available for the Commissioners to read.

Thank You,

Birgitta Bower, El Granada

**From:** [James Pruet](#)  
**To:** [Birgitta Bower](#)  
**Cc:** [James Pruet](#); [Melanie Hadden](#)  
**Bcc:** [Michelle Dragon](#)  
**Subject:** RE: [EXTERNAL] MCC letter of August 13, 2025  
**Date:** Tuesday, August 26, 2025 3:26:00 PM  
**Attachments:** [EXTERNAL MCC Letter on Parking in the Surfer's Beach SR1 Area.msg](#)  
[Harbor District Letter 6.30.25.pdf](#)

---

Birgitta,

I apologize for the delay; your email got caught in my spam filter.

1. Your Comment: I am requesting if you could direct me to where on your website I can find the letter MCC recently sent (they only have the draft so far on their website).

SMCHD Response: Letter attached. The Harbor District received the signed letter, without the attachment on August 18, 2025.

2. Your Comment: According to their draft letter they would have attached a copy of a letter from the County Supervisor, Ray Mueller supporting their request for collaborative planning... which I would also like to take part of.

SMCHD Response: The letter received from the MCC did not include the attachment. However, I have attached a copy of the letter received by the District from Supervisor Mueller.

3. Your comment: collaborative planning... which I would also like to take part of.

SMCHD Response: You are encouraged to participate in the public workshops sponsored by the Harbor District. If you would like to receive notices of the workshops, please email [mhadden@smharbor.com](mailto:mhadden@smharbor.com) and request to be added to the mailing list.

4. Your Comment: Finally, I would like to know when these letters were available for the Commissioners to read.

SMCHD Response. The signed MCC letter was provided to the Harbor Commissioners on August 18, 2025. The June 30th letter received from Supervisor Mueller on July 1, 2025, was provided to the President of the Harbor Board on July 1, 2025.

Jim

James B. Pruet, JD, CAPT (USCG (Ret.))  
General Manager|San Mateo County Harbor District  
504 Avenue Alhambra, Suite 200  
P.O. Box 1449, El Granada, Ca 94019  
C- 650-822-4144|D- 650-583-4400

\* My working day may not be your working day. Please don't feel obligated to respond to my emails outside of your working hours.

-----Original Message-----

From: Birgitta Bower [REDACTED]  
Sent: Thursday, August 21, 2025 3:15 PM  
To: James Pruet <[jpruet@smharbor.com](mailto:jpruet@smharbor.com)>  
Subject: [EXTERNAL] MCC letter of August 13, 2025

[You don't often get email from [REDACTED] Learn why this is important at

<https://aka.ms/LearnAboutSenderIdentification> ]

\*\* External Sender \*\*

Hi,

I am requesting if you could direct me to where on your website I can find the letter MCC recently sent (they only have the draft so far on their website). According to their draft letter they would have attached a copy of a letter from the County Supervisor, Ray Mueller supporting their request for collaborative planning, which I would also like to take part of. Finally, I would like to know when these letters were available for the Commissioners to read.

Thank You,

Birgitta Bower, El Granada

**From:** [CLAIRE TOUTANT](#)  
**To:** [MCC](#)  
**Subject:** [EXTERNAL] MCC Letter on Parking in the Surfer's Beach SR1 Area  
**Date:** Saturday, August 16, 2025 2:10:14 PM  
**Attachments:** [2025-08-13\\_MCC\\_Parking\\_Ltr\\_Final.pdf](#)

---

**\*\* External  
Sender \*\***

This letter was passed at the August 13, 2025 MCC meeting regarding a critical issue that lies in the jurisdiction of multiple governmental bodies and agencies. We will be contacting you again soon about planning to address this.

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Claire Toutant  
Chair, Midcoast Community Council  
[midcoastcommunitycouncil.org](http://midcoastcommunitycouncil.org)

**COUNTY OF SAN MATEO**  
**BOARD OF SUPERVISORS**

**Ray Mueller**  
Board of Supervisors, Third District

**County Government Center**  
500 County Center, 5<sup>th</sup> Floor  
Redwood City, CA 94063  
650-363-4569

June 30, 2025

San Mateo County Harbor District  
Attn: Jim Pruett, General Manager  
95 Harbormaster Road, #1  
South San Francisco, CA 94080

Dear Mr. Pruett,

Thank you for your ongoing partnership and coordination as we work in tandem to serve the communities of the mid-coast.

I respectfully request you please consider including in all future meetings of the Harbor District discussing the topic of the Burnham Strip a representative from both the Midcoast Community Council and Granada Community Services District as they are key stakeholders. This inclusion will enhance transparency and outcomes for the vision of the area as well as benefit residents and build a sense of community ownership and buy-in.

Thank you for your consideration.

Sincerely,



Ray Mueller  
Supervisor, Third District  
County of San Mateo

